

Landscaping Standards (LA)

5.43 LA-01: General Landscaping Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of Landscaping Standards is to maintain community character, enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

A. Cross Reference:

1. *Vision Clearance Standards*: All landscape materials shall be located to avoid interference with visibility per *Section 5.95: Vision Clearance Triangle Standards*.
2. *Trees Preservation*: Removal of trees within the right-of-way shall not occur without the permission of the Street Tree Commission.

B. Applicability: Landscape materials consistent with the requirements of the Unified Development Ordinance shall be required when one (1) of the following conditions is met:

1. *New Primary Structure*: An Improvement Location Permit for a new primary structure is obtained.
2. *Addition to Primary Structure*: An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.

C. Placement:

1. *Easements*: Landscape materials shall not be planted in rights-of-way or easements without permission from the City and/or the easement holder unless otherwise required by the Unified Development Ordinance. A tree canopy, however, may project over a right-of-way or any type of easement.
2. *Infrastructure Interference*:
 - a. Landscape materials shall be located to avoid interference with overhead and underground utilities.
 - b. Landscape materials shall maintain five (5) feet of horizontal clearance from sewer and water lines.
 - c. Landscape materials shall not project into sidewalks, pedestrian paths, and the like below a height of seven (7) feet.
 - d. Landscape materials shall not project over street curbs or pavement below a height of eight (8) feet.

D. Maintenance: Trees, vegetation, irrigation systems, fences, walls, and other landscape materials are essential elements of a project. Owners and their successors in title are responsible for the regular maintenance of all landscaping materials such that they are kept in good condition, including street trees located in the adjacent right-of-way. All landscape materials shall be maintained alive, healthy, and free from disease and pests. Failure to maintain minimum landscape materials is a violation of the Unified Development Ordinance subject to the provisions of *Article 10: Enforcement and Penalties*.

E. Tree Preservation Credits: The preservation of an existing healthy tree shall constitute an in-kind credit toward meeting the landscape standards in the Unified Development Ordinance. A credit shall be granted per tree that contributes to and satisfies similarly to the intent of a particular section of the landscape standards (e.g. street trees, lot plantings, pond plantings, or bufferyards) within the Unified Development Ordinance.

1. *Preservation Plan*: If tree preservation credits are desired, a Tree Preservation Plan shall be submitted prior to any construction activity. The Tree Preservation Plan shall identify the trees intended to be saved and a strategy for retaining and protecting the trees and their existing root systems.
2. *Credits*:
 - a. For each preserved deciduous tree with the caliper measurement of eight (8) inches or greater, credit for two (2) deciduous trees shall be granted.
 - b. For each preserved evergreen tree eight (8) feet tall or greater, credit for two (2) evergreen trees shall be granted.
3. *Drip Line Protection*: Any tree intended to be protected shall have a construction fence or similar conspicuous barrier installed around the tree at the drip line. Soil disturbance or compaction shall be prohibited within the drip line. Storage of materials inside the fence shall be prohibited.
4. *Unplanned Damage*: Any tree intended to be saved that is removed or damaged shall be replaced in the same proportion as the credits that were originally granted.

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5.44 LA-02: Interstate Buffering Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Interstate Buffering Standards is to maintain community character, enhance aesthetics along the interstate highway, and mitigate noise to adjacent lots from an interstate highway. The following standards apply:

- A. **Applicability:** Any lot that is contiguous to an interstate highway right-of-way and that is constructing a new primary structure shall comply with the standards in this section. All required landscape material shall be in addition to landscape material that may be required by other Landscaping Standards.
- B. **Quantity:** One (1) canopy tree for every forty (40) feet of property line that is contiguous with the interstate highway. Each tree shall have a caliper measurement of at least two (2) inches.
- C. **Placement:** Each required tree shall be planted between ten (10) and thirty (30) feet from the property line along the contiguous boundary; and at least thirty (30) feet from one another. It is not required to plant them in a row or in equal increments from one another.

5.45 LA-03: Residential Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Residential Lot Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. **Foundation Plantings:**
 - a. Primary structures with facades that face a street and that are eighty (80) lineal feet or less in width, shall plant at least three (3) shrubs in front of the facade that faces the street. This provision applies to all facades that face a street.
 - b. Facades of primary structure that face a street and are over eighty (80) lineal feet, shall plant one (1) shrub for every twenty (20) lineal feet of facade frontage on a street. This provision applies to all facades that face a street.
 - 2. **Yard Plantings:**
 - a. Lots 8,000 square feet or less shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
 - b. Lots over 8,000 square feet, but less than 18,000 square feet, shall plant two (2) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - c. Lots over 18,000 square feet, but less than 35,000 square feet, shall plant three (3) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - d. Lots 35,000 square feet or more shall plant four (4) canopy trees, plus one (1) canopy tree for every additional 15,000 square feet of lot size above 35,000 square feet. Each tree shall have a caliper measurement of at least two (2) inches. Under no circumstances shall more than eight (8) trees be required for this provision.
- B. **Placement:**
 - 1. **Foundation Plantings:** Foundation plantings shall be planted along the foundation fronting the street and be located within ten (10) feet of the building foundation.
 - 2. **Yard Plantings:** Yard plantings shall be planted in the front yard and/or side yards.

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5.46 LA-04: Non-Residential Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Non-Residential Lot Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. *Foundation Plantings:*
 - a. Primary structures with facades that face a street and that are eighty (80) lineal feet or less in width, shall plant at least three (3) shrubs in front of the facade that faces the street. This provision applies to all facades that face a street.
 - b. Facades of primary structure that face a street and are over eighty (80) lineal feet, shall plant one (1) shrub or ornamental tree for every twenty (20) lineal feet of facade frontage on a street. This provision applies to all facades that face a street.
 - 2. *Yard Plantings:*
 - a. Lots 20,000 square feet or less shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
 - b. Lots over 20,000 square feet shall plant two (2) canopy trees, plus one (1) canopy tree for every additional 25,000 square feet of lot size above 40,000 square feet. Each tree shall have a caliper measurement of at least two (2) inches. Under no circumstances shall more than ten (10) trees be required for this provision.
- B. **Placement:**
 - 1. *Foundation Plantings:* Foundation plantings shall be planted along the foundation fronting the street and be located within ten (10) feet of the building foundation.
 - 2. *Yard Plantings:* Yard plantings shall be planted in the front and/or side yards.

5.47 LA-05: Manufactured Home Park Planting Standards

This Landscaping Standards section applies to the following zoning district:



The intent of the Manufactured Home Park Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. *Yard Plantings:*
 - a. Dwelling Sites shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
- B. **Placement:**
 - 1. *Yard Plantings:* Yard plantings shall be planted in the rear yard or side yard.

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5.48 LA-06: Parking Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Parking Lot Planting Standards is to require a reasonable amount of plant materials around and within parking lots to reduce glare, reduce heat buildup, enhance visual quality of developments, screen and mitigate potential conflicts between land uses, reduce noise pollution, reduce wind, minimize storm runoff, and improve air quality. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by lot planting, pond planting, street tree planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 1. *Parking Lot Perimeter Plantings:* Parking lots with ten (10) or more spaces shall have one (1) deciduous tree fifty (50) feet of parking lot perimeter and one (1) shrub per twenty-five (25) feet of parking lot perimeter. Each tree shall have a caliper measurement of at least one and one-half (1 ½) inches and each shrub shall be at least a one and one-half (1 ½) gallon container.
 2. *Parking Lot Perimeter Planting Exemption:* Portions of a parking lots perimeter that are immediately adjacent to a building on the same lot shall be exempt from the calculation for determining quantity.
 3. *Parking Lot Interior Plantings:* Parking lots with thirty-five (35) or more parking spaces shall have one (1) landscape island for every thirty-five (35) spaces. Each landscape island shall be at least 180 square feet in area or at least as large as the drip line area of the tree(s), which ever is greater. Each landscape island shall contain at least one (1) tree per 180 square feet in area. Each tree shall have a caliper measurement of at least one and one-half (1 ½) inches. Parking lot landscape islands shall be maintained with plant materials and/or mulch. Gravel shall not be permitted. If a parking lot only has one (1) aisle then all required landscape islands shall be installed as landscape bumpouts.
- B. **Placement:**
 1. *Parking Lot Perimeter Plantings:* Parking lot perimeter plantings shall be installed within ten (10) feet of the parking lot edge. Clustering and inconsistent spacing of perimeter plantings is encouraged to imitate natural vegetation. Equal spacing of perimeter planting is discouraged. All sides of a parking lot shall have parking lot perimeter plantings installed in proportion to the lineal feet of parking lot perimeter per side.
 2. *Parking Lot Interior Plantings:* Landscape islands shall be distributed equally throughout the parking lot.

5.49 LA-07: Pond Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Pond Planting Standards is to require a reasonable amount of plant materials around ponds to enhance the visual quality of the development, add shadows to cool water temperature and provide habitat, and to prevent soil erosion. The following standards apply:

- A. **Project Applicability:** Pond plantings shall be installed around retention ponds, detention facilities, and recreational ponds that exceed 20,000 square feet in area.
- B. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by lot planting, parking lot planting, street tree planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 1. *Perimeter Planting:* One (1) tree and two (2) shrubs per 8,000 square feet of pond area shall be required.
- C. **Placement:** Landscape materials shall be installed within twenty (20) feet of the edge of the water, and grouping of landscape materials is encouraged to imitate natural vegetation.

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5.50 LA-08: Bufferyard Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Bufferyard Planting Standards is to screen more intensive land uses from less intensive land uses through the installation of a landscaped bufferyard. The following standards apply:

A. Project Applicability:

1. *Conflicting Districts:* Bufferyards shall be installed along side and rear property lines where conflicting zoning districts meet, as indicated on *Table LA-A*. An "R" on *Table LA-A* indicates a bufferyard shall be required.
2. *Responsibility:* The owner of a property that is more intense shall be responsible for installing the bufferyard at the time the property is rezoned, developed, and/or improved. In the event a property is rezoned, resulting in a conflict with an existing and more intense use or zoning district, then the bufferyard shall be the responsibility of the owner of the property that has the less intense zoning (i.e. the newly rezoned property).

B. Design:

1. *Depth:* Bufferyards shall be twenty (20) feet in width along the entire segment of property line which is contiguous to the lesser intense zoning district. A required buffer yard shall not count toward minimum setback requirements.
2. *Placement:* Landscape materials shall be installed within the bufferyard such that visual breaks from differing intensity land uses are no greater than ten (10) feet as measured perpendicular to adjacent property lines.
3. *Plant Quantities:* The following shall be the minimum requirements for landscape materials in the bufferyard:
 - a. One (1) evergreen tree per twelve (12) feet of contiguous boundary with the conflicting zoning district shall be planted.
 - b. One (1) shrub per eight (8) feet of contiguous boundary with the conflicting zoning district shall be planted.

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Table LA-A: Buffer Yards Required

	PR	AG	IA	R1	R2	R3	UR	M1	M2	MP	UV	IS	NC	LC	GC	OC	CB	HC	EP	IC	I1	I2	HI
PR																R				R	R	R	R
AG																						R	R
IA				R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R			R
R1			R								R	R	R	R	R	R		R	R	R	R	R	R
R2			R								R	R	R	R	R	R		R	R	R	R	R	R
R3			R								R	R	R	R	R	R		R	R	R	R	R	R
UR			R										R		R	R		R	R	R	R	R	R
M1			R								R	R			R	R		R	R	R	R	R	R
M2			R											R	R	R		R	R	R	R	R	R
MP			R											R	R	R		R	R	R	R	R	R
UV			R	R	R	R		R								R				R	R	R	R
IS			R	R	R	R		R								R					R	R	R
NC			R	R	R	R	R									R						R	R
LC			R	R	R	R	R		R	R						R						R	R
GC			R	R	R	R	R	R	R	R													R
OC	R		R	R	R	R	R	R	R	R	R	R	R	R								R	R
CB			R																				R
HC			R	R	R	R	R	R	R	R													R
EP			R	R	R	R	R	R	R	R												R	R
IC	R		R	R	R	R	R	R	R	R	R												R
I1	R			R	R	R	R	R	R	R	R	R											R
I2	R	R		R	R	R	R	R	R	R	R	R	R	R		R			R				R
HI	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	

