

Chapter 21.16: Landscaping

21.16.010 PURPOSE

Landscaping is a necessary element of development. All landscaping shall be completed or bonded prior to final inspection of the development.

21.16.100 INSPECTION & OCCUPANCY

1. No home or business shall take occupancy of a building until a certificate of occupancy is completed. Failure to obtain a certificate of occupancy prior to occupying the home shall result in fines, disconnection of water and sewer, revocation of building permit(s), and/or a revocation of business license(s).
2. Landscaping shall be complete at the time of a final inspection. The Building Official shall ensure that all landscaping is in place at the time of final inspection. Failure to have landscaping complete or bonding in place at the time of final inspection will result in a denial of the final inspection and the house will be deemed incomplete.

21.16.200 BONDING

1. A builder may file a bond in lieu of landscaping under the following conditions:
 - A. When a final inspection would occur between the months of November and February.
 - B. If abnormal weather patterns are anticipated to cause problems with the landscaping.
 - C. When other good cause exists as determined by the Planning Director in the Director's sole discretion.
2. The Planning Director may require bonding if the Director finds the quality of the landscaping or conditions poor enough to threaten the viability of the landscaping.

21.16.210 BONDING PROCEDURES

1. Landscaping Bids
 - A. Any application for a bond shall be accompanied by a minimum of three (3) bids from qualified landscape professionals.
 - B. The Planning Director may require additional bids if the Director believes the bids submitted are not within a reasonable range of likely costs.

21.16.220 BONDING COSTS

The bond shall be in the amount of 110 percent of the cost selected.

21.16.230 ENFORCING THE BOND

1. The Planning Director may request the landscaping to be completed by a date certain as weather permits. Failure to complete the landscaping within fifteen (15) days of the specified date shall allow the Planning Director to use the bond to complete the project.