



Landscaping in the City of Chubbuck

The City of Chubbuck Municipal Code¹ requires landscaping in all development in some way or another. Standards in the code include street frontage, parking areas, intersection and driveway sight clearance, and landscape strips in the right-of-way.

Development Type → Standard ↓	Single Family, Duplex, Twin Home	4-plex, Apartments, Multi-Family	Commercial / Industrial
Property Street Frontage		✓	✓
Parking Lot / Other Paved Areas		✓	✓
Non-Paved Area Requirement*		✓	✓
Sight Clearance	✓	✓	✓
Landscape Strip in Right-of-Way	✓	✓	✓
Buffer from Residential Zoning ²	n/a	n/a	✓

*All non-paved areas must be landscaped with trees, shrubs, turf, ground cover, or some other treatment such as a hardscape.

Design Review and Building Permit. For all multi-family, commercial, and industrial development a landscape plan (preliminary or final) is required with the Design Review (DR) application. See page 4 for a preliminary plan example with requirements.

The final plan must be approved before issuing a building permit. Per code the landscaping must also be installed before receiving an Occupancy Permit. Under special circumstances the Committee may consider an application for some adjustments in the landscaping requirements.

Property Street Frontage. Multi-family, commercial, and industrial development must include a strip(s) of landscaping within the property along each street bordering the site. The strip must be at least 10' wide, with 1 tree per 50' and 1 shrub per 5' in length – minus driveways, etc.² Trees and shrubs may be in clustered plantings rather than evenly spaced. Tree placement should take account of signs and overhead utilities, as well as intersection safety standards.

Parking Lots and Other Paved Areas. The parking/paved area standards apply to any project with 10 or more parking spaces, where 5% of the parking and paved areas must be landscaped.³ Aside from trees, each landscape area must be improved with shrubs, perennial or annual plants, ground cover or some other landscaping material, generally not to exceed 3' in height for safety.

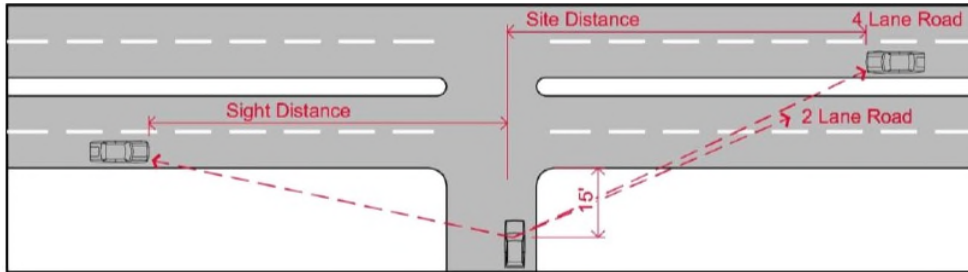
¹ Chubbuck Municipal Code [Title 18.14 Landscaping](#)

² Chubbuck Municipal Code [Title 18.14.020.C Landscaping Requirements for Certain Yard Areas](#)

³ For loading docks and truck access outside the parking area only 1% is required for landscaping.

To satisfy the requirement, landscape beds must be at least 50 square feet and measure at least 5' on each side. Landscape areas/islands may be placed beside buildings, arranged to help guide traffic, or to break up large parking areas and reduce heat from the pavement. For each 200 square feet of the required parking area landscaping 1 tree is required. The *City of Pocatello Master List of Acceptable Trees*⁴ identifies good trees to plant within parking lots.

Sight Clearance. Drivers at intersections and commercial driveways must have clear views of traffic from both directions. The City has adopted the *Access Management Guidelines* approved by the Bannock Transportation Planning Organization (BTPO) Policy Board, as shown in the illustration.⁵



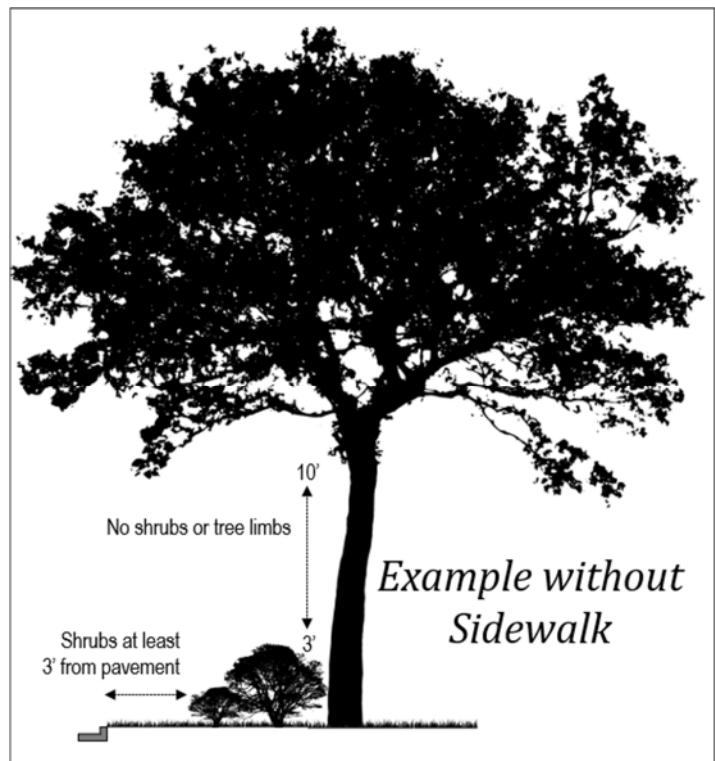
The requirement for the sight clearance area begins 15' from the back of curb at the intersection or driveway and extending in either direction to the center of oncoming travel lanes.

The sight clearance forms a long narrow triangle, over 200' long, with the length determined by the width and speed of the street. See page 5 for an example.

Regardless of the size of the clearance area, even if the intersection borders a single family property, the following standards apply:

1. Only turf or other low ground cover may be within 3' of the pavement. A sidewalk is normally in place and provides more than a 3' separation from the pavement.
2. Shrubs must be kept at a height no taller than 3'. To prevent recurring problems, choose species that will remain under 3'.
3. Trees may be within or adjacent to the sight clearance but branches must be pruned to 10' or higher.
4. Fences over 3' high are not allowed in the clearance area.

Contact the Planning Services Division (address below) for any question about sight clearance requirements at a specific driveway or intersection.



⁴ City of Pocatello [Master List of Acceptable Trees](#)

⁵ Bannock Transportation Planning Organization [Access Management Guidelines](#), pages 25-26

Landscape Strip in Right-of-Way. Landscape strips between the curb and sidewalk, also called park strips, are often within the street right-of-way. Trees are encouraged in the strip to beautify the city and to help reduce the heat generated by city streets, etc. The City of Chubbuck follows the *City of Pocatello Master List of Acceptable Trees*⁶ which identifies the species allowed in the right-of-way strip (street trees) based on the width of the strip, sizes of trees, and other factors.

A condensed copy of the acceptable street tree list is included at the end of this document beginning on page 6. The list applies only to trees in the right-of-way, not private property.

Non-Residential Buffer from Residential Zoning. City Code Title 18.12.020.C⁷ requires a 40' setback of non-residential land uses when adjacent residential zoning. The setback may be reduced with a satisfactory landscaping buffer area between the building(s) and the residential zoning.

Other Guidance.

Additional Plantings in Landscape Strips. Adjacent property owners are required to maintain any landscape strip in the right-of-way. Street trees are encouraged. Aside from ground cover and appropriate street trees, property owners may include other plantings. If the strip serves as a swale for stormwater retention only trees and turf or other ground cover are permitted.

Trees on Private Property. The list of acceptable trees and the tree guide (links below) have valuable information and advice for tree selection in any area of landscaping, and some species to avoid. The two documents include detailed information such as water use, spring blossoms, fall colors, tree shape/size, common problems, etc.^{6,8}

Avoiding Disease and Other Tree Health Issues. To avoid the spread of disease, consider planting more than one species of trees. Do not plant trees that are more susceptible to various problems in our area.^{6,8}



Landscaping Requirements in City Code.

The following sections of Chubbuck Municipal Code address the issues in this document and others related to landscaping and sight clearance:

[Title 18.12.020.A Supplemental Yard, Height and Use Controls](#) addresses the responsibilities of owners of property at intersections to remove and prevent sight obstructions.

[Title 18.12.020.C Side and Rear Yard Requirements for Nonresidential Uses](#) is specific to landscape buffers between nonresidential uses and residential areas.

[Title 18.12.040.E Miscellaneous Supplemental Controls: Fences](#) provides several standards for fences.

[Title 18.12.040.F Miscellaneous Supplemental Controls: Obscuring Line of Sight Vision Prohibited](#) addresses standards for structures and vegetation in the sight clearance area.

[Title 18.14.020.D Required Landscaping Adjacent to Public Rights Of Way](#) requires a 10' strip of landscaping along street frontages. It also requires property owners to install and maintain areas between the property line and the street pavement.

⁶ City of Pocatello [Master List of Acceptable Trees](#)

⁷ Chubbuck Municipal Code [Title 18.12.020.C](#), Side and Rear Yard Requirements for Nonresidential Uses.

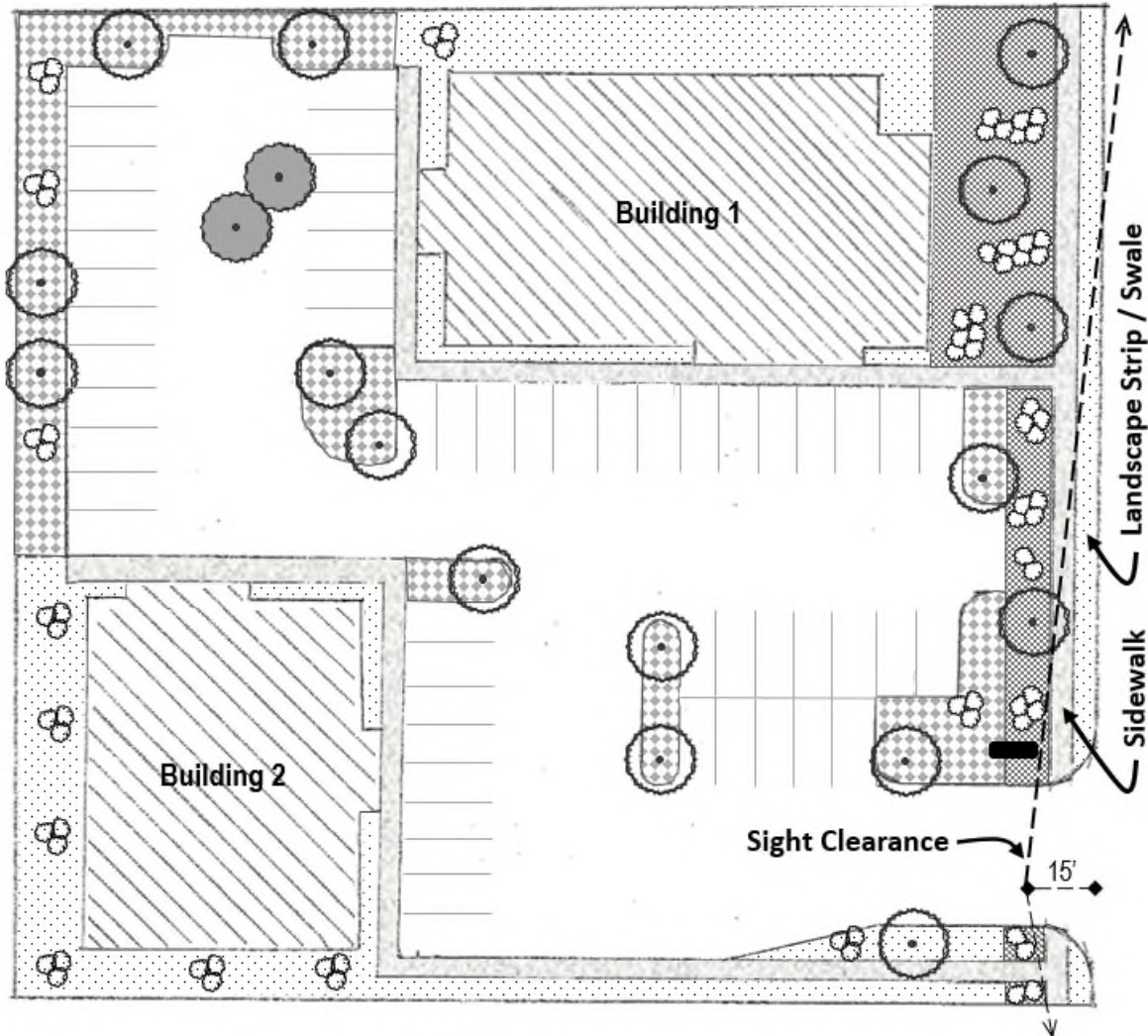
⁸ Pocatello Tree Commission [Portneuf Valley Tree Guide](#)

[Title 18.14.020.E Parking Area Interior Landscaping](#) contains the formulas and standards for landscaping in and adjacent to parking lots and loading docks and other paved areas.

Other sections within [Title 18 Landscaping](#) comprise standards for plant materials, installation and maintenance of landscaping, and procedures for an adjustment of standards.

Final Landscaping Plan. Include the same detail as the preliminary plan (see sample below), updated with any changes to, and aligning with, the final site plan. Show the final placement and species of trees, shrubs, and types of ground cover. Submit before or with building permit application.

Preliminary Landscape Plan. The example plan below (not to scale) includes the required elements. See submittal requirements and sample calculations on following page.



- Street Frontage Landscaping 10'-30' wide
- Tree locations (approx. – maple, flowering pear)
- Other Landscaped Areas (all non-paved areas)
- Monument Sign approx. location

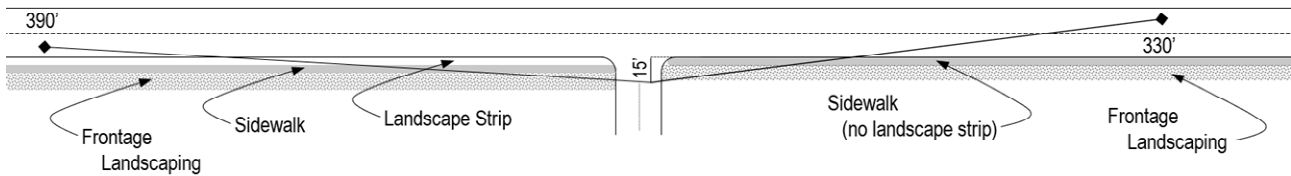
- Parking Area Landscaping Beds $\geq 5'$ /side, ≥ 50 sq ft
- Shrub locations (approx. – syringa, cinquefoil, spirea)
- Trees to be removed
- Parking Stalls each 10'x18' = 180 square feet

Landscaping Plan Required Elements with Calculations.

Element	Requirement	Example
Existing Trees and Other Landscaping	Show current landscaping, noting what will be retained, relocated, or removed.	2 trees to be removed - see plan
Street Frontage Landscape Strip	Length of street frontage minus driveway. Required minimum 10' wide, 1 tree / 50' and 1 shrub / 5'. Show approx. locations	Strip 10'-30' wide; length 180', 4 trees and 36 shrubs provided
Parking Lot / Paved Areas	Measure entire parking and paved areas	38,600 sq feet
Parking Area Landscaping	Minimum landscaping = 5% of paved area with 1 tree / 200 sq feet	38,600 x 5% = 1,930 sq feet, 11 trees provided with extra shrubs
	Eligible landscape beds minimum 5' each side, 50 sq feet, adjacent to or within parking area	Eligible beds shown on plan, all 5' per side and 50 sq feet minimum
Sight Clearance Area	Length of clearance, see table for speed and street lanes.	35 mph, 2 lanes: left turn = 390', right turn = 330'
	No obstructions between 3' and 10' above ground. Clearance angle begins 15' behind curb line in street right lane or development exit lane.	Sight clearance on plan, no shrubs or trees are in clearance area

Sight Clearance Calculation and Illustration.

Movement: 35 mph, Condition: 2 Lanes



Movement & Condition (# Lanes)	Design Speed of Cross Road (mph)					
	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph
Turning Left onto 4-lane road	290'	350'	410'	470'	530'	590'
Turning Right onto 4-lane road	260'	310'	360'	410'	460'	510'
Turning Left onto 2-lane road	280'	330'	390'	440'	500'	550'
Turning Right onto 2-lane road	240'	290'	330'	380'	430'	480'

The clearance area is longer than previous requirements. However, trees and shrubs may be planted within it if the 3' to 10' space above ground is kept clear of tree branches and tall shrubs (see page 2).

If you have questions about landscaping requirements and guidance in the City of Chubbuck, please contact Don Matson, Planning Manager, at dmatson@cityofchubbuck.us or 208-239-3252.

Acceptable Street Trees (in right-of-way)

Abbreviated from *City of Pocatello Master List of Acceptable Trees*

Acceptable Trees. The following lists of small, medium, and large trees are abbreviated from the *City of Pocatello Master List of Acceptable Trees*, which is recognized by the City of Chubbuck for planting in landscape strips within the right-of-way.

- These species are the only acceptable trees for landscape strips within the public right-of-way.
- Conifers (pines, spruces, junipers etc.) are not allowed as street trees.
- The list does not apply to trees on private property. See the *Master List of Acceptable Trees* and [Portneuf Valley Tree Guide](#) for suggestions of trees and shrubs to plant in other areas.

Small Trees – for planting strips at least 3’ wide

These usually remain under 25’ tall/wide – they should be spaced 15’-20’ apart.

If planting a tree within 10’ of a utility line use trees from this small tree list.

<i>Small Trees</i>	<i>Street Tree</i>	<i>Native</i>	<i>Low-Water</i>	<i>Comments</i>
CATALPA, UMBRELLA <i>Catalpa bignonioides</i> ‘Nana’	•		•	Tight round crown; good for tight places; yellow in fall.
CHAINTREE, GOLDEN <i>Laburnum X watereri</i>	•			Round crown; showy yellow flowers in racemes; choose upright varieties for streets.
CHERRY, SARGENT <i>Prunus sargentii</i>	•		•	Rounded upright form; pink flowers; reddish bark.
CHERRY, PIN <i>Prunus pennsylvanica</i>	•	•		Choose tree forms for street trees; white flower clusters; shiny reddish bark; native to northern Idaho.
CHERRY, HIGAN <i>Prunus subhirtella</i>	•			White/pink flowers; heat tolerant; choose upright forms for streets.
CHOCKECHERRY <i>Prunus virginiana</i>	•	•	•	Choose tree forms for street trees; suckers; ‘Canada Red’ and ‘Shubert’ have red leaves.
CRABAPPLE CULTIVARS <i>Malus spp.</i>	•		•	Varied (400-600 types); may sucker; consider fruit size/drop; varieties with small persistent fruits acceptable as street trees. RED FLOWERS: ‘Adams’, ‘Prairiefire’, ‘Profusion’, ‘Indian Summer’, ‘Strawberry Parfait’, ‘Radiant’, ‘Cardinal’, ‘Centurian’. WHITE FLOWERS: ‘Donald Wyman’, ‘Harvest Gold’, ‘White Angel’ ‘Jewelberry’, ‘Sargent’, ‘Snowdrift’, ‘Sugar Tyme’, ‘Narragansett’, ‘Spring Snow’ has no fruit.
DOGWOOD, CORNELIAN CHERRY <i>Cornus mas</i>	•			Dense oval crown; usually multistem; prune to single stem for street tree; may sucker; good hedge; yellow flowers.
HAWTHORN SPECIES <i>Crataegus spp.</i>	•		••	All tree forms are acceptable; most have white flowers and red berries; choose species with minimal thorns; Douglas/River hawthorn is native; good cultivars include <i>C. phaenopyrum</i> (Washington), <i>C. crusgallii</i> var. <i>inermis</i> (Cockspur), <i>C. douglasii /rivularis</i> (Douglas/River), <i>C. nitida</i> (Glossy), <i>C. viridis</i> ‘Winter King’ (Winter King), <i>C. X lavallei</i> (Lavalle).
HACKBERRY, NETLEAF <i>Celtis reticulata</i>	•	•	••	Shrublike to small tree; prefers dry, rocky soils.

Small trees list continued next page

Small Trees – for planting strips at least 3’ wide

These usually remain under 25’ tall/wide – they should be spaced 15’-20’ apart.
If planting a tree within 10’ of a utility line use trees from this small tree list.

Small Trees	Street Tree	Native	Low-Water	Comments
HOPHORNBEAM, EASTERN <i>Ostrya virginiana</i>	•		•	Pyramidal crown; catkins; papery fruit.
LILAC, JAPANESE TREE <i>Syringa reticulata</i>	•		•	Oval-round crown; dapper form; showy white flower clusters.
LOCUST, NEW MEXICO <i>Robinia neomexicana</i>	•		•	Suckers; forms thickets; purple-pink flowers; spiny; SW native.
MAACKIA, AMUR <i>Maackia amurensis</i>	•		•	White pea-like flowers; shiny amber peeling bark.
MAPLE, SHANTUNG <i>Acer truncatum</i>	•		•	Broad crown; excellent yellow to red in fall.
MAPLE, TATARIAN <i>Acer tataricum</i>	•		•	Red in fall; very hardy; choose single stem for streets.
MAYDAY TREE <i>Prunus padus</i>	•		•	Similar to chokecherry; white drooping flower clusters; purple fruit; first to flower in spring (MayDay).
OAK, GAMBEL <i>Quercus gambelii</i>	•	•	••	Variable form; hardy; choose single stem for streets.
PEAR, KOREAN <i>Pyrus faurei</i>	•		•	Compact crown; white flowers; red-purple in fall.
PLUM, NEWPORT <i>Prunus cerasifera</i>	•		•	Dark purple leaves; pink flowers; sparse fruit.
PLUM, PRINCESS KAY <i>Prunus nigra</i>	•		•	White flower clusters; very hardy.
REDBUD, EASTERN <i>Cercis canadensis</i>	•		•	Small pink flowers; heart-shaped leaves.
SERVICEBERRY <i>Amelanchier spp.</i>	•	•	•	Allegheny, downy, grandiflora, and shadblow adaptable here; native Utah more low-water and shrublike; all have edible fruit.
SMOKETREE, AMERICAN <i>Cotinus obovatus</i>	•		•	Taller than common smoketree; blue-green leaves; plume-like bloom.
YELLOWHORN <i>Xanthoceras sorbifolium</i>	•		••	Full sun; fragrant white flowers; prune to single stem for street tree.
<i>End of small trees list</i>				

Medium Trees – for planting strips at least 4’ to 6’ wide

These usually reach a height and spread of 25’ to 50’ – they should be spaced 20’-30’ apart. Not suitable to plant within 10’ of a utility line. Preferred trees for parking lots are also noted.

Medium Trees	Street Tree	Park Lot Tree	Native	Low-Water	Comments
ALDER, EUROPEAN <i>Alnus glutinosa</i>	•	•			Weak pyramidal to oblong crown; moist to med-dry soil; smooth gray bark.
ASH, MANCHURIAN <i>Fraxinus mandshurica</i>	•	•		•	Oval crown; may be more drought tolerant than other ash species.
BEECH, EUROPEAN COLUMNAR <i>Fagus sylvatica</i>	•				Tight, narrow crown; ‘Fastigiata’ or ‘Dawyck’.
BOXELDER, SENSATION <i>Acer negundo</i> ‘Sensation’	•	•	•	•	Superior, seedless cultivar; red in fall; fast growth.
BUCKEYE, OHIO <i>Aesculus glabra</i>	•	•		•	Oval crown, strong upright branching; consider fruitfall when planting on street or in parking lot.
BUTTERNUT <i>Juglans cineria</i>	•	•		•	Edible seed; consider fruitfall when planting on street or in parking lot.
CHOCKECHERRY, AMUR <i>Prunus maackii</i>	•	•		•	Pyramidal to rounded; glossy cinnamon bark; white flower clusters; small fruits; very hardy.
CORKTREE, AMUR <i>Phellodendron amurense</i>	•	•		•	Broad crown; corky bark.
ELM, LACEBARK <i>Ulmus parvifolia</i>	•	•		•	Vase-shaped crown; mottled bark; excellent cultivars include ‘Frontier’, ‘Allee’.
FILBERT, TURKISH <i>Corylus colurna</i>	•	•		•	Densely pyramidal; scaly bark.
GINKGO <i>Ginkgo biloba</i>	•	•		•	Pyramidal; fan-shaped leaves; yellow in fall; plant only males.
GOLDENRAINTREE <i>Koelreuteria paniculata</i>	•	•		••	Med-small; bright yellow flower clusters.
HORNBEAM, EUROPEAN <i>Carpinus betulus</i>	•	•		•	Smooth gray bark; yellow in fall; catkins.
HORSECHESTNUT, RED <i>Aesculus X carnea</i>	•	•			Oblong crown; showy red flower clusters; chestnuts; consider seeds when street planting.
LINDEN, CRIMEAN <i>Tilia X euchlora</i>	•	•			Graceful form if left branched to the ground.
LINDEN, LITTLELEAF <i>Tilia cordata</i>	•	•			Pyramidal crown becomes round with age; often plagued with girdling roots; overplanted.
MAPLE BIGTOOTH <i>Acer grandidentatum</i>	•	•	•	••	Variable height; choose single stem for streets; good fall color; native to our hills.
MAPLE, BLACK <i>Acer nigrum</i>	•	•			Similar to sugar maple but more tolerant of drought and our alkaline soil.
MAPLE, HEDGE <i>Acer campestre</i>	•	•		•	Small-med; broad, dense crown; yellow in fall.

Medium trees list continued next page

Medium Trees – for planting strips at least 4’ to 6’ wide

These usually reach a height and spread of 25’ to 50’ – they should be spaced 20’-30’ apart. Not suitable to plant within 10’ of a utility line. Preferred trees for parking lots are also noted.

Medium Trees	Street Tree	Park Lot Tree	Native	Low-Water	Comments
MAPLE, MIYABE <i>Acer miyabei</i>	•	•			Small-med; neat, compact crown similar to hedge maple; yellow in fall; corky bark.
MAPLE, NORWAY <i>Acer platanoides</i>	•	•			Broad, round crown; many cultivars/varieties.
MAPLE, NORWEGIAN SUNSET <i>Acer X ‘Norwegian Sunset’</i>	•	•		•	Similar to Norway maple but smaller and may be more heat and drought tolerant.
MAPLE, PACIFIC SUNSET <i>Acer X ‘Pacific Sunset’</i>	•	•		•	Smaller, finer textured, better fall color, and more heat/drought tolerant than Norway maple.
MAPLE, SYCAMORE <i>Acer pseudoplatanus</i>	•	•		•	Broad, round crown; somewhat coarse texture; mottled bark.
MULBERRY, WHITE <i>Morus alba</i>	•	•		•	Round-topped, dense; plant only fruitless cultivars on streets and in parking lots.
OAK, CHINKAPIN <i>Quercus muehlenbergii</i>	•	•		•	Open round crown; yellow in fall.
OAK, COLUMNAR ENGLISH <i>Quercus robur</i> ‘Fastigiata’, Skymaster’	•			•	Narrow crown; good for restricted areas.
OSAGE ORANGE <i>Maclura pomifera</i>	•	•		•	Plant only thornless and fruitless varieties on streets and in parking lots.
PAGODATREE, JAPANESE <i>Sophora japonica</i>	•	•		•	Med-large; broad oval crown; creamy flowers; long pods; deep green leaves.
PEAR, CALLERY <i>Pyrus calleryana</i>	•			••	Showy white flowers; glossy leaves; red in fall; good cultivars are ‘Aristocrat’, ‘Chanticleer’, ‘Capital’.
PARROTIA, PERSIAN <i>Parrotia persica</i>	•	•			Colorful in fall; appears insect and disease proof.
YELLOWWOOD <i>Cladrastis lutea</i>	•	•			Showy panicles of white flowers; broad crown.
ZELKOVA, JAPANESE <i>Zelkova serrata</i>	•	•		•	Med-large; vase-shaped; hardy street tree.
<i>End of medium trees list</i>					

Large Trees – for planting strips at least 6’ wide

These usually reach a height and spread of over 50’ – they should be spaced 30’-50’ apart. Not suitable to plant within 10’ of a utility line. Preferred trees for parking lots are also noted.

Large Trees	Street Tree	Park Lot Tree	Native	Low-Water	Comments
ASH, BLUE <i>Fraxinus quadrangulata</i>	•	•		•	Narrow round crown; bark broken into scaly plates; inner bark turns blue when exposed.
ASH, GREEN * <i>Fraxinus pennsylvanica</i>	•	•		•	* Significant problems - Irregular oval; overplanted; choose male cultivars. Several pest problems.
ASH, WHITE <i>Fraxinus americana</i>	•	•		•	Oval, erect; yellow to bronze-purple in fall; superior to green ash; many cultivars.
BUCKEYE, YELLOW <i>Aesculus flava</i>	•	•			Seeds/buckeyes may pose problem as street or parking lot tree; orange-red in fall.
CATALPA, WESTERN <i>Catalpa speciosa</i>	•			•	Irregular, open crown; large white flower clusters, cigar-like fruit.
COFFEETREE, KENTUCKY <i>Gymnocladus dioicus</i>	•	•		••	Open, coarse branched, picturesque form; pod-like fruits; should be planted more here.
ELM, HYBRID <i>Ulmus X hybrida</i>	•	•			Choose Dutch Elm Disease resistant cultivars: ‘Pioneer’, ‘Vanguard’, ‘Homestead’, ‘Sapporo Autumn Gold’, ‘Accolade’, ‘Regal’, ‘Discovery’.
ELM, PROSPECTOR <i>Ulmus wilsoniana</i> ‘Prospector’	•	•			Vase-shaped; yellow in fall; vigorous, Dutch Elm Disease resistant.
HACKBERRY, COMMON <i>Celtis occidentalis</i>	•	•		••	Round, broad head; warty bark.
HONEYLOCUST, THORNLESS * <i>Gleditsia triacanthos</i> var. <i>inermis</i>	•	•		•	* Significant problems - Med-tall; round spreading crown; most cultivars tall; ‘Imperial’ is medium; overplanted. Subject to several insect and disease problems.
HORSECHESTNUT <i>Aesculus hippocastanum</i>	•	•		•	Showy white flower clusters; chestnuts; consider fruitfall before planting as street tree.
LINDEN, AMER. <i>Tilia americana</i>	•	•			Round crown; stately; eastern U.S. native.
LINDEN, SILVER <i>Tilia tomentosa</i>	•	•		•	Broad, compact, pyramidal; leaves have white undersides; fragrant flowers.
OAK, BUR <i>Quercus macrocarpa</i>	•	•		••	Broad round crown; massive; hardy; midwest native.
OAK, ENGLISH <i>Quercus robur</i>	•	•		•	Round, spreading massive crown.
PLANETREE, LONDON <i>Platanus X acerifolia</i>	•	•		•	Open, spreading crown; smooth, flaking bark.
SYCAMORE, AMERICAN <i>Platanus occidentalis</i>	•	•		•	Similar to London Planetree; eastern U.S. native.
WALNUT, BLACK <i>Juglans nigra</i>	•	•		••	Large round crown; consider fruitfall when choosing for street or parking lot.

End of large trees list