

Sec. 106-35. Perimeter landscaping ~~for residential multifamily or commercial.~~

The perimeter landscaping for residential multifamily (excluding triplex), or commercial non-residential, including standalone parking lots shall be as follows:

- (1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement for this section. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right of way, if applicable.
- (2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped: with a buffer strip which is ~~The landscaping shall include a buffer strip of~~ at least five feet in width adjacent to the abutting property, ~~containing a hedge or other durable screen of landscaping at least five feet in height.~~
- (3) All required buffer strips must contain hedges or other durable landscape barriers planted and maintained to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species, and shall be at least five feet in height or the maximum height permitted pursuant to Chapter 110, Article VI, Division 3, whichever is less. Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15-foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.
- (4) Nonliving landscape materials permitted elsewhere in this chapter such as crushed shall not satisfy the vegetation requirements of required landscape buffers which must be maintained as green area.