

SECTION 1815. LANDSCAPING.

1. Intent

Landscaping, greenbelts, and screening are necessary for the protection and enhancement of the environment and for the continued vitality of all land uses in the City. Landscaping and greenbelts are capable of enhancing the visual environment, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual disruption related to intensive uses. The purpose of this section is to set minimum standards for the protection and enhancement of the environment through requirements for the design and use of landscaping, greenbelts, and screening.

2. Scope of Application

The requirements set forth in this section shall apply to all uses, lots, sites, and parcels which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless said site plan shows landscaping consistent with the provisions of this section. Furthermore, where landscaping is required, a building permit shall not be issued until the required landscape plan is submitted and approved, and a certificate of occupancy shall not be issued unless provisions set forth in this section have been met or a performance bond has been posted in accordance with the provisions set forth in Section 1900, 7.

In cases where the use of an existing building changes and requires administrative or commission site plan review, all of the standards set forth herein shall be met.

The requirements of this section are minimum requirements, and nothing herein shall preclude a developer and the City from agreeing to more additional plantings.

3. Landscaping Design Standards

Except as otherwise specified in the general requirements for each Zoning District, all landscaping shall conform to the following standards:

a. General Landscaping

All portions of the lot or parcel area not covered by buildings, paving, or other impervious surfaces, shall be landscaped with vegetative ground cover and other ornamental materials as required below, except where specific landscape elements, such as a greenbelt, berm, or screening are required:

- (1) All portions of the landscaped area shall be planted with grass, ground cover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks and similar site features may be incorporated with Planning Commission approval.
- (2) A mixture of evergreen and deciduous trees shall be planted at the rate of one (1) tree for each 1,000 square feet or portion thereof of landscaped open-space area.
- (3) On sites which are two (2) acres or larger in size, the landscaped area shall include a greenbelt of a minimum ten (10) foot width, located and continually maintained along a public right-of-way.

- (4) Planning Commission may reduce or waive the requirements outlined herein provided that any such adjustment is in keeping with the intent of the Ordinance, and more specifically, with the intent of Section 1816, 1.
- (5) The total landscaped area shall be the basis for determining the required number of trees or shrubs, irrespective of the portion which is devoted to patios, terraces, sidewalks, or other site features.

b. Parking lot landscaping.

Off-street parking areas shall be landscaped as follows:

1. In off-street parking areas containing twenty (20) or more parking spaces, an area equal to at least five (5) percent of the total parking area shall be used for interior landscaping. Whenever possible, parking lot landscaping shall be arranged to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area, through the even distribution of the landscape effort across the total off-street parking area, rather than to concentrate all effort in one location.
2. Parking lot landscaping shall be in units not less than five (5) feet in any single dimension and not less than one hundred fifty (150) square feet in any single island area. Not more than two (2) landscaped units of one hundred fifty (150) square feet may be combined in plans designed to meet the minimum requirements.
3. The landscape plan shall designate the sizes, quantities, and types of plant material to be used in parking lot landscaping.
4. Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.
5. A minimum of one (1) deciduous tree shall be planted in each landscaped unit.

c. Greenbelt Buffer

Where required, greenbelts and greenbelt buffers shall conform to the following standards:

- (1) A required greenbelt or greenbelt buffer may be interrupted only to provide for roads or driveways for vehicular or pedestrian access.
- (2) Grass, ground cover, or other suitable live plant material shall be planted over the entire greenbelt area, except that paving may be used in areas of intensive pedestrian circulation.
- (3) A minimum of one (1) deciduous tree or evergreen tree shall be planted for each thirty (30) lineal feet or portion thereof of required greenbelt length.
- (4) Two (2) shrubs shall be required for each fifteen (15) linear feet of greenbelt area.

- (5) For the purpose of determining required plant material, required greenbelt area length shall be measured along the lot lines adjacent to the greenbelt area inclusive of all driveways.

d. Berms

Where required, earth berms or landscaped berms shall conform to the following standards:

- (1) The berm shall be at least three (3) feet above the grade elevation, and shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal, and shall provide a two (2) foot minimum crest. For the purposes of this provision, grade elevation shall be the ground elevation at the property line adjacent to the proposed berm.
- (2) The berm area shall be planted with grass or other suitable ground cover to ensure that it withstands wind and weather and retains its height and shape.
- (3) A minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) linear feet or portion of required berm.
- (4) Eight (8) shrubs per tree may be planted as substitute for trees (see item "3" above).
- (5) For the purpose of determining required plant material, required berm length shall be measured along the length of the berm.
- (6) Planning Commission may reduce or waive the requirements outlined herein provided that any such adjustment is in keeping with the intent of the Ordinance, and more specifically, with the intent of Section 1816,1.

e. Evergreen Screening

- (1) Where required, evergreen screening shall consist of closely-spaced plantings which form a visual barrier that is at least eight (8) feet above ground level within five (5) years of planting.
- (2) Planning Commission may reduce or waive the requirements outlined herein provided that any such adjustment is in keeping with the intent of the Ordinance, and more specifically, with the intent of Section 1816,1.

f. Landscaping of Rights-of-Way and Other Adjacent Public Open-Space Areas

Public rights-of-way and other public open-space areas adjacent to required landscaped areas and greenbelts shall be planted with grass or other suitable ground cover and maintained by the owner of the adjacent property as if they were part of required landscaped areas and greenbelts.

g. Regulations Pertaining to Landscaping Areas Used for Sight Distance

When a driveway intersects a public right-of-way or when the subject property abuts the intersection of public rights-of-way, all landscaping within the corner triangular areas described below shall permit unobstructed cross-visibility. Shrubs located in the triangular area shall not be permitted to grow to a height of more than two (2) feet

above the pavement grade at the edge of the pavement. Portions of required berms located within sight distance triangular areas shall also not exceed a height of two (2) feet above the pavement grade at the edge of the pavement. Trees may be maintained in this area provided that all branches are trimmed to maintain a clear vision for a vertical height of eight (8) feet above the roadway surface. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of a driveway.

The triangular areas referred to above are:

- (1) The area formed at the corner intersection of a public right-of-way and a driveway, two (2) sides of the triangle area being ten (10) feet in length measured along the right-of-way line and driveway line and the third side being a line connecting these two sides.
- (2) The area formed at a corner intersection of two (2) public rights-of-way lines, the two (2) sides of the triangular area being twenty-five (25) feet in length measured along the abutting public rights-of-way lines and the third side being a line connecting these two (2) sides.

h. Maintenance of Landscaping

- (1) All required landscape areas shall be planted and maintained with living plant materials. All landscaping which is located more than fifty (50) feet from a building site shall have an irrigation (water sprinkler) system installed to assist in maintaining plant materials in a healthy condition.
- (2) Upon completion of the installation of the landscaping, the owner shall implement a seasonal maintenance program to replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune all plant materials. Failure to maintain required landscaped areas, including the removal and replacement of dead or diseased plant materials, shall constitute a violation of this Ordinance.

i. Existing Plant Material

In instances where healthy plant material exists on a site prior to its development, the Planning Commission may adjust the application of the above standards to allow credit for such plant material if such an adjustment is in keeping with, and will preserve the intent of this Ordinance, more specifically Section 1816,1. All such material "to be saved" shall be so indicated on the landscape plan.

All existing plant materials must first be verified by the Zoning Administrator, prior to issuance of a Building Permit, to determine the health and desirability of such materials. The property owner of applicant may enlist the services of a registered landscape architect or registered forester to verify existing plant materials and may submit a site plan and/or report. The Planning Commission may require the above information when deemed necessary.

If such existing plant material is labeled "to be saved" on site plans, protective techniques, such as (but not limited to) fencing placed at the drip-line around the perimeter of the plant material, shall be installed. No vehicle or other construction

equipment shall be parked or stored within the drip-line of any plant material intended to be saved.

In the event that healthy trees labeled "to be saved" on the approved site plan are destroyed or damaged, as determined by the Zoning Administrator, said trees shall be replaced with trees of comparable type, prior to issuance of a Certificate of Occupancy.

SECTION 1816. PLANT MATERIALS.

Whenever in this Ordinance planting is required, it shall be planted within six (6) months from the date of completion of the building or improvement, and shall thereafter be reasonably maintained with permanent plant materials. Plastic and other nonorganic, nonliving plant materials shall be prohibited from use and shall not be in compliance with the spirit and intent of this Ordinance.

- 1. Plant Material Spacing
 - a. Trees shall not be planted closer than four (4) feet from the fence line or property line and shrubs shall not be planted closer than two (2) feet from the fence or property line.

2.	Suggested Plant Materials	Minimum Size
----	---------------------------	--------------

- | | | |
|----|-----------------|--------------------------------------------------|
| a. | Deciduous Trees | Two (2) inch Caliper and ten (10) feet in height |
|----|-----------------|--------------------------------------------------|

- (1) Oaks
- (2) Hard Maple
- (3) Hackberry
- (4) Birch
- (5) Planetree (Sycamore)
- (6) Ginkgo (male)
- (7) Beech
- (8) Sweet-Gum
- (9) Honeylocust
- (10) Hop Hornbeam
- (11) Linden
- (12) Bradford Pear

- | | | |
|----|------------------|--------------------------------------------------------------|
| b. | Ornamental Trees | One and a half (1½) inch caliper and five (5) feet in height |
|----|------------------|--------------------------------------------------------------|

- (1) Flowering Crab
- (2) Russian Olive
- (3) Mountain Ash
- (4) Dogwood
- (5) Redbud
- (6) Rose of Sharon
- (7) Hornbeam
- (8) Hawthorn
- (9) Magnolia

- c. Evergreen Trees Five (5) feet in height
 - (1) Hemlock
 - (2) Fir
 - (3) Pine
 - (4) Spruce
 - (5) Douglas-Fir

- d. Narrow Upright Evergreens Four (4) feet in height
 - (1) Column Honoki Cypress
 - (2) Blue Columnar Chinese Juniper
 - (3) Pyramidal Red-Cedar
 - (4) Irish Yew
 - (5) Douglas Arborvitae
 - (6) Columnar Giant Arborvitae

- e. Ornamental Shrubs Twenty-four (24) inches in height or width
 - (1) Honeysuckle
 - (2) Viburnum
 - (3) Mock-Orange
 - (4) Forsythia
 - (5) Lilac
 - (6) Cottoneaster
 - (7) Hazelnut
 - (8) Euonymus
 - (9) Privet
 - (10) Buckthorn
 - (11) Sumac

- f. Evergreen Shrubs Twenty-four (24) inch in height or width
 - (1) Globe Arborvitae
 - (2) Dwarf Mugo Pine
 - (3) Andorra Juniper
 - (4) Broadmoor Juniper
 - (5) Tamarix Juniper

- 3. Trees Not Permitted
 - a. Box Elder
 - b. Soft Maples (Red-Silver)
 - c. Slippery Elms
 - d. Poplars
 - e. Willows
 - f. Horse Chestnut (nut bearing)
 - g. Tree of Heaven
 - h. Catalpa
 - i. Ginkgo (female)
 - j. Basswood
 - k. Chinese Elm
 - l. Cottonwood

4. Existing Plant Materials

In instances where healthy plant material exists on a site prior to its development, the Planning Commission may adjust the application of the above standards to allow credit for such plant material if such an adjustment is in keeping with, and will preserve, the intent of this section.

All existing plant materials must first be verified by the Zoning Administrator, prior to issuance of a Building Permit, to determine the health and desirability of such materials. The property owner or applicant may enlist the services of a registered landscape architect or registered forester to verify existing plant materials and may submit a site plan and/or report. The Planning Commission may require the above information where they deem necessary.

If such existing plant material is labeled "To Be Saved" on site plans, protective techniques, such as (but not limited to) fencing placed at the drip-line around the perimeter of the plant material, shall be installed. No vehicle or other construction equipment shall be parked or stored within the drip-line of any plant material intended to be saved.

In the event that healthy trees labeled "To Be Saved" on the approved site plan are destroyed or damaged, as determined by the Zoning Administrator, said trees shall be replaced with trees of comparable type, prior to issuance of Certificate of Occupancy.

SECTION 1817. SCREENING WALLS.

1. For the Use Districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district, an obscuring wall. The height of the wall shall be constructed and measured from the surface of the parking area or land on the nonresidential side of the wall:

	<u>USE</u>	<u>MINIMUM HEIGHT REQUIREMENTS</u>
a.	Off-street Parking Area	4'-6" high wall (see also Section 1305,7)
b.	B-1, B-2, B-3, CBD and OS-1 Districts	4'-6" high wall
c.	M District	4'-6" high wall
d.	Open Storage Areas and Loading and Unloading Zones	4'-6" to 8'-0" high wall or fence (See also Sections 1103 and 1308)
e.	Trash Receptacles	6'-0" high wall (see also Section 1321)
f.	Utility Buildings, Stations, and Substations	6'-0" high wall or fence

2. In the case of the variable wall height requirement in (d) above, the extent of obscuring wall shall be determined by the Planning Commission on the basis of land usage, provided further that no wall or fence shall be less than the above required minimum, nor greater than the above required maximum height.