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Sec. 90-1006. - Intent and purpose.

- (a) The purpose of this article is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as buffer zones between uses and along roadways. Landscaping is considered by the city to be an important element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the city.
- (b) This article is also intended to:
 - (1) Improve and enhance the character of the site;
 - (2) Screen or filter views, where necessary;
 - (3) Help unify the various parts of the site;
 - (4) Blend inharmonious land uses;
 - (5) Buffer incompatible uses;
 - (6) Moderate harsh or unpleasant sounds;
 - (7) Remove air pollutants;
 - (8) Control glare and reflection;
 - (9) Slow the effects of erosive winds or water and promote stormwater retention, thereby helping to prevent flooding;
 - (10) Assist in directing safe and efficient traffic flow at driveways and within parking lots;
 - (11) Ensure adequate sight distance;
 - (12) Reduce the impacts of glare from headlights; and
 - (13) Distinguish and separate vehicular and pedestrian circulation.
- (c) The landscape standards of this article are considered the minimum necessary to achieve the objectives noted above. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

(Ord. No. 301, § 6(3.90), 2-10-97)

Cross reference— *Environment, ch. 38.*

Sec. 90-1007. - Applicability.

- (a) The standards contained in this article shall be applicable to any site plan, special land use request, condominium, subdivision plan or PUD submitted for review and approval under this article, subject to the limitations given in subsection (b) of this section. The regulations of this article shall not apply to individual single-family and two-family dwelling units.
- (b) For existing and proposed uses that require site plan approval to either expand or be built, landscaping should be installed insofar as practical. The planning commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the commission shall consider the following criteria:
 - (1) The amount of space on the site available for landscaping.
 - (2) Existing landscaping on the site and on adjacent properties.
 - (3) The type of use on the site and size of the development.
 - (4) Existing and proposed adjacent land uses.
 - (5) The effect the required landscaping would have on the operation of the existing or proposed land use.

(Ord. No. 301, § 6(3.91), 2-10-97)

Sec. 90-1008. - General regulations.

- (a) Landscaping shall be installed within 180 days of occupancy of the building or structure unless a longer period is permitted in writing by the zoning administrator.
- (b) All landscaping shall be hardy plant materials and maintained thereafter in a neat, healthy and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.
- (c) For the purpose of this article, a corner lot is considered as having a front yard along each street, and the appropriate landscaping shall be provided for both yards.
- (d) The extensive use of cobblestones, crushed stones, or other nonliving material as a ground cover should be minimized.

(Ord. No. 301, § 6(3.92), 2-10-97)

Sec. 90-1009. - Buffer zones required.

- (a) A buffer zone either A, B, or C as per [section 90-1010](#) shall be required on the subject lot or parcel along the boundary between adjoining lands in different zoning districts as indicated on table 8-1.
- (b) Where the boundary between zoning districts lies on an active or abandoned railroad right-of-way, parcels adjacent to and separated solely by the railroad right-of-way shall be considered adjoining, and subject to buffer zone requirements.
- (c) Buffer zone requirements shall not apply where adjacent zoning districts are separated by a public street. In such case, the front yard landscaping requirements of this article shall apply.
- (d) A buffer zone shall be required even if the abutting parcel is unimproved land.
- (e) Where the buffer zone width requirements of this article are greater than the minimum setback requirements for the zoning district of the subject property, a building footprint may encroach into the required buffer zone; however, no parking area or driveway shall be permitted to encroach within a required buffer zone.

(Ord. No. 301, § 6(3.93), 2-10-97)

Sec. 90-1010. - Buffer zone development standards.

Required buffer zones shall comply with the following standards:

- (1) A buffer zone shall be provided as required by table 8-1.

TABLE 8-1

LANDSCAPE BUFFER ZONE REQUIREMENTS

| Subject Zone | Adjacent Zone | | | | | |
|--------------|----------------------------|-----|-----|-------------|--------------------|-------------|
| | R-R, R-S, R-1, R-2, R-D | R-M | A-O | A-1, A-2 | B-1, B-2 Office | D-1, D-2 |
| A-O | B | B | | C | B | B |
| A-1, A-2 | B | B | C | | C | C |
| B-1 | C | C | C | C | | C |
| B-2, Office | B | B | B | B | | B |
| D-1, D-2 | A | A | A | A | B | |

Read from subject zone across to adjacent zone. Landscaping required to be placed in subject zone only. For landscaping in the R-M mobile home park district, please refer to [section 90-366](#).

- (2) Buffer zone minimum widths:
 - Buffer zone A: 20 feet
 - Buffer zone B: 15 feet
 - Buffer zone C: 10 feet
- (3) A mixture of deciduous canopy trees, deciduous ornamental trees, evergreen trees and shrubs shall be planted in the buffer zone, in compliance with the following quantity standards:

TABLE 8-2

| Type of Plant Material | Quantity of Plant Materials per 100 Linear Feet of Buffer Zone | | |
|------------------------|---|------------------|------------------|
| | Buffer Zone A | Buffer Zone B | Buffer Zone C |
| Canopy trees | 3 | 3 | 2 |
| Ornamental trees | 3 | 2 | 2 |
| Evergreen trees | 4 | 3 | 2 |
| Shrubs | 10 | 6 | 4 |

- (4) Types of trees permitted to be planted within the buffer zone shall include but not be limited to the following:
 - a. *Canopy trees*: Maple, Ash, Locust, Sycamore, Oak, Linden, Ginkgo.
 - b. *Ornamental trees*: Redbud, Hawthorn, Crabapple, Dogwood, Plum, Russian Olive, Shadblow.
 - c. *Evergreen trees*: Norway Spruce, Austrian Pine, White Pine, Blue Spruce, Hemlock, Japanese Yew.
- (5) If a berm is used for all or part of the buffer zone, required plant material quantities may be reduced by 25 percent. The berm shall comply with minimum standards contained in this article. All plant materials shall be placed along the top and exterior side slope of the berm. The buffer zone width shall be increased as needed to accommodate maximum berm side slopes of one foot vertical rise to three feet horizontal.
- (6) A screen wall or fence may be used for all or part of the buffer zone. If a fence or screen wall is used as a buffer zone, the following regulations shall apply.

- a. Required quantities of plant materials may be reduced by 50 percent for that area abutting the fence or wall.
 - b. All required plant materials shall be on the exterior side of the screen wall or fence.
 - c. The fence or wall shall comply with the applicable regulations of article IX, division 4 of this chapter.
- (7) All areas of the buffer strip outside of planting beds shall be covered with grass or other living ground cover.
 - (8) Stormwater detention/retention areas shall be permitted within buffer zones provided they do not reduce the screening effect.
 - (9) Solid waste dumpsters may be located in buffer zones, provided they are screened on three sides by a continuous opaque wall or fence six feet in height.

(Ord. No. 301, § 6(3.94), 2-10-97)

Sec. 90-1011. - Front yard landscaping.

- (a) Except for necessary driveways, frontage roads, service drives or walkways, the front yard shall be landscaped according to the following minimum requirements. If the building is not set back sufficiently to allow adequate area for such landscaping, the planning commission site plan review committee or zoning administrator as the case may be, shall determine the proper amount of plantings.
 - (1) One canopy tree and two evergreen trees plus one additional canopy and evergreen tree for each 75 feet in length of road frontage.
 - (2) One ornamental tree plus one for each 75 feet in length of road frontage.
 - (3) Shrubs at a rate of one per each tree required.
- (b) Earthen berms may be permitted within the required front yard landscape area. Credit of up to 25 percent may be received against providing the required plantings through the use of berms three feet in height or greater.
- (c) Plantings and berms shall be located so as not to obstruct the vision of drivers entering or leaving a site.

(Ord. No. 301, § 6(3.95), 2-10-97)

Sec. 90-1012. - Off-street parking area landscaping requirements.

All parking areas having 20 or more parking spaces shall be landscaped according to the following minimum requirements:

- (1) One canopy tree for every 20 parking spaces, with a minimum of two trees, shall be planted adjacent to and within the parking area.
- (2) Trees shall be located to prevent damage by motor vehicles.
- (3) Landscaping islands shall be dispersed through the parking lot in order to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six feet wide and shall contain at least one canopy tree.
- (4) Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.
- (5) All landscape areas shall be protected by raised curbs, parking blocks or other similar methods.
- (6) Where any parking area, excepting areas serving one-family or two-family dwellings, abuts or faces a public right-of-way, a three-foot-high continuous obscuring screen at least three but no more than four feet high may be required between the parking area and the public road

right-of-way line. The screen may be comprised of natural or manmade material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.

- (7) Landscaping required for buffer zones and front yard landscaping that abuts off-street parking areas may substitute for up to 50 percent of the required parking lot landscaping.

(Ord. No. 301, § 6(3.96), 2-10-97)

Sec. 90-1013. - Minimum standards for plantings and berms.

- (a) *Minimum plant size at time of planting.*

| | | |
|-----|---------------------------------|--------------|
| (1) | Deciduous canopy tree | 2-½" caliper |
| (2) | Deciduous ornamental tree | 2" caliper |
| (3) | Evergreen tree | 7' height |
| (4) | Deciduous shrub | 2' height |
| (5) | Upright evergreen shrub | 2' height |
| (6) | Spreading evergreen shrub | 18" spread |

- (b) *Minimum standards for berms.*

- (1) Wherever a berm is used to meet the minimum requirements of this article, it shall have a minimum height of three feet and a maximum height of five feet above grade.
- (2) Berms shall be constructed so as to maintain side slopes not to exceed a one-foot vertical rise to three feet horizontal ratio.
- (3) Berm areas shall be covered with grass or other living ground cover.
- (4) Berms shall be constructed so as not to alter drainage patterns on the site or on adjacent properties.

(Ord. No. 301, § 6(3.97), 2-10-97)

Secs. 90-1014—90-1045. - Reserved.