

## CHAPTER 182

### ZONING ORDINANCE

#### OPEN SPACE AND LANDSCAPING REQUIREMENTS

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**182.01 PURPOSE.** It is the desire of the City to encourage development which is environmentally sensitive, socially responsive and aesthetically pleasing. To further these objectives, a minimum standard for landscaping is prescribed and landscape features are implemented to minimize the adverse effects commonly incidental to commercial and industrial property improvements. The use of artificial plantings shall not meet the requirements of this chapter.

**182.02 SCOPE.** The requirements of this chapter apply to all development regulated by Section 179.01, titled Site Plans.

#### **182.03 DEFINITIONS.**

1. **“Deciduous Ornamental Tree”** means a deciduous tree that reaches a mature height of less than thirty (30) feet.
2. **“Deciduous Shade Tree”** means a deciduous tree that reaches a mature height of at least thirty (30) feet.
3. **“Evergreen/Coniferous Tree”** means a tree that has needle-shaped or scale like leaves that remain green throughout the year; commonly referred to as pine, fir, and spruce trees.
4. **“Ground Cover”** means live plants that may include turf grass, prairie grass plantings, plant beds, shrubs, and trees. Noxious weeds as regulated by Chapter 50.02 of the Code are not considered ground cover.
5. **“Open Space”** means any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands.

6. **“Quick Growing Tree”** means the following types of trees: Acacia, Catalpa, Silver Maple, Tree-of-Heaven, Silk Tree, Alder, Beefwood, Eucalyptus, and Ficus species.

#### **182.04 LANDSCAPE REQUIREMENTS.**

1. Minimum Open Space: On each lot there shall be provided open space equal to at least the following minimum percentage of the total lot area for each zoning district.

<b>District</b>	<b>Minimum Percentage of Open Space</b>
C-4, M-2	10%
C-1, C-2, C-3, M-1	15%
R-3, C-5	20%

2. Ground cover. At least ninety percent (90%) of the required open space area shall be landscaped and maintained with living ground cover.
3. Right-of-Way. The unpaved portion of a dedicated public right-of-way abutting any development shall be landscaped with sod or grass seed. Nonliving ground cover, including, but not limited to rock, stone, brick, concrete, asphalt, or other similar material shall not be used as landscape material in such areas, except that the Community Planning Director may authorize the use of non-living ground cover when it is determined that a location will not allow for adequate maintenance of sod, grass seed or other living ground cover.
4. Trees. Valuing the benefits provided from the use of trees in reducing heat, pollution, and the loss of habitat resulting from the use of expansive areas of hard surfacing for parking and other purposes, the following standards shall be met and maintained.

##### **A. General Tree Requirements**

1. Number Required. General trees shall be required at the rate of one tree per fifty (50) feet of street frontage or one tree per six (6) parking, loading and stacking spaces provided on the site, whichever is greater. Where fractional numbers of trees result, the number of required

trees shall be rounded to the nearest whole number.

2. Existing Tree Credit. The preservation of existing trees on site is encouraged when they are in good condition and when they meet the size and type requirements. Such existing trees may be counted as part of the minimum required general trees on a site at the following rate: a credit of two (2) trees toward the number of required general trees shall be given for each existing tree on site that is of the type of tree listed in the Types Required section and which is over ten (10) in caliper in size measured six (6) inches above the immediate ground level.
3. Placement Required. Of the total number of general trees required, a minimum of one tree per fifty (50) feet of street frontage shall be planted in the required front yard setback. General trees shall also be located no closer than four (4) to the public right-of-way.
4. Types and Sizes Required.
  1. Up to one hundred percent (100%) of required general trees may be deciduous shade trees. Required deciduous shade trees shall be a minimum 1  $\frac{3}{4}$  inch caliper measured at a point six (6) inches above the immediate ground level at the time of planting.
  2. Up to twenty-five percent (25%) of required general trees may be deciduous ornamental and evergreen/coniferous. Required deciduous ornamental trees shall be a minimum 1  $\frac{1}{4}$  inch caliper measured at a point six (6) inches above the immediate ground level at the time of planting. Required evergreen/coniferous trees shall be a minimum of five (5) feet measured from the immediate ground level at the time of planting.

3. Up to fifty percent (50%) of required general trees may be quick growing trees.

B. Interior Parking Lot Tree Requirements.

1. When parking spaces are provided on the site, one tree shall be placed in the parking lot for every eighteen (18) parking spaces. Every interior parking lot tree shall be located in a planting island within the hard surfaced parking area. Said islands shall be a least five (5) feet wide and contain a minimum of thirty-six (36) square feet per tree. Planting islands shall utilize raised curbs.
2. All required interior parking lot trees shall be deciduous shade. Required interior deciduous shade trees shall be a minimum 1 ¾ inch caliper measured at a point six (6) inches above the immediate ground level at the time of planting.

C. Interior Parking Area Landscaping. When visible from a public street or land zoned for industrial use, the interior of such parking area shall be developed as follows:

1. Not less than five percent (5%) of the visible parking area shall be landscaped with living ground cover and continuously maintained.
  2. Planting along the perimeter of the parking area, whether required for screening or general beautification, will not be considered as part of the five percent (5%) interior landscaping.
5. Maintenance. Property owners shall be responsible for the proper maintenance of all required landscape materials and any dead or substantially damaged landscape materials shall be replaced. The use of a sprinkler system is encouraged, and, at a minimum, water services shall be conveniently located to provide a permanent and easily accessible means of watering.

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