

1115.08 INSTALLATION AND MAINTENANCE.

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CHAPTER 1115 Landscaping and Screening Standards

1115.06 INTERIOR LANDSCAPING OF PARKING LOTS.

(a) Amount of Landscaping Required.

(1) For all parking areas with five (5) to fifty (50) parking spaces, a total of five percent of the paved area (not including loading spaces or stacking lanes/spaces) shall be landscaped under the provisions of this section.

(2) For all parking areas with more than fifty (50) parking spaces, a total of ten percent (10%) of the paved area (not including loading spaces or stacking lanes/spaces) shall be landscaped under the provisions of this section.

Figure 1115-A: Parking Lot Interior Calculation

(3) The required landscaping shall be located within landscaped islands. Landscaped areas that extend into parking areas from the perimeter landscaping may count toward this requirement but only that area that extended into the parking area. See Figure 1115-A and Figure 1115-B.

Figure 1115-B: Landscaping and screening is intended to soften the appearance of large expanses of parking areas and can also provide areas for stormwater management.

(4) Landscaped islands shall be developed and distributed throughout the parking lot to define major circulation aisles and driving lanes; and to provide visual and climatic relief from broad expanses of pavement.

A. Each island shall have a minimum dimension of four (4) feet by nine (9) feet.

B. There shall be a minimum of one (1) deciduous tree and one (1) shrub provided for every fifteen (15) parking spaces; such trees shall be planted within the required landscaped islands but not all islands are required to have a tree or shrub.

C. Additional 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.

(5) Landscaped areas on the site that are outside of any vehicular use area and do not touch the parking area shall not be counted as interior parking lot landscaped areas.

(6) The landscaped islands shall be protected by the installation of continuous curbs or wheel stops with a height of six inches.

(7) The landscaped islands should be designed, to the maximum extent feasible, to accommodate stormwater runoff. The use of porous pavement and/or specially designed brick or block is encouraged to increase on-site water detention for plant material and ground water supplies and to reduce problems associated with runoff.

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

1115.07 SCREENING OF OUTSIDE STORAGE AREAS OR OTHER SERVICE AREAS.

(a) Intent and Applicability. In addition to all other landscaping standards in this section, screening shall be required to conceal specific nonresidential areas of high visual or auditory impact. Such areas shall be screened at all times, unless otherwise specified, regardless of adjacent uses, districts, or other landscaping material.

(b) Items to be Screened. The following areas shall be screened in accordance with this section:

(1) Large waste receptacles (dumpsters) and refuse collection points (including large recycling containers);

(2) Loading and service areas;

(3) Outdoor freezers or other accessory structures;

(4) Outdoor storage areas (including storage tanks) not subject to the outdoor storage requirements of Section 1111.01(e)(14);

(5) Mechanical equipment and utility meters not located on, and screened by, the building or structure.

(c) Screening Requirements.

(1) All items to be screened shall be shielded from view from public roads and adjoining lots in residential zoning districts.

(2) All items to be screened shall be located in the side or rear yards.

(3) All items to be screened shall be provided with a visual screen consisting of fences, walls,

berms or approved plant materials or a combination thereof. The screening shall be at least one foot higher than the item to be screened but not less than six (6) feet in height and shall extend along three sides of the items to be screened. For dumpsters, a gate shall be required on the fourth side where access is provided to the dumpster. The gate shall be opaque enough to shield from view the interior of the service area. See Figure 1115-C and Figure 1115-D.

(4) All plant materials used for required screens around service areas shall be of an evergreen variety.

(5) If an adjacent building provides screening on one side of the service area, only two sides need to be screened, bermed, or walled, with a gate required in front of the service area. The gate shall be opaque enough to shield from view the interior of the service area.

(6) Roof mounted mechanical equipment shall be screened by parapet walls or other screening device with height not lower than six inches below the height of mechanical equipment.

(d) Fence or Wall Screens.

(1) Fences or walls shall be compatible with the architectural materials and patterns of the principal structure. See Figure 1115-C.

(2) Under no circumstances shall a wall be constructed of unfinished concrete or cinder block.

Figure 1115-C: Use of a wall and fencing for screening that is architecturally compatible with the principal building.

Figure 1115-D: The above image illustrates a vegetative screen that hides HVAC equipment and a dumpster.

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

1115.08 INSTALLATION AND MAINTENANCE.

(a) 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 pruned, trimmed, and maintained in good and healthy condition.

(b) All landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The property owner shall be responsible for continued, perpetual maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse, debris, and noxious and unsightly weeds at all times.

(c) The landscaping shall regularly be kept clean and free of debris, litter, and weeds.

(d) All unhealthy or dead plant material shall be replaced within thirty (30) days, or by the next planting period, whichever comes first. Replacement material shall conform to the original intent of the landscaping and buffer plan.

(e) Violation of installation provisions or failure to maintain the landscaping shall constitute a violation of this code. Such violation shall be grounds for the Zoning Inspector to require replacement of the landscape material or initiate legal proceedings to enforce the provisions of this code

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

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