

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

Date: 7/15/2025 (Revised)

To: Industry Partners and Planning and Community Development Staff (PCD)

From: Meggan Herington, AICP, Executive Director

Re: Interpretation of the Landscaping Requirements in Section 6.2.2 of the Land Development Code

This memo is intended to clarify the interpretation of the landscape requirements within Section 6.2.2 of the Land Development Code (LDC) and outline when the Director, via staff, will approve alternative designs specific to single-family and duplex residential uses in standard zone districts. Clarification is also provided on Rural vs. Suburban/Urban developments and when landscaping or substitute landscaping is applicable. A landscape plan is not required to be recorded on the mylar with the Final Plat; however, a plan must be included in the EDARP file, a note must be included on the Final Plat, and condition of the approval resolution must reference the final approved landscape plan.

The Board approved updated landscape requirements of the LDC, Section 6.2.2 in 2024. The landscape requirements in the LDC did not previously apply to single-family or duplex dwellings. The recent update removes those exceptions and applies the landscape provisions to all development types including single-family attached and detached developments. However, landscape requirements can be modified on a case-by-case basis subject to need and an approved substitute landscape plan; recommendations are included in the Landscape Manual for alternatives and low water consumption vegetation. Shrubs, fencing, artificial landscaping, or hardscaping may be substituted due to visibility or water scarcity. Alternative landscaping such as shrubs or xeriscape is required to meet the purpose of 6.2.2.A.1. As always, plantings from the Landscape Manual that are appropriate for their location and water consumption are highly recommended and should be used in place of high consumption plantings.

(Please see Appendix D of the LDC)

https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=APXDLAPLMA

Landscape Plans are required to be part of the EDARP file for the following application types (subject to the exemptions listed below):

- Preliminary Plan (SP)
- Final Plats and Platting actions (SF, VR, etc.)
- Planned Unit Developments (PUD, PUDSP)
- Site Development Plans and Site Plans (PPR, COM)
- Special Uses and Variance of Uses as applicable (AL, VA). Location and water rights are taken into consideration for substitute landscaping applicability.

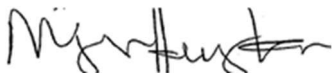
The following development types are exempt from submitting a Landscaping Plan:

- Single-Family Detached (Greater than or equal to 2.5 acres) or Single-Family Detached on wells (*This does not exempt buffering of adjacent districts and uses, or the Roadway Landscaping requirement for classifications greater than the below.*)
- Subdivision "Roadway" landscaping on:
 - Rural "Local" classified roads
 - Urban "Local Low Volume" and "Local" classified roads
- Trees and landscaping along the alleys of an "Alley Loaded" product

Rural properties/subdivisions served by a well instead of a central water system are encouraged to submit a substitute landscape plan/statement.

Individual lot landscaping is not required by code but may be used through an agreement with the HOA to meet requirements for landscaping where landscaping easements or right-of-way is not available.

Sincerely,



Meggan Herington, AICP, Executive Director