

**CHAPTER 1167**  
**Landscaping and Screening Regulations**

- 1167.01 Intent.
- 1167.02 Plant materials defined.
- 1167.03 Screening and buffering when lot abuts a residential district or residential use.
- 1167.04 Landscaping along the street frontage.
- 1167.05 Screening and landscaping of parking lots.
- 1167.06 Supplemental landscaping requirements for the C-3 district.
- 1167.07 Screening of accessory uses.
- 1167.08 Requirements for fences and walls.
- 1167.09 Landscaping and maintenance of yards.
- 1167.10 Approval process for required landscaping, fences and walls.
- 1167.11 Flexibility in the arrangement and placement of landscaping and screening.

**1167.01 INTENT.**

Visual screening or landscape buffers shall be provided for the following purposes:

- (a) To remove, reduce, lessen or absorb the impact between one use or zone and another;
- (b) To soften the appearance of building masses and break up and reduce the impact of large parking areas;
- (c) To provide interest and lessen the monotony of the streetscape;
- (d) To minimize potential noise, glare and visual clutter of outdoor storage, rubbish areas, dumpsters, parking and loading areas by obscuring the view with landscaping and screening; and
- (e) To provide protection from soil erosion.
- (f) To establish a minimum standard for the consistent appearance of plant material in the community landscape.

**1167.02 PLANT MATERIALS DEFINED.**

Terms related to required plant materials shall have the following meanings:

- (a) Berm. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
- (b) Caliper. American Association of Nurseryman standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken six (6) inches above the ground up to and including four-inch caliper size, and twelve (12) inches above the ground for a caliper size greater than four (4) inches.
- (c) Shade Tree. A tree with foliage that usually sheds annually and planted primarily for its high crown of foliage or overhead canopy.
- (d) Shrub. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

**1167.03 SCREENING AND BUFFERING WHEN LOT ABUTS A RESIDENTIAL DISTRICT OR RESIDENTIAL USE.**

Screening and buffering along the entire length of the common boundary shall be provided in accordance with the following regulations and shall be approved as part of the development plan required by Chapter 1183.

- (a) When Required. A buffer yard shall be required when:
  - (1) A lot in any Commercial or Industrial District abuts a Residential District;
  - (2) A lot in a Multi-Family District abuts a Single-Family or Traditional Residential District;
  - (3) A lot in the R-1 District is developed with attached single-family units as part of a PURD; or
  - (4) A lot in a Residential District is devoted to a nonresidential use.
- (b) Width of Buffer Yard. Each required buffer yard shall have a minimum width equal to the parking setback required for the district, except as otherwise required in Section 1152.07(h) for PURDs.
- (c) Screening. Screening within the buffer yard shall consist of one or a combination of the following:
  - (1) A dense vegetative planting incorporating existing trees and/or shrubs or new plantings of a variety, which shall be equally effective in winter and summer.
  - (2) A non-living opaque structure such as a solid masonry wall, or a solid fence.
  - (3) A fence with openings through which light and air may pass, together with a landscaped area at least 5 feet wide.
  - (4) A landscaped mound or berm at least 10 feet wide.
- (d) Location. The location of the wall, fence, or vegetation shall be placed within the buffer yard to maximize the screening effect, as determined by the Planning Commission.
- (e) Height of Screening. The height of screening shall be in accordance with the following:
  - (1) Visual screening walls, fences, or mounds and fences in combination shall be a minimum of 6 feet high measured from the natural grade, except as otherwise required in subsection (e)(3) below.
  - (2) Vegetation shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect, except as otherwise required in subsection (e)(3) below. The

required height shall be achieved no later than twelve months after the initial installation.

- (3) Whenever the required screening is located along the common side lot line in the area extending from the front building line of the abutting residential use to the street, the required screening shall not exceed a height of 3 feet. Fences and walls in a front yard shall also comply with Section 1167.08.

#### **1167.04 LANDSCAPING ALONG THE STREET FRONTAGE.**

All areas within the required building and parking setback, excluding driveway openings, shall be landscaped. The following minimum plant materials shall be provided and maintained on all lots or developments except lots devoted to single-family detached and two-family dwellings.

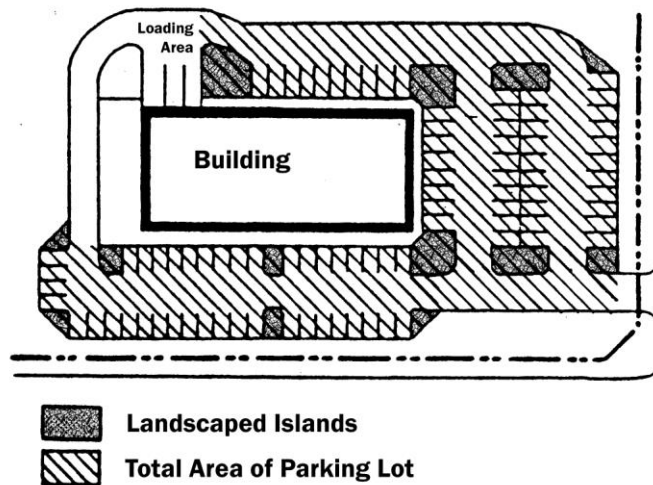
- (a) Three major shade trees shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances. Each tree, at the time of installation, shall have a clear trunk height of at least 6 feet and a minimum caliper of 2 inches.
- (b) Twenty shrubs shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
- (c) All areas not devoted to trees and shrubs shall be planned with grass, ground cover or other live landscape treatment, excluding paving or gravel.
- (d) Trees and shrubs may be aggregated appropriately.
- (e) Whenever the building setback is five (5) feet or less, these requirements shall not apply.

#### **1167.05 SCREENING AND LANDSCAPING OF PARKING LOTS.**

- (a) Landscaping on the Interior of Parking Lots: Interior landscaping of parking lots shall be provided in accordance with the following requirements.
  - (1) For any parking area designed to accommodate 40 or more vehicles, a minimum of 5 % of the parking lot shall be planted as landscaped island areas, developed and reasonably distributed throughout the parking lot to define major circulation aisles and driving lanes and provide visual and climatic relief from broad expanses of pavement.

- A. Each island shall be a minimum of 10 feet in any horizontal dimension;
  - B. Within the landscaped islands, there shall be provided one major shade tree for every 10 parking spaces. Each tree, at the time of installation, shall have a clear trunk height of at least 6 feet and a minimum caliper of 2 inches.
  - C. Shrubs or low, spreading plant materials may be planted within the required landscaped islands provided there is no impairment to the visibility of motorists or pedestrians.
  - D. Landscaped areas along the perimeter of the parking area, or in any part of a yard, shall not be counted as interior parking lot landscaped areas.
- (2) For the purpose of this Section, the area of a parking lot shall be the total vehicular surface area within the perimeter of the parking lot, including the landscaped islands, parking spaces and all circulation aisles except those with no parking spaces or landscaped islands located on either side. See Figure 1, Parking Lot Interior Calculation.

Figure 1. Parking Lot Interior Calculation.



- (b) Screening Along Public Streets and Perimeter of Parking Areas. Whenever parking areas consisting of 5 spaces or more are located such that the parked cars will be visible from a public street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.
- (1) All shrubs, berms, walls, and fences shall have a minimum height of 3 feet, and shall cover at least 50% of the perimeter of the parking area.
  - (2) Such landscaping and/or screening shall be located parallel to and within five (5) feet of the edge of the parking lot.
  - (3) If the landscaping along the street frontage required in Section 1167.04 meets the coverage and location requirements in subsections 1167.05(b) (1) and (2) above, then such landscaping along the street frontage may be used to meet the screening requirements of subsection 1167.05(b).

**1167.06 SUPPLEMENTAL LANDSCAPING REQUIREMENTS FOR THE C-3 DISTRICT.**

When the owners of two or more lots in the C-3 District form a joint agreement to eliminate the side and rear yard parking setbacks, pursuant to the requirements of Schedule 1155.07, any parking areas located on such lots shall be considered one parking lot and shall comply with the landscaping requirements for the interior of parking lots as

set forth in Section 1167.05. Maintenance and upkeep of such landscaped areas shall be agreed upon by the owners in the joint agreement required in Schedule 1155.07.

**1167.07 SCREENING OF ACCESSORY USES.**

In Multi-Family, Commercial and Industrial Districts and for nonresidential conditional uses in residential districts, screening of accessory uses shall be provided according to the following:

- (a) Waste receptacles and loading areas shall be screened by an opaque fence or wall or dense vegetative planting incorporating existing trees and/or shrubs or new plantings of a variety, which shall be equally effective in winter and summer.
- (b) Permitted accessory outdoor storage of goods, supplies, equipment or vehicles used in the operation of an establishment, where permitted, shall be enclosed with a solid fence or wall, including solid gates. The wall or fence shall have a height tall enough to conceal all operations and materials therein from the view of any observer standing at the grade level of an abutting residential district line or a public street.
- (c) Selected screening shall be a minimum of six (6) feet in height placed adjacent to the waste receptacles, storage or loading areas so as to effect screening from any adjacent streets and any adjoining properties.

**1167.08 REQUIREMENTS FOR FENCES AND WALLS.**

- (a) Fences and walls shall comply with the following maximum height regulations as set forth for the district in which the use is located, unless a taller fence is specifically required elsewhere in this Planning and Zoning Code:
  - (1) Commercial and Industrial Districts:
    - A. A fence or wall in a front yard or corner side yard shall not exceed a height of 3 feet. Fences and walls in a front yard shall be used for decorative purposes only.
    - B. A fence or wall in a side or rear yard shall not exceed a height of eight (8) feet, unless otherwise specified.
  - (2) In Single-Family, Traditional Residential and Multi-Family Districts, fences and walls shall comply with the height regulations set forth in 1151.08 (i).

- (b) Fences shall be of chain link, picket, split rail, sapling, louver, board on board, or other design, and, if painted, shall be one color. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced.

**1167.09 LANDSCAPING AND MAINTENANCE OF YARDS.**

Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition.

- (a) All screening shall be free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.
- (b) Trees and shrubs shall be arranged to create varied and attractive views and plant material should provide a variety of color displayed throughout the year.
- (c) The required landscaping shall be maintained in healthy condition by the current owner and replaced when necessary. Replacement material shall conform to the original intent of the landscape plan.
- (d) Vehicle parking shall not be permitted in landscaped areas.

**1167.10 APPROVAL PROCESS FOR REQUIRED LANDSCAPING, FENCES AND WALLS.**

- (a) The location of proposed landscaping, fences or walls required to fulfill the standards and criteria of this Chapter shall be reviewed and approved as part of a development plan pursuant to Chapter 1183.
- (b) However, when a fence or wall is proposed at a separate time from any other development for new construction, additions or site renovation, a fence or wall may be approved administratively by the Zoning Administrator when the Zoning Administrator determines that the proposal:
  - (1) Complies with the requirements of this Section;
  - (2) Is consistent with any previously approved plan;
  - (3) Is compatible with the current site development if there is no approved plan; and
  - (4) Will have a minimal adverse impact to the surrounding areas.



If, because of the nature and location of the proposed fence or wall, the Zoning Administrator does not make such a determination, the request shall be referred to the Planning Commission and considered by the Commission according to the development plan procedures in Chapter 1183.

**1167.11 FLEXIBILITY IN THE ARRANGEMENT AND PLACEMENT OF LANDSCAPING AND SCREENING.**

The standards and criteria in Sections 1167.01 through 1167.09 establish the City's objectives and levels of landscaping intensity expected. However, in applying these standards during the development plan review the Planning Commission may:

- (a) Exercise discretion and flexibility with respect to the placement and arrangement of the required elements to assure that the objectives of the district and the proposed development or redevelopment are best satisfied.
- (b) Grant a waiver allowing existing conditions, trees and/or vegetation retained on site to be used to meet the landscaping and screening requirements when it can be determined that the proposed measures equal or exceed the intent and provisions of this Chapter.