

## 1A-100 PURPOSE

The establishment of requirements for the installation, preservation and maintenance of trees, landscaping, buffering, and screening as site improvements is essential for the enhancement of the community's ecological, environmental, and aesthetic qualities. Such amenities serve such purposes as reducing the negative effects of increases in air temperatures, pollution, glare, noise, erosion and sedimentation caused by expanses of impervious and unvegetated surfaces, and provide buffers between land uses of different character.

## 1A-200 LANDSCAPE REQUIREMENTS

### 1A-201 GENERAL LANDSCAPE REQUIREMENTS

**Ord. 3129/12-16-96**

#### **A. APPLICABILITY**

Landscaping shall hereafter be provided and maintained on all building sites where development, construction, expansion, reconstruction or redevelopment occurs in accordance with the following requirements.

#### **B. LANDSCAPE PLAN REQUIRED**

1. ***Submission*** A landscape plan shall be submitted with the site plan showing the location, name, and quantity of landscaping materials and other landscape features proposed, as well as showing the location of buildings, parking areas, drives, fences, walls, alleys and adjacent streets. The landscape plan shall be drawn to scale and shall be legible. In addition to the above, where required by applicable regulations, the plan shall show buffering, screening, tree preservation, and/or tree replacement related to the landscaping.
2. ***Review and Approval*** Landscape plans shall be reviewed and approved by the Development Review committee. The Committee's decision may be appealed to the Planning and Zoning Commission.

#### **C. LANDSCAPE INSTALLATION**

1. ***Permitted Materials*** Landscape materials shall consist of permanent turf, ground cover, seasonal color, shrubs and trees. Trees proposed and utilized to satisfy landscaping requirements shall be approved landscape trees as indicated by an asterisk (\*) in 1A-500 Tree Schedule. Artificial plants may not be used as landscaping.
2. ***Minimum Installation Size*** At the time of installation, all required landscape trees shall comply with the minimum size required in 1A-500 Tree Schedule.
3. ***Irrigation*** Required landscape areas shall be irrigated by an automatic underground irrigation system; provided however, that a hose bib system may be used for irrigation when a landscape area is less than 1,000 square feet in size and when all portions of the area are within 50-feet of a hose attachment.
4. ***Traffic Visibility*** Landscaping shall not be erected so as to obstruct traffic visibility at alleys, streets, or intersections. Trees and shrubs shall be located on private property, and not on a street right-of-way, unless specifically approved by the Traffic Engineer. With the exception of street trees approved by the Traffic Engineer, landscaping within 11 feet of a curb line shall not exceed 30-inches in height. Trees may not be approved unless their branches are at least 7-feet above the curb and they do not otherwise obstruct visibility.

5. **Completion** All required landscaping must be in place prior to the issuance of a Certificate of Occupancy; provided however, the Development Review Committee may defer installation for a period of no more than 6 months after issuance of a Certificate of Occupancy based on seasonal planting consideration and with written assurance from the developer stating a specific date by which landscaping will be installed.

**D. MAINTENANCE**

All landscaping shall be maintained in a neat and orderly manner at all times: 1) Mowing, edging, pruning, fertilizing, watering, and weeding shall occur on a regular basis appropriate to the season; 2) Trash, litter, and weeds shall be removed regularly; 3) Plant materials shall be kept in a healthy growing condition; and 4) Dead plant material shall be replaced in a timely manner. Plants shall not exceed permitted heights or be permitted to grow in restricted areas.

**1A-202 REQUIREMENTS FOR NONRESIDENTIAL USES** **Ord. 3129/12-16-96**

The following requirements shall apply to all uses in nonresidential districts and to permitted nonresidential uses in residential districts.

**A. GENERAL SITE REQUIREMENTS**

1. **Minimum Site Area Required** Landscape areas shall, at a minimum, be equal in size to at least 10% of the building site. Calculation of the landscape area may include internal landscaping in parking areas and the impervious area in conjunction with a required buffer tree line. Adjacent rights-of-way shall be landscaped, but these areas shall not be included in the calculation of required area.
2. **Landscape Location** At least 50% of the required landscape area shall be located between the main building and the front and/or exterior side property lines.
3. **Tree Requirement** One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.
4. **Credit for Tree Preservation** Credit for preserving a protected size tree, as defined in 1A-500 Tree Schedule, shall be given by counting each protected tree saved as 2 trees for the purpose of fulfilling the calculated landscape tree requirement, or by reducing the required landscape area by 500 square feet for each tree preserved.

**B. PARKING AREA LANDSCAPING**

1. **Interior Landscaping/Trees Required** When a parking area contains 20 or more parking spaces, the interior of the area shall be landscaped by providing a minimum of one tree for every 15 parking spaces or fraction thereof. The required trees shall be spread throughout the parking area. Each tree shall be placed in a landscape area no smaller than 9-feet by 18-feet, which is protected from vehicles through the use of concrete curbs, wheel stops, or other permanent barriers no less than 6 inches in height.
2. **Visibility** Landscaping materials, curbs, barriers or any combination thereof shall be situated so as not to create a visibility obstruction to moving vehicles or pedestrians within the parking lot. A landscape island located at an intersection of maneuvering aisles may not contain landscape material exceeding 30 inches in height, except that trees trimmed so that no branch or growth is less than seven feet in height above the curb level of the island may be permitted.

3. ***Nonpublic Parking Areas*** Requirements for internal landscaping and trees shall not apply to nonpublic parking areas of industrial and commercial uses which are not visible from the street and are not open to public use.

**1A-203 REQUIREMENTS FOR RESIDENTIAL USES**

**Ord. 3129/12-16-96**

Single family residences and agricultural uses are not subject to landscape requirements. All other residential uses shall provide landscaping in accordance with the requirements as set out below.

**A. DUPLEXES**

Duplexes shall provide permanent turf grass and/or ground cover established in all yards; a minimum of one shade tree, or one evergreen tree, or 3 small ornamental trees in the front yard of each dwelling unit; and one gallon shrubs, planted no more than 3 feet on center, along the front of the structure. All landscape areas shall be irrigated. Irrigation shall be an automatic or manual underground irrigation system, or a hose attachment shall be available within 50 feet of all landscape areas.

**B. MULTIFAMILY RESIDENTIAL**

Landscaping for multifamily uses shall be in accordance with the requirements set out above for nonresidential uses; provided however, that the minimum landscape area shall be all open space areas required by the multifamily development standards in 2-501.