



Soldotna Right-of-Way (ROW) Landscape Standards

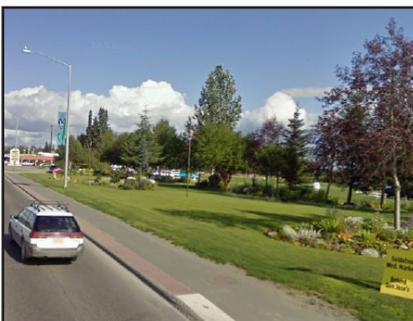
Municipal Code 17.10.335

Why is right-of-way landscaping required? Right-of-way (ROW) landscaping helps to maintain a beautiful city by including landscaping along the street, softening the impacts of development such as buildings and parking lots. Right-of-way landscaping helps drivers more easily identify entry and exit points along the highway, and contributes to a calmer environment by slowing down traffic.

When is right-of-way landscaping required? Right-of-way landscaping applies to all uses in the commercial zoning district, all multi-family dwellings and townhouse developments greater than three units, and all non-residential uses regardless of the zoning district. In these instances, landscaping is required along any street right-of-way for any new structure, any existing structure which is expanded by 10 percent or more of its footprint, or any structure which undergoes a change of use according to the City's Zoning Code (for example, an office space converting to a restaurant space).

What is required in right-of-way landscaping? The City requires a planted bed along all street rights-of-way, at an average width of 10 feet, covered with ground cover (grass, sod, turf, low-growing plants, or the City may approve mulch in certain circumstances). One tree must be provided for every 15 feet of required landscaping. The City may approve trees that are grouped together to better serve aesthetics, tree health, and traffic visibility. All trees must meet the minimum tree standards (6 feet in height for evergreen trees; 1.5 inches in caliper for deciduous trees).

Are there alternative options? Landscape beds can vary in width to meet the needs of a particular development site, but must not be narrower than 6 feet in width at any point. Landscape bed areas wider than 15 feet will not be included in the "10 feet width, on average" calculation. Existing or native trees can be retained to meet tree requirements, as long as they meet the minimum tree requirements.

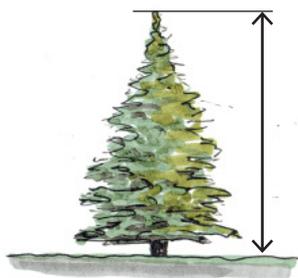


Top left, then clockwise:

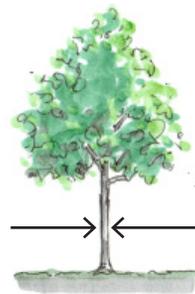
- 1) Street trees along Redoubt Avenue help delineate entry/exit points for a local business, and contribute to an attractive street.
- 2) Trees and shrubs screen a parking lot from the street.
- 3) Right-of-way landscaping along the Sterling Highway collects and slows down rainwater on its way into the City's stormwater collection system, and contributes to a beautiful downtown area for residents and visitors to the City.



The above property has provided the required street right-of-way landscaping along two streets. The landscape bed varies in width, according to the unique needs of the site; in the parking lot area, the landscape bed is more narrow; in the building setback area, the landscape bed is wider. Additionally, trees have been planted in groupings, to allow travelers in the right-of-way to easily see the structure, its entry/exit points, and signage.



Measure Evergreen
 Trees by Height: 6 Ft.
 Minimum at Planting



Measure Deciduous Trees
 by Caliper: Minimum 1.5
 Inches at Planting

Additional Resources:

- Read the City Landscape Code at soldotna.org/code (Section 17.10.335)
- Contact the Planning Department at 907-262-9107 or planning@soldotna.org