

ARTICLE XI LANDSCAPING

Section 11.1

The following landscape treatments shall be provided as set forth in this Article or as may otherwise be required for a use or situation as required by this Ordinance.

Section 11.2 Screening Requirements

Any non-residential use located in either the R-O, O, N-B, C-B, G-B, L-I or H-I Districts and located on property abutting any R-20, R-10, R-9, RS-8, R-8, RS-6 or R-6 Residential District, unless separated by a public street or railroad right-of-way, shall provide a screening device as described below. Such screening device shall be provided along the full length of any common property line and shall be maintained as long as the conditions requiring the original installation exists, even if active operations cease.

The requirement for the installation of a screening device shall be initiated by the occurrence of any one or more of the following activities on the non-residential property;

1. The initial use, development or occupancy of the non-residential property;
2. Any change in use or occupancy of the non-residential property which results from a change in the zoning classification of the non-residential property; and/or
3. Any building expansion that increases the floor area of the non-residential use or any addition of parking that provides ten (10) or more spaces, whether required or not.

The screening device shall be provided by the non-residential use even if the abutting residentially zoned land is vacant.

Screening Device - A screen that is at least ninety (90) percent opaque from the ground to a height of at least six (6) feet. The screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. In any case where vegetation, either existing or proposed, is to be used as the required screening device, if the vegetation is to be less than ten (10) feet in width (thickness), a fence, wall or similar device at least fifty (50) percent opaque and six (6) feet in height shall be used in combination with the vegetation. In all cases, the screen must be at least ninety (90) percent opaque in all seasons of the year. Planted vegetation must be a minimum of four (4) feet high and one (1) inch in caliper, measured six (6) inches above grade, when planted. Existing vegetation must be equivalent.

Section 11.3 Parking Lot Landscaping

In any Zoning District where parking spaces for twenty-five (25) cars are required or provided for a use or uses on a site, the parking lot shall be landscaped with canopy trees as required by this section at the rate shown below. This requirement shall be initiated by the initial use or development of the property. In addition, in any case where ten (10) parking spaces are added, whether required or not, the entire parking lot including existing parking areas shall be landscaped if the total on the site then equals twenty -five (25) or more.

Canopy trees shall be provided at a rate of one canopy tree for each twelve (12) spaces. After the first two trees, any fractional remaining number of spaces over six (6) shall require one (1) additional tree. Required canopy trees shall be distributed throughout the parking area and shall be located within or adjacent to parking lots as tree islands, at the end of parking bays, inside medians or between rows of parking spaces. Tree islands will be 9' x 18' in minimum dimensions. All parking spaces shall be within sixty (60) feet of a canopy tree. Canopy trees must be a minimum of eight (8) feet high and two (2) inches in diameter, measured six (6) inches above grade at planting. When mature, a canopy tree should be at least forty (40) feet high and have a minimum crown width of thirty (30) feet. The following is a sample list of canopy trees by common name:

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|-----------------|-----------------|
| Red Maple | White Pine |
| Pecan | Sycamore |
| Deodar Cedar | White Oak |
| Leyland Cypress | Pin Oak |
| American Holly | Post Oak |
| Sweetgum | Black Locust |
| Red Mulberry | American Linden |
| White Spruce | American Elm |

Section 11.4 Landscaped Street Yard Requirement

Any non-residential use located in either the R-O, O, N-B, G-B, L-I, or H-I Districts shall provide a landscaped street yard as described herein. The requirement for the landscaped street yard shall be initiated by the requirements as set forth in Section 11.2. In such case the full landscaped street yard shall be provided.

The landscaped street yard is a landscaped area parallel to the public street and to the side and rear property line boundaries designed to provide continuity of vegetation along the right-of-way and a pleasing view from the road and adjoining properties. The landscaped area shall be penetrated only by driveways and crosswalks. The minimum width of the street yard shall be five (5) feet measured from and parallel to the public street right-of-way and property line boundaries. It shall be landscaped and maintained with a vegetative cover and shall be planted with small and/or medium shrubs at a rate of fifteen (15) per one hundred (100) linear feet of street yard not counting driveway and crosswalk area. The Zoning

Administrator may approve a different vegetative landscape type where in its opinion equal or better performance will result. The following is a sample list of recommended shrubs by common name:

American Boxwood	Common Juniper
Carolina Allspice	Nandina
Flowering Quince	Azalea
Hedge Cotoneaster	Mapleleaf Viburnum
Japanese Holly	Sargents Chinese Juniper
Japanese Barberry	Common Laurelcherry
Purple Beautyberry	Fragrant Sumac

The landscaped yard at side and rear property boundaries is not required where a 90% opaque vegetative buffer has been installed in accordance with Article XI and the 90% opaque vegetative buffer is at a minimum five (5) feet in width as measured from the property line.

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