

**CHAPTER 1167**  
**Landscaping**

**CROSS REFERENCES**

Trees - see S.U. & P.S. Ch. 909

Fences and walls - see P. & Z. 1147.16

Shrubbery and hedges - see P. & Z. 1147.17

**1167.01 LANDSCAPING REQUIREMENTS.**

Landscaping shall be provided according to the following standards with the new construction of any principal building in the following districts.

- R-4 Multi-Family Residential District
- B-1 Local Business District
- B-4 General Business District
- DRD Downtown Redevelopment District
- M-1 Restricted Industrial District
- M-2 General Industrial District

**1167.02 SPECIAL EXCEPTIONS.**

The City shall recognize that, in some cases, the landscaping requirements may be difficult or impractical to meet due to specific site characteristics. In these cases, an alternate landscaping plan may be approved by the Planning Commission as part of the site plan review process.

**1167.03 SCREENING FOR NON-RESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS.**

Screening or buffering in compliance with the provisions of this Section and Section 1159.09A. shall be provided for any permitted or conditionally permitted non-residential uses which abut any residential district, in addition to setback and yard requirements provided elsewhere in this Ordinance. Applicants for a Zoning Certificate may request a variance from yard or setback requirements in conjunction with a plan for screening, which the Planning Commission may consider by weighing the relationship of the proposed screening plan and the requested dimensional variance with respect to their joint impact upon neighboring properties. Such requested variance for a conditionally permitted use shall be incorporated in the conditional use procedure. The following provisions shall apply with respect to screening:

- A. Screening shall be provided for one or more of the following purposes:
  - 1. A visual barrier to partially or completely obstruct the view of structures and/or parking areas or activities.
  - 2. An acoustic screen to aid in absorbing or deflecting noise.
  - 3. A physical barrier to contain debris and litter.
- B. Screening may consist of one (1) of the following or a combination of two (2) or more as determined by the Planning Commission in the event of a conditional use:
  - 1. A solid masonry wall.
  - 2. A solidly constructed decorative fence.

3. A louvered fence.
  4. A dense vegetative planting.
  5. A landscaped mounding.
- C. Height of screening shall be in accordance with the following:
1. Visual screening walls, fences, plantings, or mounds shall be a minimum of six feet (6') high in order to accomplish the desired screening effect year-round, except in required front yards where maximum height shall be not greater than two and one-half (2 ½) feet. Plantings shall be a minimum of four feet (4') in height at the time of planting.
  2. A dense, year-round vegetative planting with a minimum height of four feet (4') at planting and a mature height of at least five and one-half feet (5 ½') or greater or a solidly constructed decorative fence shall be permanently maintained along the mutual boundary of an accessory parking area and adjacent land zoned for residential uses, except for the portion of such boundary located within a required front yard.
- D. Screening for purposes of absorbing or deflecting noise shall have a depth of at least twenty feet (20') of dense planting or a solid masonry wall in combination with decorative plantings. The height shall be adequate to absorb noise as determined by the Director of Zoning or his/her authorized representative in relation to the nature of the use.
- E. Whenever required screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, posts, or curbing to avoid damage by vehicles.
- F. All screening shall be trimmed, maintained in good condition, and free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

#### **1167.04 SCREENING OF SERVICE COURTS, STORAGE AREAS, AND LOADING DOCKS.**

For all uses that include areas used for service, loading, and unloading activities, such areas from the rear lot line to the rear building line shall be screened along the entire rear and both side lot lines to the following minimum standards:

- A. The width of the screening area shall be a minimum of five feet (5'). Screening shall consist of walls, hedges, fences, vegetation, or an acceptable combination of these elements, provided that screening must be at least seven feet (7') in height.
- B. Vegetation used for screening shall have a minimum of seventy-five percent (75%) opacity at all times within two (2) years of planting.

#### **1167.05 SCREENING OF EXTERIOR MECHANICAL EQUIPMENT.**

Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including, but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating-equipment fans, blowers, ductwork, vents, louvers, meters, compressors,

motors, incinerators, ovens, etc.) shall not be directly visible at ground level. Any landscaping or structural means employed to screen exterior components of plumbing, processing, heating, cooling, and ventilating systems from direct view shall appear as integrated parts of the buildings; shall be constructed of complementary and durable materials; and finished in a texture and color scheme complementary to the overall architectural design. Any exterior components of plumbing, processing, heating, cooling, and ventilating systems and their screening devices which will be visible from upper floors of adjacent buildings shall be kept to a visible minimum; shall be installed in a neat and compact fashion; and shall be painted such a color as to allow their blending with their visual backgrounds.

#### **1167.06 SCREENING OF TRASH CONTAINER RECEPTACLES.**

Trash containers shall be screened according to the following minimum standards:

- A. Trash containers designed to service more than one (1) residential unit or to service a non-residential structure shall be screened on all sides on four (4) sides by walls, fences, or natural vegetation or an acceptable combination of these elements.
- B. The height of such screening shall be at least six feet (6'). Vegetation shall have a minimum opaqueness of seventy-five percent (75%) at all times within two (2) years of planting. The use of evergreen vegetation is encouraged. Vegetation shall be a variety that will attain six feet (6') in height within two (2) years of planting.

#### **1167.07 INTERIOR PARKING AREA LANDSCAPING.**

Landscaping within parking areas, whether ground cover or upright plant material, is necessary not only to reduce the generation of heat and water runoff, but to break up visually the expanse of paved areas. The use of parking islands or peninsulas strategically placed throughout the parking lot is required to landscape parking lot interiors. The use of shade trees in these landscape areas is encouraged. Any open parking area containing more than six thousand square feet (6,000 sf) of area or fifteen (15) or more parking spaces shall provide the following interior landscaping in addition to the required perimeter screening:

- A. An area equal to five percent (5%) of the total area devoted to parking space and parking lanes shall be landscaped and permeable.
- B. Whenever possible, large parking areas of thirty thousand square feet (30,000 s.f.) or larger shall be designed so as to break up their visual expanse and create the appearance of smaller parking lots. This distinction or separation can be achieved by interspersing yard space and buildings in strategic areas and by taking advantage of natural features such as slope, existing woodland or vegetation, drainage courses, and retention areas.
- C. Landscaping in parking areas shall be dispersed throughout in peninsulas or islands. The minimum island or peninsula size shall be one hundred eighty square feet (180 s.f.) with a two-foot (2') minimum distance between all trees or shrubs and the edge of pavement where vehicles overhang and should have a minimum width of ten feet (10'). Islands shall typically be located every twelve (12) parking spaces and shall be curbed.
- D. The required plant materials for the interior of parking areas shall be one (1) deciduous tree for every three thousand square feet (3,000 s.f.). Where site distance or maneuvering conflicts exist, trees shall have a clear trunk of at

least five feet (5') above the ground, and the remaining required landscape areas shall be planted with shrubs or ground cover not to exceed two feet (2') in height.

**1167.08 PLANT MATERIAL SPECIFICATIONS.**

The following sections include specifications for plant materials. Alternatives to these materials that can be shown to meet both the intent and requirements of this Ordinance may be approved as part of a site plan:

- A. Shrubs: Shrubs shall be at least twenty-four inches (24") average height and spread at the time of planting and, where required for screening, shall form a continuous, year-round, solid visual screen within five (5) years after planting.
- B. Ground Cover and Grass: Ground cover shall be planted a minimum of eight inches (8") on center and shall be planted in such a manner to present a finished appearance and seventy-five percent (75%) coverage after one (1) complete growing season. If approved as part of a Site Plan, ground cover may also consist of rocks, pebbles, wood chips, and other material. Grass shall be planted in species normally grown as permanent lawns.
- C. Prohibited Tree Species: Within any required landscaping, the following tree species may not be used:

Box Elder	Tree of Heaven	Catalpa
Black Walnut	Poplar Willow	Mulberry
Mountain Ash	Siberian Elm	Black Locust
Hickory		

In addition to the specific species listed above, trees which produce nuts, seeds, or fruit that can create a hazard to pedestrians or vehicles, shall not be planted in such a manner that the natural dripline of an average adult tree of the species planted will be any closer than three feet (3') of a pedestrian walkway or parking lot.

**1167.09 MAINTENANCE AND REPLACEMENT REQUIREMENTS.**

The owner shall be responsible for maintaining all landscaping in good condition to present a healthy, neat, and orderly appearance. This should be accomplished by the following standards:

- A. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.
- B. All planted areas shall be maintained in a relatively weed-free condition, clear of undesirable undergrowth, and free from refuse and debris.
- C. Replacement plants shall conform to the standards that govern original installation. Dead or unhealthy plants shall be replaced within the next planting season.

- D. The Director of Zoning shall have the authority to inspect landscaping and check it against the approved plan on file.