

**CHAPTER 430
Landscaping And Screening Requirements**

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SECTION 430.01 PURPOSE.

Landscaping, visual screening and buffers shall be provided for all non-single family uses for the following purposes: to remove, reduce, lessen or absorb the impact between one use or zone and another; to break up and reduce the impact of large parking areas; provide interest and lessen the monotony of the streetscape; to obscure the view of outdoor storage, rubbish areas, dumpsters, parking and loading areas; and to provide protection from soil erosion.

SECTION 430.02 LANDSCAPING ALONG THE STREET FRONTAGE.

On any lot devoted to a multi-family use or non-residential use, the area within the required building and parking setback, excluding driveway openings, shall be landscaped. This requirement may be limited to the street frontage that is part of the project area, and as determined by the Zoning Inspector. The following minimum plant materials shall be provided and maintained. *(Amended 5/14/19)*

- A. Five (5) major shade trees, for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
 - 1. 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.
 - 2. For the purpose of these regulations, a major shade tree shall be a tree normally growing to a mature height of 20 feet and a mature spread of at least 15 feet.
- B. Twenty (20) shrubs for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.

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- C. Grass, ground covers or other live landscape treatment, excluding paving or gravel.
- D. Trees and shrubs may be aggregated appropriately.

SECTION 430.03 SCREENING AND LANDSCAPING OF PARKING LOTS.

Perimeter and interior landscaping of parking lots shall be provided in accordance with the following requirements.

- A. Interior Parking Lot Landscaping.
 - 1. For any parking area designed to accommodate 20 or more vehicles, not less than 10 percent of the parking lot area shall be planted as landscaped islands. For the purpose of this Section, the area of a parking lot shall be the total vehicular surface area including circulation aisles.
 - 2. Such islands shall be developed and evenly distributed throughout the parking lot to provide visual and climatic relief from broad expanses of pavement.
 - a) Each island shall be a minimum of 10 feet in any horizontal dimension and shall provide at least one major shade tree having a clear trunk height of at least 6 feet and a minimum caliper of 2 inches.
 - b) Shrub plantings adjacent to a building along the perimeter of the parking lot, or in any part of a yard, shall not be counted as interior landscaping.
- B. Screening of Parking Lot Adjacent to or Across Street from Residential Uses. Whenever parking areas consisting of five spaces or more are located such that the parked cars will be visible from a residential lot adjacent to or directly across a street from the parking lot, screening shall be required between the street or lot line and the parking lot. Such screening shall have a minimum height of three feet, located adjacent to the parking lot and shall be placed to effectively obscure a minimum of 50 percent of the parking area. Screening provided in compliance with Section 430.04 shall fulfill this requirement.

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SECTION 430.04 SCREENING AND BUFFERING WHEN LOT ABUTS A RESIDENTIAL DISTRICT.

When a lot in any Commercial or Industrial District abuts a Residential District screening and buffering along the entire length of the common boundary and/or roadway shall be provided in accordance with the following regulations. *(Amended 5/14/19)*

- A. Width of Buffer Yard. Each required buffer yard shall have a minimum width equal to the parking setback required for the district in which they lot is located.
- B. Screening. Screening within the bufferyard shall consist of one (1) or a combination of two (2) or more of the following:
1. A dense vegetative planting incorporating trees and/or shrubs of a variety that shall be equally effective in winter and summer. Trees and/or shrubs shall be adequately spaced to form a solid continuous visual screen within three years after the initial installation.
 2. A non-living opaque structure such as a solid masonry wall, or a solid fence that is compatible with the principal structure.
 3. A fence with openings through which light and air pass together with a landscaped area at least ten feet wide.
 4. A maintained, landscaped earthen-mound at least 5 feet wide.
 5. Maintenance of the existing natural vegetation that, in its natural state, forms a screen with a height not less than six (6) feet.
- C. Height of Screening. The height of screening shall comply 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, in order to accomplish the desired screening effect.
 2. Vegetation shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect. The required

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

- D. Placement of Screening. The location of the wall, fence, or vegetation shall be placed within the bufferyard to maximize the screening effect as determined by the Zoning Commission. The bufferyard plan shall be specific to the type of option to be used.

SECTION 430.05 SCREENING OF ACCESSORY USES.

On any lot devoted to a multi-family or nonresidential use the following accessory uses shall be screened from any adjacent street or adjoining property.

- A. Dumpsters and loading areas shall be enclosed on all four sides by an opaque fence or wall having a minimum height of six (6) feet.
- B. Accessory outdoor storage of goods, supplies or equipment used in the operation of the establishment, where permitted, shall be screened according to Section 430.04 when abutting a residential district. *(Amended 11/11/22)*

SECTION 430.06 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. The required landscaping shall be maintained in healthy condition by the current owner. In the event any required landscaping material dies or is destroyed, it shall be replaced within 6 months. Replacement material shall conform to the original intent of the landscape plan.
- C. Vehicle parking shall not be permitted in landscaped areas.

SECTION 430.07 APPROVAL PROCESS FOR REQUIRED LANDSCAPING, FENCES AND WALLS.

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- A. The location of proposed landscaping, fence or wall shall be reviewed and approved as part of a development plan pursuant to Chapter 620. However, when a fence or wall is proposed on a site at a separate time from any other development for new construction, additions or site renovation, a fence or wall may be approved by the Zoning Inspector when the Zoning Inspector 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 minimum adverse impact to the surrounding areas.

- B. Fences and walls in residential districts shall comply with the regulations set forth in Chapter 310 and be reviewed by the Zoning Inspector according to Chapter 610.