

ARTICLE NINE: LANDSCAPING AND SCREENING

Section 9.1 General

9.1.1 Purpose: This Article will provide a buffer between land uses of different intensity, improve the quality of life by creating a more attractive environment to live and work, and promote overall quality of development. This purpose can be achieved by breaking up large expanses of paved areas, screen utilitarian and open storage areas, and providing appropriate buffer areas.

9.1.2 Compliance:

- A. Any new use of land development of a structure shall provide and maintain landscaping and screening in accordance with the requirements of this Article.
- B. A change in the character of a use shall require that landscaping and screening in accordance with this Article be provided and maintained. A change in character of a use shall include:
 - 1. Any expansion of the use onto additional property that is not part of the lot which the use is situated prior to the expansion.
 - 2. Any expansion of a structure which the use is situated in by more than twenty-five percent.
- C. Each applicant for a special use, planned unit development, provisional use, or building permit which requires landscaping, shall include as part of the application a landscaping plan demonstrating compliance with this Article.
- D. When a parking area is enlarged, the added area shall comply with the requirements of this Article for parking lots. When a parking area is enlarged by more than fifty percent in area, both the existing and new portions of the parking lot shall conform with these requirements. The requirement to bring the parking lot into compliance shall not reduce the number of parking spaces below the minimum number of spaces for that use or combination of uses.

9.1.3 Landscaping Plan Required: The landscaping plan may be shown on the required site plan for parking lots, special uses, provisional uses, or building permit applications, or may be submitted as a separate document. A landscaping plan shall be required for planned developments in accordance with Article Six.

9.1.4 Contents of a Landscaping Plan:

- A. A landscaping plan shall include a date, north arrow, and common address of the development. The plan shall be drawn to scale and shall include dimensions, property lines, setbacks, parking areas, and driveways.
- B. At a minimum, the following information shall be included on either the required site plan or a separate landscaping plan:
 - 1. Existing plantings and vegetation that will remain and that satisfy the requirements of the Article.
 - 2. The location of trees, shrubs, and ground cover to be planted with appropriate labels as to type of landscaping that correspond with the plant lists.
 - 3. Plant lists with the botanical and common names, and the size of all plant material at the time of planting.
 - 4. Any required walls, fences, or berms being erected or installed to meet the requirements of this Article.

9.1.5 Amendments to the Landscaping Plan: If there is no significant change in the quantity, size, or location of plant material and if new plants are of the same general category and have the same general design characteristics as the materials to be replaced, no modification of the landscaping plan is required. Replacement material must be from the plant list stated in the Village's Tree Ordinance.

Section 9.2 Screening Between Different Land Uses

9.2.1 Types of Screens for Side and Rear Yards: For the purposes of this Article, the following definitions shall apply:

- A. **Type A Screening.** There shall be a minimum six foot buffer yard and a decorative fence or wall which is a minimum of six feet in height as measured from the elevation of the lot line. The fence or wall shall meet the design standards in Section 9.5.2.
- B. **Type B Screening.** This screen shall consist of a buffer yard of at least ten feet in width. Within the buffer yard there shall be plantings of one tree and three shrubs for every forty lineal feet along the length of the property line between adjacent uses. Shrubs shall be at least medium height for buffer areas. Small shrubs used in combination with a berm to achieve an overall height of four feet may be substituted for the required plantings.

- C. **Type C Screening.** This screen shall consist of a buffer yard of at least fifteen feet in width. Along the property line between land uses there shall be a decorative fence or wall which is a minimum of six feet in height as measured from the elevation of the lot line. The fence or wall shall meet the design standards in Section 9.5.2.
- D. **Type D Screening.** This screen shall consist of a buffer yard of at least fifteen feet in width. Within the buffer yard, there shall be a continuous planting of evergreen trees or any type of shrubs from the approved list in the Village's Tree Ordinance of at least medium height. The screen should be expected to reach a height of six feet or greater in three years. The plant material should be greater than three feet when planted and there shall be no gap greater than four feet apart when planted. A combination of a berm and small shrubs or evergreen trees may be used to achieve the required minimum six feet for the height of the screen.
- E. **Type E Screening.** This screen shall consist of a buffer yard of at least twenty-five feet in width. Within the buffer yard there shall be plantings of bushes and trees equal to one tree and three shrubs for every thirty lineal feet. Plantings may be clustered on in a continuous arrangement. Trees and shrubs shall be at least medium height for buffer areas. Small shrubs used in combination with a berm to achieve an overall height of at least six feet when the plantings mature may be substituted for the required plantings.
- F. **Type F Screening.** This screen shall consist of a buffer yard of at least twenty-five feet in width. Within the buffer yard, there shall be planting screen equal to Type D screening. There shall be a fence or wall which is a minimum of six feet in height as measured from the lot line. The fence or wall shall be a decorative or non-decorative material. The fence shall be seventy-five percent or more opaque and the planting shall be located on the lower impact side of the buffer yard.
- G. **Commentary:** Type A and B screens are intended for buffering between land uses where there is generally a low level of land use conflict. The main purpose is to provide privacy and to create a visual barrier. Type A screens with a fence may be more appropriate for developments with space constraints. The Type B screen relies on landscaping to achieve this effect. Additional yard area is required.

Type C, D, and E screens are intended to buffer between residential uses and medium impact uses, such as more intense traffic, noise, litter, and size of development. These screens are necessary not only as a visual barrier but to minimize the negative impacts from the more intense uses. The types of fence and landscaping are taller and wider. Type F screen is for high impact uses. They may also be used for areas with potentially hazardous materials or dangerous equipment. A fence is also required. As long as the planting screen is visible to soften the appearance, the fence does not need to be a decorative type fence.

9.2.2 Screening Requirements Along Side and Rear Lot Lines: Whenever land uses of various intensities are adjacent to one another, screening shall be provided in accordance with the following Table:

	No Impact	Low Impact	Medium Impact	High Impact
No Impact	No Screening	A or B	C, D, or E	F
Low Impact	A or B	No Screening	C, D, or E	F
Medium Impact	C, D, or E	C, D, or E	No Screening	C, D, or E
High Impact	F	F	C, D, or E	No Screening

9.2.3 Classifications of Low, Medium and High Impact Uses: For purposes of determining the appropriate screen, uses shall be classified in accordance with the following paragraphs. If a use is not listed, then the requirements for the use most similar in nature to the proposed use shall apply. This decision will be made by the Zoning Administrator.

- A. **No Impact Uses.** Single-family residential, two-family residential, parks, agriculture.
- B. **Low Impact Uses.** Mobile (manufactured) homes, multifamily homes, office buildings less than 6,000 sq. ft.; religious institutions; schools and colleges; government buildings; libraries; personal services less than 6,000 sq. ft.; retail uses less than 6,000 sq. ft.; automobile sales display areas, outdoors; and accessory parking lots.
- C. **Medium Impact Uses.** Retail, office building and institutional use facilities between 6,000 and 100,000 sq. ft.; commercial uses not low impact; restaurants and taverns; hospitals; hotels and motels; commercial recreation; auto service uses; drive-in uses; warehouse/manufacturing totaling indoor; power substations; arenas for less than 2,000 persons.
- D. **High Impact Uses.** Retail, office and public facilities greater than 100,000 sq. ft.; manufacturing with outdoor activity; truck terminals; outdoor storage of building supplies, contractor equipment or recycling centers; storage of inoperable autos and major automobile repair; power plants, treatment facilities and similar utilities; concrete batch plants.

[Note: A fence is not required for high impact retail.]

9.2.4 **Buffer Yard Requirements for Front Yards:** Whenever any higher impact use abuts a lower impact use, the following requirements shall apply:

- A. **Low and medium impact uses.** If a parking lot is located in between the street and building for which screening is required, then requirements for parking lot screening shall satisfy requirements for front yard buffers. If there is no parking lot between the street and building for which screening is required, then the required front yard setback shall be equal to the front yard setback of the adjacent residential district with screening in accordance with requirements for parking lot screening along the street side.
- B. **High impact uses.** The front yard setback for high impact uses shall be equal to the front yard setback of the adjacent residential district. No parking lot shall be located within this front yard setback. The setback shall be landscaped in accordance with requirements for parking lot perimeters except that any area visible from the public right-of-way that is used for loading, mechanical equipment, outdoor storage (not outdoor sales), or trash disposal shall be screened equivalent to a Type F screen.

9.2.5 **Buffer Yards Design Requirements:**

- A. At least ninety percent of the buffer yard required by this Article shall be kept free of obstructions including, but not limited to outside storage, accessory structures, active recreational uses, and service areas. There shall be no parking permitted in required buffer yards. No parking or access drives are permitted in the buffer yards. Any encroachment in the buffer yard shall be screened in accordance with requirements for utilitarian areas.
- B. Buffer yards shall be required to have a groundcover with a minimum of seventy-five percent living grass or other groundcover from the Village's Tree Ordinance. The remaining area may be non-living, consisting of bark, wood chips, decorative rock or stone, or other similar material.
- C. If all or any part of the buffer requirements regarding fence, walls or landscaping is provided on the adjacent property at the time the building permit is approved, the proposed uses must provide only that amount of the buffer which is not provided on the adjacent property regardless of whether the buffer on the adjacent yard is maintained.

9.2.6 **Requirements for Buffer Yards Next to Vacant Property:**

- A. When the adjacent property is vacant and zoned or designated in the Land Use Plan for a lower impact use, a minimum of only fifty percent of the required buffer yard shall be required. In no case, however, shall such buffer yard be less than the minimum yard requirements in Article Four.

- B. The term “vacant” as used herein means that there is no structure, or vehicular surface area within two hundred feet, or any outstanding approved Village permit or final plat for the construction of the same, from any common property line of the developing property and the adjoining property. Public parks or common open space shall not be considered as vacant land.
 - C. When a lower impact development is constructed adjacent to an existing higher-impact use or to vacant land or designated on the Land Use Plan as a non-residential use, the required rear or side setback adjoining the non-residential use shall be no less than fifty percent of the required buffer yard.
- 9.2.7 Buffer Yards and Screening Requirements for Existing Uses: When an existing use increases the amount of square feet in the building by twenty-five percent or more, the following requirements shall apply:
- A. If the expansion occurs on an adjacent lot, requirements for buffer yards and new lots shall apply as it would for a new use.
 - B. If the expansion or change in use occurs on the same lot as the existing building, the buffer yards may be reduced to the setback of the existing building. The type of screen, would be required in accordance with the table in Section 9.2.2.

Section 9.3 Parking Lot Landscaping and Utilitarian Areas

9.3.1 Parking Lot Screening - Perimeters:

- A. The perimeter area of all open parking lots with more than twenty-five and less than one hundred parking spaces fronting on a public street, shall have a minimum setback from the property line to the back of curb and shall be screened in accordance with the table in paragraph E below. Parking areas with one hundred or more spaces shall have a minimum fifteen feet setback and be screened in accordance with the table in paragraph E below.
- B. The shrubs shall have a mature height of at least thirty-six inches with an overall height not to exceed forty-two inches. Small shrubs may be used in combination with a berm to achieve an overall height of thirty-six inches when the shrubs are at maturity.
- C. Trees and shrubs may be clustered in groups, but in no case shall there be a gap between screening materials of more than nine feet.
- D. Opaque or closed fences in the parking lot setback must conform to the design standards in this Article.

- E. The reference elevation for the base of the required screen shall be the surface of the parking area that is to be screened.

Parking Lot Perimeter Screening

<u>Setback</u>	<u>Trees per Linear Feet</u>	<u>Shrubs per Linear Feet</u>
15 feet	1 per 30 feet	3 per 30 feet
10 feet	1 per 30 feet	3 per 30 feet
8 feet	1 per 20 feet	3 per 20 feet
6 feet	1 per 30 feet	3 per 30 feet

Six foot planting areas must also submit a plan to indicate proper drainage for plant materials to survive.

- F. Setback for accessory lots in residential areas can be found in Article Seven.

9.3.2 Parking Lot Interior (Required only for lots of 100 or more spaces):

- A. Landscape islands shall be located at the ends of all rows of parking. For rows of parking greater than thirty spaces, there shall be additional islands at a rate of one per twenty spaces. Thirty spaces is along one side of a parking island.
- B. Landscape islands shall be one hundred and sixty square feet, with a minimum interior dimension of nine feet, and shall be protected by a barrier curb.
- C. Each island shall contain at least one tree approved for parking lot interiors from the Village's Tree Ordinance.
- D. Islands may be evenly spaced in between the two end islands or combined to form one large island. A combined island shall be equal in size and planting material to the total of the individual islands being combined. In no case shall there be more than sixty spaces between landscaped areas.
- E. A continuous planting strip between rows may be substituted for the required landscaped islands. The planting strip shall be a minimum of eight feet in width and shall be protected by a barrier curb. There shall be at least one tree planted within the strip for every twenty parking spaces. A minimum of two trees shall be planted in any such strip. The trees shall be evenly spaced and calculated as specified previously in this Section.

9.3.3 Screening for Utilitarian and Outdoor Storage Areas: Utility areas accessory to a building, including but not limited to loading docks, mechanical equipment, trash enclosures, and storage yards for construction materials, machinery, or inoperable vehicles which are visible from public rights-of-way or adjacent property, shall be screened with a one hundred percent opaque masonry or wood fence, earthen berms, landscaping or any combination which provides a minimum height of six feet and ensures that such locations are not visible from public property.

Section 9.4 Exceptions

9.4.1 Tree Preservation Credit: The preservation of live natural trees in any of the required planting areas may be credited towards requirements for tree planting in accordance with the following requirements:

- A. To receive a credit for the tree, the tree must be from the list in the Village's Tree Ordinance.
- B. No credit will be allowed for any tree if the tree is unhealthy or dead.
- C. Appropriate measures to protect the tree during construction shall be indicated on the landscape plan.
- D. Credit may only be taken for trees within the area where such trees are required to be planted.
- E. A tree must be a minimum of two inch caliper in order to receive one tree credit. A tree of a minimum of six inch caliper may receive a credit for two trees. A tree of a minimum of twenty-four inch caliper may receive a credit for three trees.

9.4.2 Screening Waiver Due to Property Features:

- A. Screening may be waived by the Zoning Administrator where the view is or will be blocked by a change in grade, by the natural vegetation, or by man-made features.
- B. Requirements for screening between uses on the same property may be waived if the property is developed as a planned development that considers the relationship of uses to each other.

9.4.3. **Alternative Method of Compliance:** In the event a property owner wishes to use screening techniques not provided for in this Article, they may apply to the Zoning Administrator for approval for an alternative method of compliance. The following findings shall be met for approval of an alternative screening technique:

- A. The method of screening achieves the intent behind the screening requirements.
- B. The proposal is at least the equivalent of that specifically prescribed by this Article in quality, effectiveness, and durability of the screen.

The Zoning Administrator shall forward the application to the Zoning Board of Appeals for review and comment. The Zoning Board of Appeals shall review the application within thirty days. Upon receipt of these comments, the Board shall approve or deny the application in writing.

Section 9.5 Design Standards

9.5.1 Design Standards - Planting:

- A. All trees and shrubs required by this Article shall be selected from the list in the Village's Tree Ordinance.
- B. Plant material shall be installed prior to the issuance of an occupancy permit or the commencement of a use. If such installation would not coincide with the optimal planting season, planting may be delayed after a conditional occupancy permit is issued conditioned on installation by the following November 1 or June 1, whichever date is first.
- C. The required trees and shrubs may be clustered or grouped in a natural arrangement within the buffer area.
- D. Tree species in the immediate proximity of overhead utilities shall have mature heights less than the height of the utilities.
- E. All trees shall be a minimum diameter of two inches caliper when planted, and all shrubs shall be a minimum container size of three gallons when planted, unless approved or otherwise specified.
- F. Shrubs or fences adjacent to entry drives or where necessary visibility from a vehicle may be obstructed shall have a mature height of not more than thirty inches. Plantings along the street shall not obstruct the site distance of oncoming vehicles.

9.5.2 Design Standards - Fences:

- A. Decorative fences shall be at least seventy-five percent opaque and shall consist of:
1. Treated wood or naturally resistant wood such as redwood, cypress, or cedar.
 2. Decorative split face concrete blocks.
 3. Masonry.
 4. Recycled material which replicates any of the above materials.

All material shall be compatible with the materials and architectural treatment of the building and surrounding neighborhood.

- B. Any wall or fence more than forty feet in length shall have a shrub or vine every twenty feet. A masonry or concrete wall shall have a significant design variation every twenty feet.
- C. Braces, supports or posts shall be located on the side of the property providing the screening.
- D. Fences shall not exceed ten feet in height.

9.5.3 Standards for Maintenance:

- A. Planting areas shall be kept free of trash, litter, and weeds.
- B. The owner shall maintain all trees adjacent to pedestrian and vehicular spaces. Trees shall be maintained so that the mature branching occurs a minimum of seven feet from the ground.
- C. The owner shall maintain all plant materials in such a manner as to preserve their functional and aesthetic integrity. The owner shall replace all plant materials that has died within one year.
- D. The owner shall keep fences in good repair. The owner shall replace rotting or missing fence panels for walls and all graffiti shall be removed. Such maintenance shall be conducted within one month of the occurrence causing the repair.
- E. In the event the owner fails to install or maintain a required landscaped or screening area, the Zoning Administrator shall notify the owner of action necessary to meet the requirements of this Article and a date when such action should be completed. If the owner has not complied by said date, the Village shall have the right to go onto said property and maintain said buffer.

END OF ARTICLE NINE.