1115.01 PURPOSE.

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1115.01 PURPOSE.

CHAPTER 1115

Landscaping and Screening Standards

1115.01 Purpose.
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1115.04 Landscaping materials and standards.
1115.05 Buffering between land uses.
1115.06 Interior landscaping of parking lots.
1115.07 Screening of outside storage areas or other service areas.
1115.08 Installation and maintenance.

1115.01 PURPOSE.

The purpose of this chapter is to protect and promote the public health, safety, and general welfare of Sheffield Lake through the City's ability to regulate land use in a method that utilizes the benefits of landscaping and buffering. Specifically, it is the purpose of this chapter to:

(a) Protect privacy and provide buffering land uses of differing intensities;

(b) Remove, reduce, lessen or absorb the impact between one use or zoning district and

another;

(c) Aid in noise, glare and heat abatement;

(d) Contribute to the process of air purification, ground water recharge, and control of ground water runoff;

(e) Prevent or reduce soil erosion and sedimentation and stormwater runoff;

(f) Enhance energy conservation; and

(g) Increase and maintain property values.

(Ord. 26-22. Passed 4-26-22.)

1115.02 APPLICABILITY.

(a) This chapter shall apply to new development and any collective substantial expansion of existing structures, in nonresidential districts and in large parking lots. Substantial expansion of existing structures shall be defined based on the criteria established in Table 1115-1.

TABLE 1115-1: SUBSTANTIAL EXPANSION

When Existing Structure is.....	A Substantial Expansion is.....
0 - 1,000 Sq. Ft.	50% or Greater
1,001 - 10,000 Sq. Ft.	40% or Greater
10,001 - 25,000 Sq. Ft.	30% or Greater
25,001 - 50,000 Sq. Ft.	20% or Greater
50,001 Sq. Ft. and larger	10% or Greater

(b) Section 1115.05: Buffering between Land Uses shall apply to any size expansion of a structure where such expansion will decrease the setback between the structure and a residential zoning district.

(c) Where there is no expansion of a structure but the vehicular use area is expanded, this chapter shall apply to any new vehicular use areas.

(Ord. 26-22. Passed 4-26-22.)

1115.03 LANDSCAPING PLAN.

(a) Landscaping Plan Requirement.

(1) Any property to which this chapter applies shall illustrate all proposed landscaping and

buffering, including the proposed landscaping material, on a site plan or on a separate landscaping plan as part of the application for a site plan review or a zoning permit, whichever is applicable.

(2) All plans shall identify the existing plant material that will be retained and all proposed plant materials within the landscaping and buffer areas. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the landscaping material selection and how the application complies with this chapter.

(b) Approval of a Landscaping Plan. Criteria for the approval of a landscaping plan shall be as follows:

(1) No zoning permit shall be issued without approval of a landscaping plan.

(2) Failure to implement the landscaping plan within twelve (12) months of the issuance of a zoning permit shall be deemed a violation of this code.

(3) The City may seek professional advice from a landscape architect or licensed nurseryman in the review of the submitted plans. The cost of such consultation may be passed on the applicant.

(c) Changes to an Approved Landscaping Plan. The Zoning Inspector may authorize minor changes from the requirements of this chapter.

(1) For purposes of this subsection, minor changes shall be defined as changes to the landscaping plans that are not visible and do not affect the theme or character established for the subject development project.

(2) A revised plan shall be submitted to the Zoning Inspector for review and a decision.

(3) The Zoning Inspector shall have the authority to forward the revised plan to the Planning Commission for a decision if the Zoning Inspector questions whether the changes are minor.

(Ord. 26-22. Passed 4-26-22.)

1115.04 LANDSCAPING MATERIALS AND STANDARDS.

(a) Responsibility for Installation of Landscaping Materials. All landscaping and buffering shall be provided by the person in charge of or in control of developing the property, whether as owner, lessee, tenant, occupant or otherwise.

(b) Use of Landscaped Areas. Vehicle parking shall not be permitted in landscaped areas.

(c) Easements. Nothing shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of the utility provider, easement holder, or the City.

(d) Landscaping Materials. The following items are suitable for landscaping materials used individually or in combination with each other, subject to review and approval by the applicable review authority.

(1) Existing Landscape Material.

A. Unless otherwise noted, existing landscape material in healthy condition can be used to satisfy the requirements of this chapter in whole or in part provided they meet all requirements of this chapter.

B. The applicable review authority shall determine satisfaction of this requirement.

(2) Walls and Fences.

A. Walls and fences shall be constructed of weatherproof materials, including pressure treated wood, redwood, cedar, synthetic lumber, or vinyl, and aluminum or galvanized hardware. Except as specifically noted, chain link fences, with or without wooden or synthetic slat material, shall not be allowed when used to satisfy any landscaping or buffering requirements of this chapter.

B. Walls and fences comply with all general fence and wall requirements of Section 1113.04: Fences, Walls, and Hedges.

(3) Plants.

A. All plants shall be living and hardy within the United States Department of Agriculture's Hardiness Zone 6 and thriving in Lorain County. Plant materials used in conformance with the provisions of this section shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B. Trees shall be balled and burlapped or in containers. Shrubs, vines, and ground covers can be planted as bare root as well as balled and burlapped or from containers.

C. All landscaping materials shall be free of noxious weeds, disease, and pests.

D. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.

E. The following are specific standards for landscaping materials.

i. Deciduous Trees.

a. Deciduous trees shall have a minimum caliper of at least two (2) inches Diameter-at-Breast-Height (DBH) and a clear trunk height of six (6) feet that conforms to acceptable nursery industry procedures at the time of planting.

b. If deciduous trees are to be used for screening purposes, additional materials listed in this chapter shall be used to create a dense buffer.

ii. Ornamental and Understory Trees. Ornamental and understory trees shall have a minimum height of four feet or a minimum caliper of at least one and one-half (1.5) inches DBH that conforms to acceptable nursery industry procedures at the time of planting.

iii. Evergreen Trees.

a. Evergreen trees shall be a minimum of six (6) feet in height at the time of planting.

b. Evergreen plantings used for buffering shall be planted at a maximum distance of twenty (20) feet on center to provide an effective buffer.

iv. Shrubs and Hedges.

a. Shrubs shall be at least twenty (20) inches in height at the time of planting and have a mature height of not less than thirty-six (36) inches.

b. Hedges shall be at least thirty-six (36) inches in height at the time of planting.

c. All hedges shall be designed to provide an effective, dense screen and mature height of at least six (6) feet within four (4) years after the date of the final approval of each planting when used for perimeter landscaping or screening applications.

v. Grass and Ground Cover.

a. Grass of the fescue, bluegrass or perennial rye families shall be planted in species normally grown as lawns in Lorain County.

b. In swales or other areas subject to erosion, solid sod, erosion reducing net or suitable mulch shall be used and grass seed shall be sown for immediate protection until complete coverage is achieved.

c. Grass sod shall be clean and free of weeds and noxious pests or diseases.

d. Ground cover shall be planted in such a manner as to provide seventy-five percent (75%) complete coverage after two growing seasons.

F. Additional Landscaping Beyond the Minimum Requirements. Once the minimum landscape requirements have been met, any size plant may be installed on a lot to supplement the minimum requirements.

(4) Species Diversity.

A. When fewer than forty (40) trees are required on a site, at least two (2) different species shall be utilized, in roughly equal proportions.

B. When forty (40) or more trees are required on a site, at least three (3) different species shall be utilized, in roughly equal proportions.

C. Required shrubs shall utilize the same species diversity requirements.

D. Nothing in this subsection shall be construed so as to prevent the utilization of a more diverse number of different species than specified above.

(5) Earth Mounds or Berms. Earth mounds or berms may be used as buffers, however, differences in natural elevation between areas requiring a buffer does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following:

A. Mounds or berms shall conform to any county grading requirements. The maximum slope shall be a maximum of one (1) foot in height for every three (3) feet in length.

B. Mounds and berms shall be designed with physical variations in height and alignment throughout its length.

C. Landscaping plant materials may be installed on mounds or berms and shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.

D. The landscaping plan shall show sufficient detail to demonstrate compliance with the above provisions, including a plan and profile of the mound or berm, soil types and construction techniques.

E. Mounds and berms shall be located and designed to minimize the disturbance of existing trees located on the site or adjacent thereto.

F. No part of any mound shall be elevated more than thirty (30) inches above natural grade within ten (10) feet of any right-of-way or property line, and the toe of such mound shall be located a minimum of three (3) feet from any right-of-way or property line.

G. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound and to achieve a natural appearance.

H. No mound wastewater treatment system or other similar on-site wastewater treatment system shall count toward the buffering requirement.

(6) Measurements. Whenever there is a height measurement related to landscaping and buffering, such measurement shall be taken from the highest finished adjacent grade to the top of the material.

(Ord. 26-22. Passed 4-26-22.)

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- effective buffer
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