

## SECTION 7 – LANDSCAPING AND SCREENING

**7.1 Purpose.** The purpose of this Ordinance is to improve the aesthetic qualities of the City and to protect and preserve the appearance, character and value of its neighborhoods.

**7.2 Enforcement.** This ordinance shall be a minimum standard and the regulations which are contained herein shall be enforced by the Zoning Administrator.

**7.3 Definitions.** Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application.

1. **GROUND COVER:** A low growing plant, other than turf grass, which forms a continuous cover over the ground surface.
2. **LANDSCAPE MATERIALS:** Any combination of living plant materials and nonliving materials such as rock, pebbles, sand, bark, pavers, earthen mounds, fencing, walls, fountains and other decorative materials.
3. **LANDSCAPING:** Landscaping shall consist of trees, shrubs, vines, turf, ground cover and other landscape materials which are utilized to enhance the aesthetic and functional qualities of a site.
4. **PLANT MATERIALS:** Living plants which include trees, shrubs, ground cover, turf and vines which are suitable for ornamental and/or functional use.
5. **SCREEN:** Screening shall consist of fencing constructed of cedar, redwood or other durable wood, or masonry walls. For the purpose of this ordinance, a screen shall be opaque to a height of six feet (6') above the ground surface.
6. **SHRUB:** A self-supporting woody plant which normally reaches a height of less than fifteen feet (15').
7. **TREE:** A self-supporting woody plant which normally reaches a height of at least fifteen feet (15').
8. **TURF:** Ground cover composed of one or more species of perennial grass which is grown as a permanent lawn.
9. **VINE:** A plant which is typically woody and climbs by supporting itself on some other plant or structure.

#### **7.4 LANDSCAPING AND SCREENING PLAN.**

A. A landscaping and screening plan shall be required upon application for a building permit for new construction or structural alteration of buildings in all zoning districts excluding single family and duplex structures. In cases where landscaping plan approval would cause harmful delay to the start of construction, the Zoning Administrator may issue footing and foundation permits for the project so that construction may proceed. Permits for construction beyond the footing and foundation shall not be issued until the landscaping plans have been submitted and approved. This ordinance shall not apply to structures for which landscaping and screening plans have previously been submitted and approved. Except as noted herein, landscaping and screening plans shall be approved prior to the issuance of building permits.

B. A landscaping and screening plan shall be required for only that phase of development for which the building permit is being acquired.

C. The landscaping and screening plan shall include the following Information:

1. Scale at 1" = 20' to 50'
2. North reference.
3. The location and size of all utilities on the site.
4. The location of all existing and proposed parking areas.
5. The location of all existing and proposed buildings and structures.
6. The location, condition, size and quantity of all proposed landscape Plant materials shall be identified by both common and botanical name.
7. The location, size and common name of all existing plant materials to be retained.
8. Plant species shall be shown on the plan by indicating their mature crown spread drawn to scale.
9. The location and common name of all 12" diameter or larger (at 4.5 feet above ground) trees which are to be removed.

#### **7.5 MINIMUM STANDARDS FOR LANDSCAPING.**

A. The minimum landscaping requirements for all uses shall be either

two (2) trees per building lot, or one (1) tree and two (2) shrubs per building lot. Said trees shall be planted on private property, not on public property, and shall be not more than forty (40) feet apart and shall be located in the front or side yard. Said trees shall be a minimum of 1 to 1-1/2 inches in diameter.

B. All portions of all the sites including all landscaping strips, parkways, and screening areas dedicated to the public not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with turf or ground cover. Ground cover shall be utilized on all slopes in excess of twenty-five percent (25%).

C. Landscaping of parking lot interiors, exclusive of automobile storage and sales lots, shall be required for lots, which are more than one aisle in width in all zoning districts. This requirement shall only apply to new construction. The trees and shrubs used to meet the requirements of Paragraph A.1 above may not be counted toward this requirement.

1. The minimum requirement for parking lot interior landscaping shall be as follows: No less than two and one-half percent (2-1/2%) of the total parking lot square footage shall be landscaped. The number of trees used in the parking lot interior shall be not less than one (1) for each two hundred (200) square feet, or portions thereof, of required parking lot interior landscaping.

2. Interior landscaped areas shall be situated within the lot so as to be surrounded by parking lot pavement on at least three (3) sides.

3. Each landscaped area shall contain at least one (1) tree which is adaptable to the environment of parking areas and the remaining areas shall be landscaped using shrubs, ground cover and other suitable landscape material.

4. Each landscaped area shall be separated from the pavement material by concrete curbing or by an integral concrete sidewalk and curb.

## **7.6 Minimum Standards for Screening.**

A. For all buildings except single family and two family dwellings, all exterior trash storage containers shall be screened so that they are not visible from off the property. A permanent masonry or frame enclosure shall be provided for dumpsters and exterior trash storage containers. A detailed drawing of enclosure and screening methods to be used in connection with trash bins on the property shall be included on the landscape plan.

B. For all buildings, except residential structures, in Districts CN and CH, including planned districts, a solid screen fence or wall shall be provided, not less than six feet (6') in height, along all side and rear property lines which are

common to property zoned or used for residential purposes, except that such screening shall not extend in front of the building line or adjacent dwellings and shall not be required where such screening exists on the abutting residential property.

**7.7 PLANT MATERIALS.**

A. The following are the minimum plant sizes and conditions to be used in satisfying the requirements of this ordinance.

**NEW PLANT MATERIALS**

small ornamental trees	6' - 8'	B & B (1)
shade trees	1" — 1-1/2"	Caliper, B & B
evergreen trees	4' - 5'	B & B
medium to large shrubs	18" - 24"	B & B
dwarf to small shrubs	12" - 18"	B & B
ground cover	2 - 1/2"	P.P. (2)

(1) B & B = balled and bur lapped; container grown stock may be used where appropriate

(2) P.P. = peat pot.

* small trees	15' - 30' ultimate height
medium trees	30' - 70' ultimate height
large trees	over 70' ultimate height

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dwarf shrubs	less than 4' ultimate height
small shrubs	4' - 6' ultimate
height medium shrubs	7' - 10' ultimate
height large shrubs	over 10' ultimate height

B. The American Standard for Nursery Stock, published by the American Association for Nurserymen, is hereby incorporated by reference for the determination of plant standards.

C. Existing trees which are to be retained to satisfy the requirements of this ordinance shall meet the following standards:

1. For shade trees, the diameter 4.5 feet above ground shall be at least two (2) inches.
2. For ornamental trees, the height shall be at least eight (8) feet.
3. For evergreen trees, the height shall be at least six (6) feet.
4. Trees shall be free from mechanical injuries, insect infestations and disease.
5. Trees shall be protected from injury to roots, trunks and branches during grading and construction. Protective fencing, tree wells, and/or retaining walls shall be utilized where necessary to insure tree vigor upon completion of construction.

**7.8 APPROVAL OF PLANS.** In situations where the contractor or owner feels that he is unable to comply with these requirements, the Planning and Zoning Commission shall determine if the proposed landscaping and screening plans are adequate.

**7.9 INSTALLATION OF MATERIALS.** Landscaping, as required by the provisions of this ordinance, shall be installed by the end of the first planting season following occupancy. For the purposes of this ordinance, there shall be two (2) planting seasons, which are from February 15 through May 31, and September 15 through November 30.

**7.10 MAINTENANCE.**

A. The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance of the landscaping and/or screening which shall be maintained in good condition. The plant materials shall be kept in a healthy, neat and orderly condition and shall be kept free from

refuse and debris. Plants which are not in sound growing condition or are dead shall be removed and replaced with a plant of the same species, variety or cultivar.

B. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.

#### **7.11 OBSTRUCTION OF SIGHT DISTANCE AT INTERSECTIONS.**

A. Landscaping and/or screening materials shall not interfere with the line of sight between 2 1/2 feet and 8 feet above the curb within twenty-five (25) feet of the point of intersection of pavement in the following instances.

1. A vehicular access way or driveway and a street.
2. A vehicular access way or driveway and a sidewalk.
3. Two or more vehicular access ways or driveways.

**7.12 PROHIBITED PLANT SPECIES:** The following plants shall not be used to satisfy the requirements for new plant materials which are contained in this ordinance.

American Elm, Ulmus americana  
Bolleana Poplar, Populus alba 'Pyramdalis' Boxelder  
Maple, Acer negundo  
Catalpa, Catalpa species Cottonwood, Populus deltoides  
Ginkgo, female only, Ginkgobiloba  
Honeylocust, except thornless varieties, Gleditsia triancanthos  
Lombardy Poplar, Populus nigra  
'Italica' Mimosa, Albexia julibrissin  
Osage-Orange, except thornless and seedless varieties, Malcura pomifera  
Red Mulberry, female only, Morus rubra  
Siberian Elm, Ulmus pumila Silver Maple, Acer  
saccharinum Silver Poplar, Populus alba 'nivea' Tree  
of Heaven, Alanthus altissima