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## **Sec. 94-453. - Nonconforming landscape areas.**

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- a. *Legal nonconformities established.* With the exception of sites that have been modified without city approval, any parcel of land which is the subject of a current valid development order or upon which a structure has been erected prior to April 1, 2017, and does not meet all or part of the minimum landscape requirements in this division shall be considered a legal nonconformity.

1. Requirements for existing sites.

- a. The city shall use approved landscape plans or development orders as the minimum landscape installation standard and requirement for a developed site.
- b. If an approved landscape plan is not on file with the city, the existing landscaping becomes a living plan of record and as such has the same standards and protection as allowed under provisions set forth in this article, similar to a landscape filed with and approved by the city.

- b. *Maintenance.* Nonconforming areas are not exempt from minimum maintenance standards.

(Ord. No. 4689-16, § 13, 4-11-2017)