

City of Scottsbluff, Nebraska
Monday, February 14, 2022
Regular Meeting

Item New Bus5

Public Hearing - Ordinance Text Change

Zoning Text Change to Chapter 25 Article 22 regarding Landscaping

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City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: February 7, 2022

For Hearing of: February 14, 2022



I. GENERAL INFORMATION

- A. Beginning in December 2021, Development Services staff has been working to simplify the code regarding landscaping requirements.
- B. Two sections deal extensively with landscaping: the Gateway Green Overlay Zone (25-3-22.1) and the Landscaping Article (25-22)
- C. Both sections significantly overlap, and in several instances the GG-O is less restrictive than the Landscaping Article.
- D. Chief complaints regarding these two sections by both staff and developers were:
 - i. Difficult to interpret as both sections significantly overlap
 - ii. Difficult to enforce GG-O standards due to overlap with Landscaping Article, unclear requirements, and impractical requirements.
- E. The Planning Commission has requested the standards not be diminished for the entry ways of the city.
- F. Previously ideas were to merge the GG-O requirements not found in the Landscaping Article into the Landscaping Article. However, further review of the Landscaping Article showed a need for further revisions.

II. STAFF COMMENTS

- A. Staff reviewed the GG-O and Landscaping Article again after the January P.C. meeting.
- B. Staff also reviewed the Landscaping codes of Gering, Kearney, Norfolk, Omaha, Bellevue, and Fremont.
 - i. Gering, Kearney, Norfolk, Omaha, and Scottsbluff have significantly similar landscaping codes.
 - ii. The majority of requirements found in the GG-O have been incorporated into the Landscaping Article – Please see included sections of GG-O and Landscaping Code with comments.
- C. Items new to the Revised Article 22
 - i. Added 25-22-1 regarding the Intent of Article 22.
 - ii. The C-1 District is no longer exempt from landscaping standards under 25-22-3.
 - iii. Incorporated tree planting locations defined in Chapter 20 (Streets)
 - iv. Added Table 25-22-7 for bufferyard requirements.
 - v. Added clarifications to parking lot landscaping including perimeter, interior, and endcap landscaping under 25-22-8
 - vi. Added 25-22-9 regarding landscaping for stormwater control
 - vii. Expanded 25-22-10 regarding performance guarantees.
 - viii. Added under 25-22-11 that all refuse collection points shall be screened with a 6' opaque barrier.

III. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation on the adoption of the revised Chapter 25 Article 22 regarding landscaping and the repeal of 25-3-22.1 regarding the Gateway Green Overlay Zone.

ARTICLE 22: LANDSCAPING

Section

- 25-22-1 Definitions
- 25-22-2 Purpose
- 25-22-3 Applicability
- 25-22-4 Landscaping requirements
- 25-22-5 Materials and installation standards
- 25-22-6 Bufferyard provisions
- 25-22-7 Screening standards
- 25-22-8 Parking lot landscaping
- 25-22-9 Tree plantings
- 25-22-10 General provisions

§ 25-22-1 DEFINITIONS.

Wherever used in this article, the following terms shall have the meanings stated in this section unless the context clearly indicates otherwise.

BUFFERYARD. A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

IMPERVIOUS COVERAGE AREA. The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

LANDSCAPE. To change the natural features of a plot of ground so as to make it more attractive by adding lawns, trees, bushes, or other decorative items.

LANDSCAPED AREA. The area within the boundaries of a given lot, site, or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.

(1) **INTERIOR LANDSCAPED AREA.** Any landscaped area within a site exclusive of required perimeter landscaping.

(2) **PERIMETER LANDSCAPED AREA.** Any required landscaped area that adjoins the exterior boundary of a lot, site, or common development.

LESS INTENSIVE ZONING DISTRICT. Any zoning district which appears above another zoning district in the following list is less intensive than the other district. For example, AR Agricultural Residential is less intensive than C-1 Central Business District.

- A Agricultural
- AR Agricultural Residential
- R-1 Single-Family
- R-1a Single-Family
- R-1b Rural Residential Estate District
- R-4 Heavy Density Multiple Family

Commented [ZG1]: Updated and moved to 25-22-2

R-6	Mobile Home
O-P	Office and Professional
PBC	Planned Business Center
C-1	Central Business District
C-2	Neighborhood Commercial
C-3	Heavy Commercial
M-1	Light Manufacturing and Industrial
M-2	Heavy Manufacturing and Industrial

MORE INTENSIVE ZONING DISTRICT. Any zoning district which appears below another zoning district in the list which appears in the definition of LESS INTENSIVE ZONING DISTRICT in this section is more intensive than the other district. For example, C-1 Central Business District is more intensive than AR Agricultural Residential.
(Ord. 3951, passed - -2007)

Commented [ZG2]: Moved to Table 25-22-7

§ 25-22-2 PURPOSE.

The provisions of this article provide additional guidance on the development of sites within the city by addressing landscaping and screening requirements. The provisions in this article are designed to improve the appearance of the community, buffer potentially incompatible land uses from one another, and conserve the value of properties within the city and its extra-territorial jurisdiction. The provisions in this article are further intended to expedite development approval by including predictable, uniform standards for landscaping.

Commented [ZG3]: Change to "Intent" and moved to 25-22-1

§ 25-22-3 APPLICABILITY.

The provisions of this section shall apply to all new development on each lot or site upon application for a preliminary or final plat, planned unit development, or building permit, except for the following:

- (A) Reconstruction or replacement of a lawfully existing use or structure following a casualty loss;
- (B) Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements;
- (C) Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than 20% of the building established on the site on the effective date of this chapter. Where such cumulative additions or enlargements are 20% or greater, these provisions shall apply only to that portion where the new development occurs; or
- (D) Lots unable to meet minimum requirements established for depth of landscaping, buffer zones, and parking requirements will be reviewed and approved by development services staff on a case-by-case basis as they are submitted for review of the new development.

Commented [ZG4]: Moved to 25-22-6-A.1

(Ord. 4072, passed - -2012)

Commented [ZG5]: Updated to only come into effect when a building permit is applied for. (D) is

§ 25-22-4 LANDSCAPING REQUIREMENTS.

(A) Depth of landscaping. Landscaping shall be required adjacent to each street property line and shall extend from the right-of-way to a minimum depth inward of ten feet on private property for all land uses and zoning classifications. Provided however, that this requirement shall not be applicable to land in the C-1 District and to land which is in a planned unit development and which is used for single-family detached or attached (duplexes or townhouses) residential uses.

(B) Obstructions. Landscape areas required by this chapter shall not be obstructed by any type or size of fence.

(C) Inconsistent setback provision. In the event that the provisions of this section are inconsistent with any setback requirement applicable to a particular parcel, the provisions of this section shall control.

Commented [ZG6]: Moved to 25-22-6 and renamed Streetyard Landscape Provisions.

§ 25-22-5 MATERIALS AND INSTALLATION STANDARDS.

(A) Official list of recommended and prohibited plant materials. Plantings shall be used in required landscaped areas consistent with the official list of recommended and prohibited plant materials, provided through the office of the City Planner. All plant materials shall conform in size, species, and spacing with this section of the ordinance.

(B) Minimum tree and shrub sizes.

(1) Evergreens shall be a minimum of five to six feet in height, measured from the top of the root ball to the top of the tree.

(2) Streetscape, or large, deciduous trees shall be a two inches caliper or larger, measured twelve inches above the root ball.

(3) Small, or ornamental, deciduous trees shall be a one and one-half inch caliper or larger, measured 12 inches above the root ball.

(4) Shrubs, if used, shall be two-gallon size or greater, or 18 to 24 inches in height if balled and burlapped.

Commented [ZG7]: Lessened the size requirements of trees. The new ones are the same as Gering.

Commented [ZG8]: Removed shrub and perennial requirement

(C) Use of inorganic landscaping materials.

(1) No artificial trees, shrubs, plants, or turf shall be used to fulfill the minimum requirements for landscaping. Inorganic materials, such as stone or decorative pavers, may be used provided that such material does not comprise more than 25% of the minimum required landscaped area. When calculating the area to determine how much inorganic material may be used, the area of driveways and walkways shall not be counted.

(2) Loose rock shall not be permitted within any required landscaped area which is within ten feet of a traveled street surface.

Commented [ZG9]: Moved to 25-22-4

§ 25-22-6 BUFFERYARD PROVISIONS.

(A) Applications. These provisions apply when use is established in a more intensive zoning district which is adjacent to a less intensive zoning district. The owner, developer, or operator of the property in the more intensive zoning district shall install and maintain a

Commented [ZG10]: Moved to 25-22-7 and merged with Screening Standards

20-foot deep landscaped bufferyard on his or her lot or site. Bufferyards are not required on single-family, duplex, or townhouse use types in the more intensive zoning district.

(B) Landscaping in the bufferyard. Each required bufferyard shall be landscaped. Each bufferyard shall be landscaped with a minimum of one tree for each 500 square feet of bufferyard area. The majority of trees shall be evergreens. Each bufferyard shall be free of paved areas, accessways, and storage sites. Required trees must be planted in a manner to form a screen.

Commented [ZG11]: Instead of the standard 20 ft., Table 25-22-7 shows it by zoning district to zoning district.

Commented [ZG12]: Moved to 25-22-7-4. Tree requirement was moved to 25-22-5

§ 25-22-7 SCREENING STANDARDS.

(A) Application. Screening is required when one or more of the following conditions is visible from a street right-of-way, or faces toward the boundary of a less intensive zoning district:

Commented [ZG13]: Moved to 25-22-7-C. Also added, that rear elevations must be screened.

- (1) Outdoor storage areas, cargo containers, or storage tanks, unless otherwise screened;
- (2) Loading docks, refuse collection points, and other service areas;
- (3) Major machinery or areas housing a manufacturing process;
- (4) Major on-site traffic circulation areas or car, truck, and/or trailer parking, including vehicle sales lots;
- (5) Sources of glare, noise, or other environmental effects;
- (6) Bailing or stockpiling of cardboard or other shipping or packaging materials; or
- (7) Surface parking lots with 150 or more stalls directly adjacent to less intensive districts.

Commented [ZG14]: Removed as this is covered under #1.

Commented [ZG15]: Removed as this is covered under #4.

(B) Opaque barrier. A six-foot opaque barrier shall be provided which visually screens the conditions listed in the division (A) above from less intensive uses as follows:

- (1) A solid wood, PVC, and/or masonry fence or wall at least six feet in height. Construction materials and type should match building exteriors or planned on-site fencing materials;
- (2) A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting;
- (3) A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts; or
- (4) Any combination of these methods that achieves a cumulative height of six feet.

Commented [ZG16]: Moved to 25-22-7-D.

(C) Screening; effect on drainage. Screening shall not adversely affect surface water drainage.

Commented [ZG17]: Moved to 25-22-7-F

(D) Permitted interruptions of screening. Screening may be interrupted to provide access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed 20% of the length of the required screened area.

Commented [ZG18]: Moved to 25-22-7-G

§ 25-22-8 PARKING LOT LANDSCAPING.

Unless otherwise noted, each off-street parking facility of over 6,000 square feet shall comply with the following regulations.

Commented [ZG19]: Added that parking lots between 2,000 and 6,000 sq ft must meet perimeter landscaping requirements.

(A) Each off-street parking facility shall provide a minimum landscaped buffer along any street property line as set forth in § 25-22-4 of this article.

Commented [ZG20]: Moved to 25-22-8-A and referred to as Perimeter Landscaping Requirements

(B) Each parking facility that abuts a residential district shall provide a 20-foot landscaped buffer along its common property line with the residential district.

(C) Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the City Planner.

Commented [ZG21]: Moved to 25-22-8-A

(D) Each parking facility of over 6,000 square feet shall provide interior landscaped area equal to no less than 5% of the total paved area of the parking facility. Parking facilities within the M-1 and M-2 Districts shall be exempt from this requirement.

Commented [ZG22]: Moved to 25-22-8-B which expands interior landscaping requirements in parking lots.

(E) Landscaping or screening installed in any required landscaped area shall not obstruct the view from the off-street parking facility to any driveway approach, street, alley, or sidewalk. Landscaping shall further not obstruct any views among parking spaces and circulation ways, or visibility between vehicles and pedestrians.

Commented [ZG23]: Moved to 25-22-8-A

§ 25-22-9 TREE PLANTINGS.

(A) Quantity. A required landscaped area shall be landscaped with a minimum of one tree for each 500 square feet of required landscaped area. Trees do not need to be equally spaced. Existing trees approved for preservation shall be counted toward satisfaction of this requirement.

Commented [ZG24]: Moved to 25-22-5

(B) Trees in parking lots. Any landscaped islands required to meet the interior landscaping requirements for parking lots shall include one two-inch caliper or larger deciduous tree, or one, one and one-half-inch caliper or larger ornamental tree, unless a light pole is located within the island. Additional shrubs and/or ground cover shall be planted in each island.

Commented [ZG25]: Moved to 25-22-8-C

(C) Bonus. Any tree of an approved species planted or maintained with a caliper of three inches or above shall count as one and one-quarter trees toward the satisfaction of the requirements of this section. An approved existing tree with a caliper of eight inches or above preserved on a site shall count as two trees toward the satisfaction of the requirements of this section.

Commented [ZG26]: Removed bonus

§ 25-22-10 GENERAL PROVISIONS

(A) Time of application. The provisions contained in this section shall be applied for each individual lot or site when an application for a preliminary or final plat, planned unit development, or a building permit is made. A landscape plan shall be submitted with each application and shall include a drawing and a written landscape management plan. The plan shall be reviewed by the City Planner for compliance with the provisions of this section.

Commented [ZG27]: Covered under 25-22-3

(B) Maintenance of required landscaping.

(1) Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required

landscaping that does not remain healthy shall be replaced consistently with this section and the approved landscaping plan for the project.

(2) Underground irrigation shall be provided for all required landscaped areas. Areas of low water use landscaping may be included but must be indicated on plans. Irrigation water must be available for the initial two years after planting to establish low-water use landscaping.

(C) Obstruction of view. Landscaping or screening installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk.

(D) Earth berm locations. Location of earth berms shall not impede drainage patterns. Earth berms should not be located over underground public utilities.

(E) Exceptions. A development may continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.

(F) Performance guarantee. A performance guarantee will be required in the event a certificate of occupancy is issued prior to installation of all required landscaping.

Commented [ZG28]: Moved to 25-22-4-D

Commented [ZG29]: Irrigation requirement removed, but under 25-22-4-D, owners must maintain plant health.

Commented [ZG30]: Moved to 25-22-11

Commented [ZG31]: Moved to 25-22-10 and expanded.

ARTICLE 22: LANDSCAPING

Section

- 25-22-1 Intent
- 25-22-2 Definitions
- 25-22-3 Applicability
- 25-22-4 Materials, Installation, and Maintenance Standards
- 25-22-5 Tree Plantings
- 25-22-6 Street Yard Landscape Provisions
- 25-22-7 Bufferyard & Screening Provisions
- 25-22-8 Parking Lot Landscaping
- 25-22-9 Nature-Based Stormwater Best Management Practices (BMPs)
- 25-22-10 Performance Guarantee
- 25-22-11 General Provisions

§ 25-22-1 INTENT.

The provisions of this article provide guidance on the development of sites within the City of Scottsbluff by addressing landscaping and screening requirements. The provisions in this article are designed to improve the appearance of the community, buffer potentially incompatible land uses from one another, and conserve the value of properties within the City of Scottsbluff and its extra-territorial jurisdiction.

§ 25-22-2 DEFINITIONS.

(A) The following definitions shall be used for terms contained within this article:

(1) Bufferyard: A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

(2) Landscaped Area: The area within the boundaries of a given lot, site, or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.

(3) Street Yard Landscape: The area of a lot, site, or common development which extends inward of a minimum depth of ten (10) feet from any street property line

(4) Screening: The method by which a view of one (1) site from another adjacent site is shielded, concealed, or hidden.

(5) Parking facility: An area on a lot or site, including one (1) or more parking spaces, along with provision for access, circulation, maneuvering, and landscaping.

(6) Perimeter Parking Lot Landscaped Area: Any required landscaped area around the perimeter of a parking facility.

(7) Interior Landscaped Area: Any required landscaped area within a site including interior islands, endcap islands, and corner islands. See Figure 25-22-8

(8) Impervious Coverage Area: The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site

improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

§ 25-22-3 APPLICABILITY.

(A) The provisions of this Article shall apply to all new development on each lot or site upon application for a building permit, except for the following:

- (1) Single-family dwellings and Two-family dwellings
- (2) Reconstruction or replacement of a lawfully existing use or structure following a casualty loss;
- (3) Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements;
- (4) Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than twenty percent (20%) of the building established on the site on the effective date of this Article. Where such cumulative additions or enlargements are twenty percent (20%) or greater, these provisions shall apply only to that portion where the new development occurs.

§ 25-22-4 MATERIALS, INSTALLATION, AND MAINTENANCE STANDARDS.

(A) List of Recommended and Prohibited Plant Material: Plantings shall be consistent with the List of Recommended and Prohibited Plant Materials provided by the Scottsbluff Park, Cemetery, & Tree Board through the Department of Development Services. All plant materials in required landscape areas including but not limited to street yard landscaping, bufferyards, screening, and parking lot landscaping, shall conform in size, species, and spacing with this section of the article.

(B) Plant Selection

- (1) The overall landscape plan shall not contain more than thirty-three percent (33%) of any one plant species.
- (2) All landscape plans must use at least fifty percent (50%) native and/or drought tolerant plant materials to be installed, as appropriate for their location.

(B) Minimum Plant Sizes.

- (1) Evergreen Trees shall be a minimum of four (4) feet in height, measured from the top of the root ball to the top of the tree.
- (2) Streetscape, or large, deciduous trees shall be a one and one-half inches (1 ½) caliper or larger, measured twelve (12) inches above the root ball.
- (3) Small, or ornamental, deciduous trees shall be a one and one-half inches (1 ½) caliper or larger, measured twelve (12) inches above the root ball.

(C) Use of inorganic landscaping materials.

- (1) No artificial trees, shrubs, plants, or turf shall be used to fulfill the minimum requirements for landscaping.

- (2) Inorganic materials, such as stone or decorative pavers, may be used provided that such material does not comprise more than thirty-five (35%) of the minimum required landscaped area.
- (3) Other concrete and/or asphalt pavement surfaces may not be used within the minimum required landscaped area, except for walkways and driveways.
- (4) Loose rock shall not be permitted within any required landscaped area which is within ten (10) feet of a traveled street surface or sidewalk as defined under Chapter 22 of the Municipal Code.
- (D) Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistently with this section and the approved landscaping plan for the project.

§ 25-22-5 TREE PLANTINGS.

- (A) In any required landscaped area, including but not limited to street yard landscaping, bufferyards, screening, and parking lot landscaping bufferyard requirements, and parking lot landscaping requirements. One tree of an approved species shall be planted and maintained for each five hundred (500) square feet of required landscape area.
- (B) Existing trees approved for preservations shall be counted toward satisfaction of this requirement.
- (C) All required trees shall meet the minimum size requirements as set forth by 25-22-4.

§ 25-22-6 STREETYARD LANDSCAPE PROVISIONS

(A) Depth of street yard landscape area: Landscaping shall be required adjacent to each street property line and shall extend from the right-of-way to a minimum depth inward of ten (10) feet on private property for all land uses and zoning classifications. Provided however, that this requirement shall not be applicable land that is used for single-family or two-family residential uses.

(1) Street yard landscaping depth may be reduced to not less than five (5) feet in order to meet off-street parking requirements.

(B) Location of Street Trees: All trees and shrubs planted in the street yard landscape area shall meet the spacing and location requirements of this Chapter and those of Chapter 20 Article 7 of the Municipal Code.

(C) Obstructions: Street yard Landscape areas required by this chapter shall not be obstructed by any type or size of fence.

§ 25-22-7 BUFFERYARD & SCREENING PROVISIONS.

- A) Bufferyard Applications. These provisions apply when use is established in a more intensive zoning district which is adjacent to a less intensive zoning district
 - 1) The owner, developer, or operator of the lot or site in the more intensive zoning district shall install and maintain a landscaped bufferyard on his/her lot or site

along the common lot line. Bufferyards are not required on single-family or two-family residential use types in the more intensive zoning district.

- 2) Criteria for review and approval of appropriate bufferyard design includes, but is not limited to the following: meets base bufferyard requirements, provides separation of uses, obstructs view between uses, allows access to utilities and detention, and maintains surface water drainage. Appropriate site design may allow for bufferyards to be incorporated into stormwater detention, water quality areas, and utility easements.
- 3) The bufferyard dimensions set forth in Table 25-22-7 apply to zoning districts which share a common lot line; except
 - a) When a public alley with a width not less than twenty (20) feet or street separates a more intensive zoning district from a less intensive zoning district, no bufferyard is required.
 - b) If a six (6) feet high solid wood or PVC fence or masonry wall is incorporated into the design, the required bufferyard may be reduced to a width not less than ten (10) feet, conditional on approval by the Planning Commission. The finished side of the fencing shall face the less intensive zoning district property or site. A row of shrubs of an approved species with a minimum height of three (3) feet, planted a maximum of four (4) feet from center shall accompany the fence or wall.
- 4) Each bufferyard shall be entirely landscaped and free of paved areas, access ways, storage, or other disturbances.

B) Bufferyard Requirements

TABLE 25-22-7

District A (More Intensive District) (Note 2)	District B (Less Intensive Adjacent District)		
	A, AR, R-1B, R-1, R-1A (Note 1)	R-4, R-6 (Note 1)	O-P, C-1, C-2, PBC, C-3
R-4	10 feet	---	---
R-6	10 feet	---	---
O-P	10 feet	---	---
C-1	5 feet	---	---
C-2	10 feet	10 feet	---
PBC	10 feet	10 feet	---
C-3	15 feet	15 feet	---
M-1	15 feet	15 feet	10 feet
M-2	20 feet	20 feet	20 feet
Note 1: Applies only to residential uses previously established in the zoning district.			
Note 2: Buffer requirements do not apply to single-family or two-family residential uses established in District A.			

C) Screening Application: Screening is required when one or more of the following conditions is directly visible from or faces toward the boundary of a less intensive zoning district.

- (1) Rear elevations of buildings;

a) Screening of rear of elevations of buildings shall not be required if less intensive zoning district is separated from more intensive zoning district by a public alley with a minimum width of twenty (20) feet.

- (2) Outdoor storage areas, cargo containers, or storage tanks, unless otherwise screened;
- (3) Loading docks, refuse collection points, and other service areas;
- (4) Major machinery or areas housing a manufacturing process;
- (5) Major on-site traffic circulation areas or car, truck, and/or trailer parking; or
- (6) Sources of glare, noise, or other environmental effect

(D) Screening Method: An opaque barrier shall be provided which visually screens the conditions listed above from less intensive uses as follows:

(1) A solid wood, PVC, and/or masonry fence or wall at least six (6) feet in height.

(2) A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier which will be capable of providing a solid screen within three (3) years of planting.

(3) A landscaped earth berm with a maximum slope of three (3) to one (1), rising no less than six (6) feet above the existing grade of the lot line separating the zoning districts.

(4) A chain-link fence with an opaque barrier incorporated into it, such as slats, with at least six (6) feet in height.

(5) Any combination of these methods that achieves a cumulative minimum height of six (6) feet and provides an opaque barrier.

E) Location of Screening: Any screening method shall be installed within the required bufferyard or in close proximity of the items listed in this section (25-22-7 B 1-6).

F) Drainage: Screening shall not adversely affect surface water drainage.

G) Permitted interruptions of screening: Screening may be interrupted to provide access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed twenty percent (20%) of the length of the required screened area.

§ 25-22-8 PARKING LOT LANDSCAPING.

Landscape requirements: Interior and perimeter landscaping shall be provided for all parking facilities larger than six thousand (6,000) square feet to buffer the facility from surrounding properties and rights-of-way; reduce the environmental effects of large, hard-surfaced area; and improve the retention and absorption of storm water runoff. Parking facilities with an area less than six thousand (6,000) square feet shall be exempt from the interior landscaping requirements; parking facilities under two thousand (2,000) square feet shall be exempt from both perimeter and interior landscaping requirements.

(A) Perimeter Landscaping Requirements:

1) Each off-street parking facility shall provide a minimum landscaped buffer of ten (10) feet with a three (3) feet minimum screen along any street property line.

a) Perimeter landscaping required depth may be reduced not to less than five (5) feet in order to meet off-street parking requirements.

- 2) Each parking facility that abuts a residential district shall provide a twenty (20) foot landscaped buffer along its common property line with the residential district.
- 3) A parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four (4) feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the City Planner.
- 4) Landscaping or screening installed in any required landscaped area shall not obstruct the view from the off-street parking facility to any driveway approach, street, alley, or sidewalk. Landscaping shall further not obstruct any views among parking spaces and circulation ways, or visibility between vehicles and pedestrians. (See 25-2-104.1 for sight triangle requirements).

(B) Interior Landscaping Requirements:

- 1) Each parking facility of over six thousand (6,000) square feet shall provide interior landscaped area equal to no less than five percent (5%) of the total paved area of the parking facility.
 - a. Parking facilities within the M-1 and M-2 Districts shall be exempt from this requirement.
- 2) Interior and endcap landscape islands shall not be less than nine (9) feet in width and eighteen (18) feet in length for a single row of parking spaces, or thirty-six feet (36) in length for a double row of spaces with five (5) foot curb radii at both ends.
- 3) Corner landscape islands shall be defined by extensions of the edges of intersection parking spaces.
- 4) Landscape islands shall be evenly distributed to the maximum extent possible.
- 5) Landscape Strips may be used in place of individual interior landscape islands if they comply with the following standards:
 - a. The minimum width of a landscape strip shall be six (6) feet and the minimum length shall be seventy (70) feet.
 - b. The landscape strip shall contain a minimum of one tree every eighteen (18) feet or at least fifty percent (50%) vegetative cover other than turf grass.
 - c. Wheel stops shall be placed in a location to prevent vehicles from overhanging the landscape strip more than twelve (12) inches.

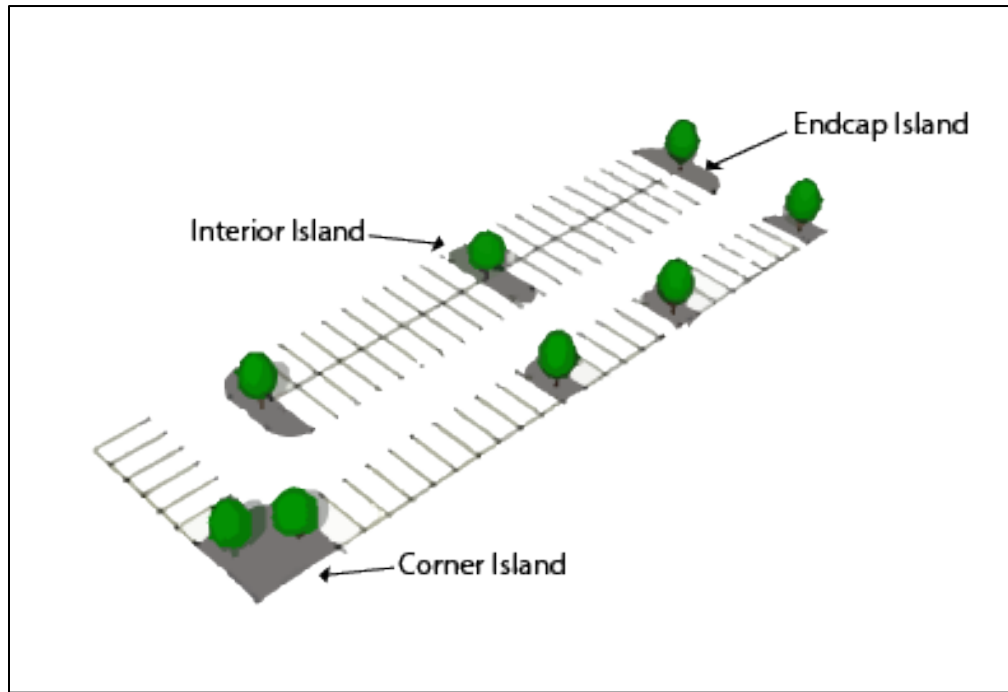


Figure 25-22-8

(C) Planting Requirements

- 1) Each interior or endcap island shall be planted with a minimum of:
 - a. One (1) large tree or two (2) small trees; and
 - b. With the remaining area in groundcover, which may be sod, ornamental grasses, organic mulch, or perennial or seasonal plantings, or shrubs spaced in accordance with common horticultural practices. Rock mulch may only be used if pre-approved by the City Planner.
- 2) Each parking facility corner island shall be planted with two (2) large trees or five (5) small trees spaced in accordance with common horticultural practices, with the remaining area in groundcover, which may be sod, ornamental grasses, organic mulch, or perennial or seasonal plantings, or shrubs spaced in accordance with common horticultural practices. Rock mulch may only be used if pre-approved by the City Planner.
3. Each perimeter landscaping bed shall be planted with a minimum of one (1) tree for every five hundred (500) square feet, spaced in accordance with common horticultural practices, with the remaining area in groundcover, which may be sod, ornamental grasses, organic mulch, or perennial or seasonal plantings, or shrubs spaced in accordance with common horticultural practices. Rock mulch may only be used if pre-approved by the City Planner.
4. Trees shall meet the size requirements listed under 25-22-4.

25-22-9 NATURE-BASED STORMWATER BEST MANAGEMENT PRACTICES (BMPs) -

(A) When a nature-based or natural functioning stormwater BMP is installed, the BMP shall be landscaped and developed in such a way as to enhance or be in harmony with the surrounding site landscape.

(B) Examples of nature-based BMPs include, but are not limited to:

- a. Bioretention
- b. Retention ponds
- c. Extended detention basins
- d. Vegetated buffers
- e. Bioswales
- f. Infiltration basins/planters/trenches
- g. Rain gardens; and/or
- h. Constructed wetlands.

(C) Elements shall be “free form” following the natural contours of the land. If land lacks contour, the BMP shall be created to look like a natural landscape feature. Side slopes and lines should vary to give the appearance of a natural condition.

(2) Trees and shrub of approved species shall be planted in groupings intermittently along the BMP to create the appearance of the plants naturally occurring.

(3). Erosion control measures approved by the Public Works Director or his/her designee shall be required on all slopes.

(D) Stormwater BMPs shall meet all requirements of Chapter 24 of the Municipal Code.

25-22-10 PERFORMANCE GUARANTEE

(A) If, at the time of an application for a certificate of occupancy, any required landscaping is not installed, the developer or owner of a site must submit a performance guarantee (by bond, letter of credit or other security approved in writing by the city attorney) satisfactory to the city in the amount of the value of a bona fide contract to install such landscaping. Such a contract must be reviewed and approved by the City Planner.

(B) The developer or owner shall grant the city permission to enter upon the land to install required landscaping if this has not been done within twelve (12) months of the effective date of the certificate of occupancy.

(C) The city shall release any bond or other arrangement immediately when the Department of Development Services verifies that required landscaping has been installed.

(D) These provisions shall not apply to single-family or two-family residential uses exclusively.

§ 25-22-11 GENERAL PROVISIONS

(A) Obstruction of view: Landscaping or screening installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk. (See 25-2-104.1 for sight triangle requirements)

(B) Earth berm locations: All earth berm locations shall be reviewed to determine how the berms shall relate to drainage and public utilities.

(C) Refuse Collection points shall always be screened with a six (6) feet opaque barrier.

(D) Exceptions: A development shall continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.