

Landscaping Regulations

(a) Purpose. These landscaping regulations provide standards and criteria for new landscaping with live plant material, and are intended to promote the value of property, enhance the general welfare, improve the physical appearance of the city, and enhance the community's ecological, environmental and aesthetic qualities.

(1) It is the intent of this section to establish requirements for the installation and maintenance of landscaping and buffering elements and other means of site improvement on existing and newly developed property in order to enhance the community's ecological, environmental and aesthetic qualities.

(2) It is the intent of this section to reduce the negative effects of increases in air temperatures, glare, noise, erosion, and sedimentation caused by expanses of impervious and unvegetated surfaces within the urban environment.

(3) It is the intent of this section to preserve and improve the natural urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification; oxygen regeneration; ground water recharge; storm water runoff retardation; and the abatement of noise, glare and heat.

(4) It is the intent of this section to safeguard and enhance property values and protect public and private investment.

(b) Applicability. The provisions of the landscaping regulations contained in this section shall apply in the following situations:

(1) When an existing building is proposed for remodeling, alteration, addition, or expansion, in which the value of the proposed construction exceeds 75 percent of the current appraised value of the existing structures, excluding the value of the land;

(2) When an existing building is proposed for an addition that will increase the square footage of the existing building by 30 percent or greater;

(3) Upon all new construction; or

(4) As a requirement of the approval of a special use permit or planned unit development.

(c) General criteria.

(1) The standards contained in this section are considered minimum standards and shall apply to all zoning districts. Agricultural uses and single-family residences and their accessory buildings shall be exempt from the requirements of this article except as provided in subsection (c)(2) of this section and section 78-66 of this Code.

(2) All single-family and two-family residential properties shall provide a minimum of three three-inch caliper trees of a species found on the approved plant list in section 114-77. At least one such tree must be located in front of the required front building line.

(3) All landscaping shall be installed prior to the issuance of a certificate of occupancy. A certificate of occupancy will be issued only when the building official determines that all landscaping has been installed in accordance with the approved landscape plan. If it is determined by the building official that planting of live material is hindered by adverse weather conditions, an extension of time may be granted for a period of up to six months.

(4) Landscape plans shall be prepared by a licensed landscape architect, certified nurseryman or master gardener.

(d) Landscape plan required. When an application is submitted for a building permit on any site where these landscape regulations are applicable, the building permit application shall be accompanied by a landscape plan. The building official shall review the landscape plan to determine compliance with these landscape regulations. The landscape plan shall include sufficient information to determine compliance with this section, and shall as a minimum contain the following information:

- (1) The date, scale, north arrow, title, and name of owner.
- (2) A minimum scale of not less than one inch equals 20 feet.
- (3) All existing and proposed buildings and other structures, paved areas, planted areas, power poles, light standards, fire hydrants, signs, fences, sidewalks, and other permanent features to be added and/or retained on the site.
- (4) The location and height of all trees to be preserved or retained.
- (5) The location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, or other landscape features.
- (6) A delineation of the designated landscaped area.
- (7) A list of the species of all plant material to be used.
- (8) A list of the size and height of all plant material to be used.
- (9) The spacing of plant material where appropriate.
- (10) Notes that an irrigation system including rain and freeze sensor controls will be provided for all landscaped areas.
- (11) The name, address, and telephone number of the person or firm responsible for the preparation of the landscape plan.

(e) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Ground cover means, at a minimum, a four-inch pot.

Large island means an island with a minimum dimension of six feet by 12 feet with a minimum of one tree.

Large shrub means a minimum of three feet high.

Large tree means a minimum three-inch caliper.

Ornamental tree means a minimum of four feet high.

Parking lot means any expanse of pavement for the maneuvering and parking of automobiles.

Small shrub means a minimum of two feet high.

Small spot island means an island with a minimum dimension of six feet by six feet square, or six feet circular. Small spot islands are limited to a maximum of 60 percent of the total number of islands combined. A minimum of one tree is required per spot island.

(f) Landscape area percentage. An area not less than 15 percent of the total lot area shall be landscaped. No area shall be maintained with bare soil. All ground surfaces not used for buildings, sidewalks, roadways, or other impermeable surfaces shall be covered with live grass, turf, shrubbery, trees, ground cover, flowering plants or appropriate mulching and only those

areas with live plant materials shall be included in the calculation for determining compliance with the percentage of lot coverage.

(g) Landscape setback. There shall be a landscape setback area having a minimum width of 15 feet adjacent to all public street rights-of-way. Roof overhangs and awnings are permitted within this area as long as no conflict exists with the required landscaping. Loading areas, outside storage and outside display areas shall not encroach into the landscape setback. No parking or maneuvering areas are permitted within the landscape setback with the exception of ingress and egress drives. The landscape setback shall contain grass, ground covers, shrubs, trees, or any combination thereof, as provided herein. The landscape setback shall contain at a minimum:

- (1) *Required trees.* Within the landscape setback, one large tree shall be planted per 50 feet, or fraction thereof, of street frontage. Existing trees situated within the landscaped edge may be included in this calculation. Two ornamental trees may be substituted for a large tree.
- (2) *Required shrubs.* Ten small shrubs shall be planted per 50 linear feet, or fraction thereof, of street frontage. Shrubs planted for parking lot screening may be used to satisfy this requirement.
- (3) *Calculation regarding parking.* The required landscape setback landscaping shall not count toward parking lot screening or parking area landscaping requirements.

(h) Parking lot screening. Parking lots which are not screened by on-site buildings or fences shall be screened from view of public rights-of-way and open space as follows:

- (1) Screening shall be a maximum height of 30 inches above the grade of the parking lot along and adjacent to its entire length and provide a solid screening barrier using one, or a combination, of the following:
 - a. Screening shrubs;
 - b. Walls; and/or
 - c. Berms.
- (2) Screening shrubs shall be large shrubs spaced a minimum of three feet on center. Shrubs shall be planted a minimum of two feet off the back of curbs. Areas under the car bumpers shall be covered with ground cover or special paving treatments such as brick or concrete pavers. Screening shrubs may be counted toward required landscape setback shrubs.
- (3) Wall structures shall be masonry. There shall be a continuous concrete mow edge with a minimum of 12 inches on the side of a wall facing the street right-of-way. Masonry walls shall be constructed to the standards in the Public Works Design Manual.
- (4) A maximum 30-inch high earth berm with 1:3 (one vertical to three horizontal) slopes set within a minimum 20 feet wide parking lot edge shall be provided between the property line and the edge of the parking lot. The entire length of the berm shall be vegetated with live plant materials.
- (5) Screening shall not extend into any visibility triangle.

(i) Landscaping of parking lots. Parking lots shall be landscaped in accordance with the following regulations:

- (1) All landscaping within the parking lot shall be located within a landscape island. The island shall be delineated from the surrounding paved area by a curb or barrier of not less than six inches in height around the perimeter of the island. The curb or barrier shall be constructed of masonry or concrete. Each island shall be located entirely within the confines of the parking and maneuvering area.
- (2) One large tree shall be planted for every 20 parking spaces. No parking space shall be located more than 100 feet from a large tree within a landscaped island. All landscape islands

shall be landscaped with at least ground cover and one large tree. Trees required by this section shall be located within an island in the interior of the parking lot.

(3) Each drive approach for a property shall be constructed with parking entrance islands on each side of the driveway. The parking entrance islands shall be constructed perpendicular to the property line. The parking entrance island shall commence at the termination of the required landscaped setback and extend into the property. The parking entrance island shall be 18 feet in length and six feet wide. The long dimension shall be perpendicular to the landscape setback. The landscape entrance island shall be planted with small shrubs placed at three-foot centers.

(4) All shrubbery, flowering plants, and trees planted in parking lot islands or adjacent to parking lots shall be set back 2 1/2 feet from any curb and/or curb stops placed where vehicles may face.

(5) All parking lots must be at least five percent landscaped. This percentage counts toward the overall landscape requirement for the lot. For any larger existing trees located in the parking lot, which are being retained and incorporated into the landscape plan, an appropriate aeration system or an alternative method of protecting the trees must be provided and detailed in the landscape plan. At least three-fourths of the tree drip line area must be in a permeable area.

(j) Conflict with traffic. Landscape plantings shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard. All landscape plantings shall comply with any applicable visibility sight triangles as provided for in the zoning chapter of this Code (chapter 118), article 118-714.

(Ord. No. 2423, § 1, 10-25-1999; Ord. No. 2473, § 1, 4-24-2000; Ord. No. 2893, § 2, 7-10-2006)