

## **SECTION 2100. LANDSCAPING AND SCREENING** *(Ord No 12-10-2015-2)*

### **2101. Landscaping Standards**

A primary purpose of this Subdivision is to establish minimum performance requirements and provide proper attention to site development and landscaping in the City.

### **2102. Maintenance Standards**

The maintenance of certain standards is essential to ensure compatible relationships between land uses within a community. All uses allowed as either permitted or conditional uses within the City's various zoning districts, shall conform to the following general provisions and performance standards.

### **2103. Minimum Standards**

- .01 In the C-2, C-3, C-4 and M-1 Districts: At least 10% of the gross land area of the site shall be landscaped with grass, approved ground cover, shrubbery and trees
- .02 Developed uses in all but the C-1 District shall provide a landscaped yard along all streets. Such yard shall be at least eight feet in depth along all streets, measured from the street right-of-way. Except for driveways, the yard shall extend the entire frontage of the lot and along both streets in the case of a corner lot
- .03 I and I-2 Districts: At least 10% of the land area within industrial lots which are located around the perimeter of industrial areas and viewable from principal arterial roadway corridors shall be landscaped with grass, approved ground cover, shrubbery and trees
- .04 At least 5% of the land area within industrial lots located in the interior of industrial areas shall be landscaped.

### **2104. Landscaping Methods**

- .01 Such required landscaping shall include a combination of over story trees, under story trees, shrubs, deciduous trees, coniferous trees, or ground covers. Landscaping may include seeding, sodding, raised planter, architectural decorative wall or fencing (upon approval by City Staff), trees, shrubs, ground cover and other landscape materials including permanent sprinkling systems, foundations, storm water runoff retention ponds, reflective ponds, landscape lighting, rain gardens, and other methods of storm water treatments as approved by the City.

### **2105. Screening Standards**

- .01 Required Buffer Zone Between Residential and Non-Residential Districts. Where a Commercial or Industrial District abuts Residential Districts, any new development shall include a buffer zone. There shall be a protective strip of not less than 10 feet in width. This protective strip shall contain no structures, shall not be used for parking, off-street loading and unloading, or storage and shall be landscaped.

The landscape treatment shall include a compact screen wall, landscape hedge or fence, but shall not extend within 15 of the street right-of-way. The planting and fence design must be approved by the Commission as being in harmony with the residential neighborhood and providing sufficient screening of the non-residential area. The wall, hedge, or fence shall be no less than six or more than eight feet in height. A public street shall not be considered part of the required buffer strip.

.02 Additional screening required by this Ordinance shall reduce and restrict but need not totally block visibility of the objects being screened throughout the year and may consist of any of the following or of a combination thereof:

The screening of outside storage required by the Ordinance shall consist of a solid fence or wall at least 75% opaque and not less than six feet six inches (6'6") in height accounting for the existing grade at the time of installation or more than eight feet six inches (8'6") in height above existing grade at the time of installation.

.03 Other acceptable screening methods include the following:

- (1) Earth berms having a slope of not more than three feet horizontal to one foot vertical
- (2) Screening Fence Or Wall
  - (a) A fence or wall may be used for screening when plant materials are provided along the outside of the fence or wall for aesthetic appeal
  - (b) A screening fence shall be constructed of attractive, permanent finished materials, compatible with those used in the construction of the principal structure
  - (c) Landscaping screening shall be an acceptable method provided it meets the minimum year-round opaqueness of 75% within two years of installation and be of sufficient height to achieve screening but not to exceed six feet in height.

.04 Parking Lot Screening. Any off-street parking area containing more than six parking spaces abutting a residential district or across the street from any abutting residential district shall be completely screened to a height of at least three feet above the parking grade. Such screening shall be accomplished through the use of earth berming and/or plant materials.

.05 Landscaping and Screening Plan. In the case of a development where screening is required, a landscaping and screening plan shall be submitted to the City for review and the final landscaping and screening plan shall be subject to written City approval. The plan shall be drawn to scale and shall include the following information:

- (1) Existing trees and shrubs, location, approximate size and common name
- (2) Proposed planting plan with schedule showing quantities, common and botanical names, size at planting and root condition (balled and burlapped, bare root or container)
- (3) Existing and proposed fences and berms, including elevation drawing.