

- (a) *Purpose.* It is the purpose of this section to establish certain regulations pertaining to landscaping within the city. These regulations provide standards and criteria for new landscaping which are intended to:
- (1) Promote the value of property, enhance the welfare, and improve the physical appearance of the city;
 - (2) Reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious surfaces within the urban environment; and
 - (3) Preserve and improve the natural and urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification, oxygen regeneration, groundwater recharge, abatement of noise, glare, and heat, provision of habitat for wildlife, and enhance the overall beauty of the city.
- (b) *Landscaping applicable to nonconforming uses.* This section establishes landscaping requirements in all zoning districts and for all uses. Land uses not previously subject to landscaping requirements shall comply with this section upon the occurrence of one of the following events:
- (1) A change in zoning;
 - (2) Requirement of landscaping as a condition of a specific use permit;
 - (3) Development of a vacant or undeveloped property;
 - (4) Loss of legal nonconforming status.
- (c) *General landscaping requirements.*
- (1) Trees planted shall be a minimum of 2.5 inches in caliper measured 4.5 feet above the ground at the time of planting.
 - (2) Shrubs, vines and ground cover planted pursuant to this article should be good, healthy nursery stock. Shrubs shall be a minimum of one-gallon container size at the time of planting.
 - (3) Grass areas are required to be planted in species normally grown as permanent lawns in the city, including Bermuda, Buffalo Grass, Zoysia, or other drought-tolerant grass. Grass areas shall require the installation of solid sod.
 - (4) The use of architectural planters may be permitted in fulfillment of landscape requirements subject to approval of the planning and zoning commission and city council at the time of site plan approval.
 - (5) Developers and homebuilders are encouraged to use xeriscape plant materials to promote use of water-wise landscaping.
 - (6) Landscape planting shall not be erected or installed in such a manner to interfere with traffic view or impose a safety hazard.
 - (7)

Landscapes should be designed to provide a natural appearance whenever possible. Design alternatives may include a variety of heights, clustering plant materials or other means that will achieve the desired effect.

- (8) All landscaping installed pursuant to this section shall be maintained in a healthy living condition. Any landscaping that is damaged or dies within two years of initial planting shall be replaced to ensure compliance with this section.

(d) *Landscape plan required.*

- (1) A landscape plan is required to be submitted with each building permit for single-family residential uses or at the time of submittal of a site plan for all other uses. The landscape plan may be prepared by the applicant or the applicant's designee and is not required to be prepared by a registered or certified professional. A landscape plan illustrating compliance with the requirements of this section shall be provided and approved prior to the issuance of a building permit;
- (2) The landscape plan shall contain the following information:
 - a. North arrow;
 - b. Date of plan submittal;
 - c. Location, size and species of all trees to be preserved;
 - d. Location of all plants and landscaping material to be used including, but not limited to, paving, benches, screens, fountains, statues, ponds/lakes, or other landscape features;
 - e. Topography;
 - f. Size of all plant material to be used;
 - g. Spacing of plant material where appropriate;
 - h. Layout and description of irrigation, sprinkler or water system, including placement of water sources;
 - i. Description of maintenance provisions of the landscape plan; and
 - j. Persons responsible for the preparation of the landscape plan.

(e) *Landscaping required.*

- (1) Fifteen percent of the total land area in any proposed multifamily residential or nonresidential development or construction that occurs for any use after the effective date of the ordinance from which this chapter is derived shall be landscaped.
- (2) All landscaping shall be completed and installed in accordance with the approved landscape plan within 90 days of a certificate of occupancy being granted. A one-time extension, not to exceed 90 days, may be granted upon approval of the administrative official.
- (3) Where the development is to be a multiphase development, only the area being developed in the current phase need to be subject to the landscape regulations; however, each phase will be required to meet the landscaping requirements as they are being developed.

- (4) The use of native and adapted, drought tolerant plants is encouraged to meet requirements of this section.
- (5) Artificial plants or turf are expressly prohibited.
- (6) An irrigation system must be provided or a hose bib connection be available within 100 feet of all landscape areas with all landscape plans for nonresidential developments.
- (f) *Location of required landscaping.*
 - (1) Not less than 40 percent of the total landscaping requirement shall be located in the designated front yard. Parcels that are adjacent to more than one roadway may count the street yards towards satisfying the front yard requirement.
 - (2) In the industrial zoning district, only 20 percent of landscaping shall be required to be located in the front yard.
- (g) *Single-family residential landscaping requirements.* All single-family residential lots shall provide, at a minimum, the following landscaping:
 - (1) One tree to be located in the front yard.
 - (2) Solid grass sod shall be provided in the front yard.
- (h) *Multifamily and nonresidential landscaping requirements.*
 - (1) *Requirement standards.* The following standards shall apply to all multifamily and nonresidential properties. Standards that are set forth in this section for the provision of trees may be met by saving existing, on-site trees of six inches minimum caliper, measured 4.5 feet above grade, or by planting new trees.
 - (2) *Nonresidential and multifamily buffering and screening requirements.*
 - a. In addition to any screening requirements, when a nonresidential or multifamily use is established on a lot located adjacent to a residentially zoned property, the nonresidential or multifamily use shall provide a minimum ten-foot landscape buffer strip adjacent to the property line of the residentially zoned property. A minimum of one tree shall be planted for each 50 linear feet of landscape buffer. A minimum of ten shrubs shall be planted for each 50 linear feet of landscape buffer. All other areas within the landscape buffer shall be covered with grass or another solid vegetative cover approved at the time of site plan approval.
 - b. When a nonresidential or multifamily use is established on a lot adjacent to a residentially zoned property, the nonresidential or multifamily use shall construct a solid screening fence constructed of wood, masonry or other material to a minimum of six feet in height, approved by the planning and zoning commission taking into consideration aesthetic value, light, air, or open space factors and accessibility and safety concerns at the time of site plan approval. The screen shall be located no closer to the street than the property line. Such screening fence shall be maintained in good condition.

(3) *Parking area landscaping and buffering requirements.*

a. *Perimeter landscaping and screening.*

1. Any parking lot or portion thereof that fronts upon or is adjacent to a public or private street right-of-way and contains ten or more parking spaces shall provide a minimum ten-foot landscape buffer adjacent to the street right-of-way. A minimum of one tree shall be planted for each 50 linear feet of landscape buffer. A minimum of ten shrubs shall be planted for each 50 linear feet of landscape buffer. All other areas within the landscape buffer shall be covered with grass or another solid vegetative cover approved at the time of site plan approval.
2. A landscaped berm or combination of berm and shrubs may be provided in lieu of required shrubs. The berm must be an average height of three feet, but in no case less than 18 inches, above the average grade of the street and parking lot curbs. A variation in height of the berm is encouraged. Shrubs may be grouped to provide variety in design.

b. *Interior landscaping.*

1. All parking areas shall provide a minimum of ten percent of the gross parking area devoted to landscaping. Interior landscape areas shall be protected from vehicular encroachment of overhang through appropriate wheel curbs, tire stops/parking blocks or similar barriers. A minimum of one tree shall be planted for each 400 square feet of required interior landscape area.
2. Interior areas of parking lots shall contain planting islands, peninsulas, or medians located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every 12 parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of 200 square feet. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area.

c. *Distribution of landscaped areas.* Required landscaped areas for parking lots shall be evenly distributed throughout the parking lot. Adjustments may be approved by the planning and zoning commission and city council at the time of site plan approval when the shape or size of the parking lot, the location of existing trees or other natural constraints reasonably prevent such distribution.

(4) *Dumpster screening and buffering requirements.* All dumpsters or other solid waste collection facilities located on a nonresidential or multifamily property shall be located away from residential properties or uses and shall be enclosed on three sides by a minimum six-foot-tall masonry or other noncombustible material screening wall. Temporary dumpsters are exempt from this screening requirement. Temporary dumpsters must be removed upon completion of the event, construction, or demolition.

