

## Section 4.07. Screening and Buffering Requirements

### A. Applicability

1. The following requirements shall apply to all new development.
  - a. Exception: Modifications or expansions of existing structures by less than ten (10) percent of the floor area shall be exempt from this section.
2. A change in occupancy shall not trigger compliance; however, a change to a more intensive use as determined by the City Planner shall require compliance.

### B. Maintenance Required

If at any time after the issuance of a Certificate of Occupancy, the approved screening and/or buffering is found to be in nonconformance to the standards and criteria of this section, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent citing the violation and describing what action is required to comply with this section. The owner, tenant, and/or agent shall have thirty (30) days from date of said notice to restore the screening and/or buffering as required. If the screening and/or buffering is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

### C. Screening

#### 1. Subdivisions Backing to Major Roadways

A solid masonry screening wall minimum of six (6) feet and maximum of eight (8) feet in height is required when a residential subdivision backs to a street with a Right-of-Way of sixty (60) feet or greater.

**Figure 4.07.1. Example of Solid Masonry Wall**



#### 2. Loading and Service Areas

- a. Loading and service areas shall be located at the side or rear of buildings.
- b. Where visible from other properties or the right-of-way, a solid screening wall at least ten (10) feet in height shall be required to screen views of loading docks and loading spaces used for tractor/semi-trailer delivery. This wall must screen the entire loading dock or space from view of other properties and right-of-way.

**Figure 4.07.2. Example of Screened Loading Area**





### 3. Waste Container Areas

- a. Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the City Planner.
- b. Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
- c. Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the City Planner.
- d. Screening shall be maintained in a good condition.

**Figure 4.07.3. Example of Refuse Area Screening**



### 4. Rooftop Equipment

- a. Any rooftop mechanical or utility equipment shall be screened from view by the public or within any right-of-way by a parapet wall.
- b. Such screening must be present on all façades, excluding the rear.
- c. Parapet walls shall be constructed of the same building material as the façades and shall be undistinguishable from the remainder of the façade.

**Figure 4.07.4. Example of Unscreened Rooftop**



**Figure 4.07.5. Example of Screened Rooftop Equipment**



5. Ground-Mounted Equipment

- a. Mechanical or utility equipment shall be located out of public view to the extent practicable as determined by the City Planner.
- b. Any equipment visible to the public or from any Right-of-Way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

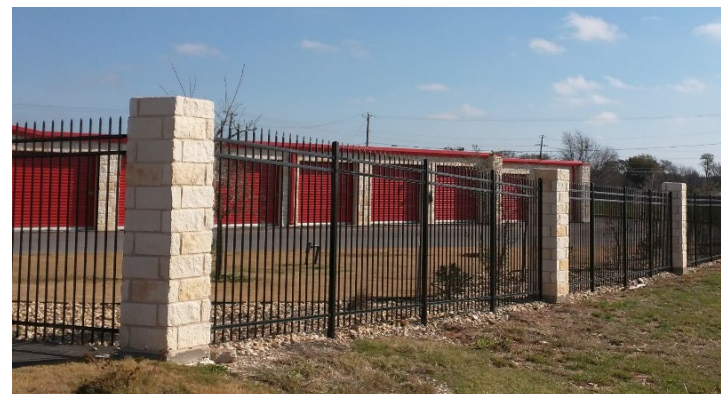
**Figure 4.07.6. Example of Screened Ground-Mounted Utility Equipment**



6. Outside Storage Screening

- a. Outside Storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the Right-of-Way or adjacent property.
  - (1) Exception: Outside Storage in the I Industrial District be screened with a minimum six (6) foot screening fence or wall; however, the fence or wall may be of an open or transparent design allowing visibility from the Right-of-Way or adjacent property.
- b. Screening may be masonry, metal, vegetative, vinyl, or a combination thereof; however, chain-link fences are prohibited for required screening.
  - (1) The City Planner shall be authorized to allow alternative materials that provide an attractive appearance with a long life span.
- c. If Outside Storage is located entirely behind the building and is not visible from the Right-of-Way or adjacent property, then no screening is required.

**Figure 4.07.7. Examples of Outside Storage Screening**



Note: Open fencing for screening purposes is allowed only in the I Industrial District.



D. Buffering

1. A buffer shall be located along the shared lot line and located on the property of the more intensive use (according to **Table 4.07.1**). The more intensive use shall be responsible for installing and maintaining the buffer.
2. The required landscaping shall be provided within the buffer area adjacent to the more intensive use. Buffer area landscaping is in addition to landscaping requirements established in **Section 4.08**.
3. These regulations shall not apply to any adjacent properties separated by a roadway.
4. Buffer Types

The following requirements correspond to the designations in **Table 4.07.1**.

a. Buffer Type A

- (1) Buffer Depth: 25' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall.
- (3) Required Landscaping with Buffer:
  - (a) Continuous Groundcover
  - (b) 1 Shade Tree for every 35' of shared lot line
  - (c) 3 Shrubs per 25' of shared lot line

b. Buffer Type B

- (1) Buffer Depth: 15' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall or solid vegetative screen.
- (3) Required Landscaping:
  - (a) Continuous Groundcover
  - (b) 1 Shade Tree for every 50' of shared lot line, unless a vegetative screen is used
  - (c) 3 Shrubs per 40' of shared lot line, unless a vegetative screen is used

c. Buffer Type C

- (1) Buffer Depth: 10' abutting the shared lot line
- (2) Screening Wall within Buffer: Minimum 6' solid masonry wall or solid vegetative screen
- (3) Required Landscaping within Buffer:
  - (a) Continuous Groundcover
  - (b) 1 Shade Tree for every 60' of shared lot line
  - (c) 1 Shrub per 50' of shared lot line

5. Alternative Compliance

A request for Alternative Compliance may be submitted and acted upon in accordance with **Section 6.07. Alternative Compliance**. Approval may be granted for alternative material for fencing, screening, and buffering, based upon a finding that the proposed alternative is, at a minimum, equivalent to and meets the spirit and intent of this section.

**Table 4.07.1. Required Buffer Type by Adjoining Use or Zoning**

	Residential Use or Zoning (except Multi-Family)	Multi-Family or Mixed-Use Land Use or Zoning	Nonresidential Use or Zoning (except Industrial)	Industrial Use or Zoning
Residential Use or Zoning (except Multi-Family)	-	Type C	Type B	Type A
Multi-Family or Mixed-Use Land Use or Zoning	Type C	-	Type C	Type B
Nonresidential Use or Zoning (except Industrial)	Type B	Type C	-	Type C
Industrial Use or Zoning	Type A	Type B	Type C	-

More Intensive

## Section 4.08. Landscape Requirements

### A. Applicability

1. The following requirements shall apply to all new development or expansions of existing structure by less than ten (10) percent of the floor area.
2. A change in use or occupancy with no structural modifications shall not trigger compliance.

### B. Maintenance Required

If at any time after the issuance of a Certificate of Occupancy, the approved landscaping is found to be in nonconformance to the standards and criteria of this section, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent citing the violation and describing what action is required to comply with this section. The owner, tenant or agent shall have thirty (30) days from date of said notice to restore the landscaping as required. If the landscaping is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

### C. Requirements for Single-Family, Duplex, and Townhome Development

At least two (2) Shade Trees or three (3) Ornamental Trees shall be provided in front of the front building line of each lot.

### D. Requirements for All Other Development

The following requirements shall apply to all developments except single-family, duplex, and townhome development.

#### 1. Landscape Plan

- a. A Landscape Plan is required for all developments except single-family, duplex, and townhome development.
- b. The City Planner shall establish and maintain a list of the required documents and elements for a Landscape Plan.
- c. A Landscape Plan shall be prepared by a Landscape Architect and submitted for review.
- d. Irrigation drawings shall be prepared by a licensed Irrigator."
- e. The Landscape Plan shall include a description of the maintenance provisions for the landscaping (e.g., "the owner shall be responsible for the maintenance, establishment, and performance of plant materials, etc.").

#### f. The Landscape Plan shall include the following statement:

This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the irrigation plan and is properly adjusted for the most efficient application of water at this time.

### 2. Required Landscaped Areas on a Lot

- a. A minimum of twenty (20) percent of the lot area shall be landscaped.
- b. Any area of a lot not used for buildings or site improvements shall be landscaped.
- c. One (1) Shade Tree or two (2) Ornamental Trees shall be provided per four hundred (400) square feet of required landscaped area.
- d. One (1) Shrub shall be provided per twenty-five (25) square feet of required landscaped area.

### 3. Required Landscaped Areas within Parking Lots

- a. Landscaped areas within parking lots shall be provided in addition to the requirements in **2. Required Landscaped Areas on a Lot** above.
- b. Landscaped areas within parking lots shall be at least nine (9) feet wide and one hundred fifty (150) square feet in area.
- c. At least twenty-five (25) square feet of landscaped area shall be provided per parking space.
- d. There shall be a minimum of one (1) Shade Tree or two (2) Ornamental Trees planted in the parking area for every fifteen (15) parking spaces.
- e. There shall be a landscaped area with at least one (1) Shade Tree or two (2) Ornamental Trees within sixty (60) feet of every parking space.
- f. A landscape island shall be located at the terminus of all parking rows, and shall contain at least one (1) Ornamental Tree.

### 4. Required Landscape Buffer

- a. A minimum 15-foot landscape buffer adjacent to the right-of-way of any existing or proposed major thoroughfare street is required.
  - (1) Corner lots fronting two major thoroughfares shall be required to observe the 15-foot buffer on both street frontages.



- b. All other street frontages shall observe a minimum 10-foot landscape buffer.
- c. One (1) Shade Tree per forty (40) linear feet or portion thereof of street frontage shall be required.
- d. In areas where overhead utilities are present, substitute trees (a minimum one inch) in caliper and a minimum 5 feet tall) shall be planted per the Approved Plant List.

## 5. Continuous Shrub Buffer

When parking lots abut any public right-of-way, a continuous Shrub buffer shall be provided.

**Figure 4.08.1. Continuous Shrub Buffer**



## 6. Concrete Curb

All landscaped areas shall be protected by a raised six (6) inch concrete curb with openings to allow for the drainage of stormwater into the landscaped areas (see **Figure 4.08.2**).

**Figure 4.08.2. Concrete Curb with Drainage Opening**



## 7. Irrigation Requirements

- a. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- b. Freeze cut-off monitors shall be provided.

## 8. Planting Requirements

- a. See [Chapter 12 of the City's Code of Ordinances, Article XVII Tree Preservation](#) for information on credit for existing landscaping and required Tree Removal Permits.
- b. All required plantings shall be selected from the City's Approved Plant List. Native and drought tolerant species are preferred.
- c. Complete coverage of required landscaped areas shall be provided with Shrubs, Groundcover, and/or Ornamental Grass with a Rock Landscape Base or a Mulch Base.

9. Alternative Compliance for Landscaping

A request for the following may be submitted and acted upon in accordance with **Section 6.07. Alternative Compliance**. Approval may be granted for modified landscape requirements if the following is met.

- a. The following standards are met:
  - (1) The proposed landscape requirements represent a superior result than that which could be achieved by strictly following the requirements of this section;
  - (2) The proposed landscape design complies with the stated purpose of this section; and
  - (3) Landscape elements and yard area requirements are provided elsewhere on the site.
- b. The proposed landscape design:
  - (1) Incorporates the retention of significant trees and naturally occurring undergrowth; or
  - (2) Incorporates more native plantings and/or a more sustainable design; or
  - (3) Better accommodates or improves the existing physical conditions of the subject property.



Section 4.10. Intersection Visibility Triangle

A. Applicability

The following requirements shall apply to all new development or proposed expansions into the Intersection Visibility Triangle.

B. Prohibited Obstructions

Obstructions are prohibited at elevations between two and one-half (2½) feet and nine (9) feet above the average street grade within the Intersection Visibility Triangle. Prohibited obstructions include any fence, wall, screen, billboard, sign, structure, foliage, or any other object.

C. Intersection Visibility Triangle Requirements

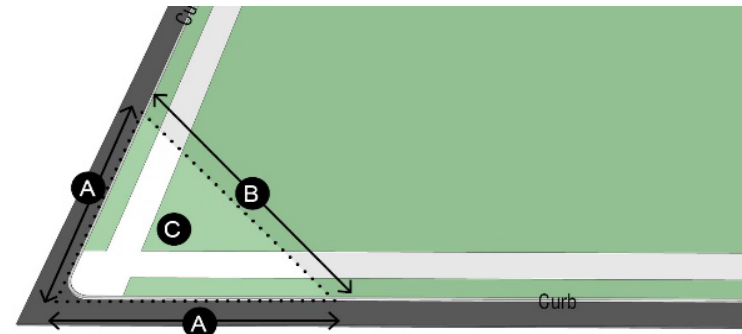
1. Curbed Major Thoroughfares Intersecting at Right Angles

At intersections where major thoroughfares intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection forty-five (45) feet along the curb and connecting these points with an imaginary line, thereby making a triangle.

2. Other Curbed Streets Intersecting at Right Angles

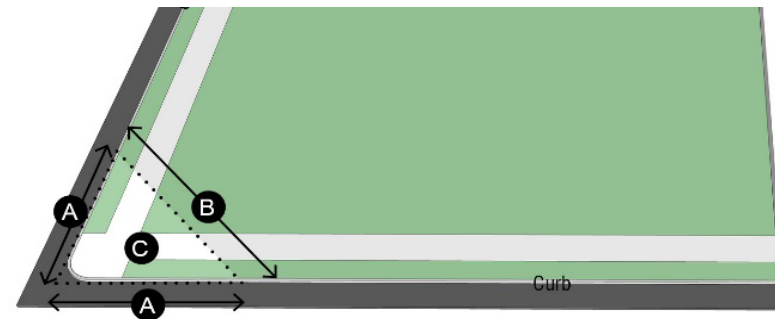
At all intersections where other streets intersect at or near right angles, the Intersection Visibility Triangle shall be the area formed by extending the two curb lines from their point of intersection thirty (30) feet along the curb and connecting these points with an imaginary line, thereby making a triangle.

Figure 4.10.1. 45 feet from Curb Intersection Point



- A** 45 feet from curb intersection point
- B** Intersection visibility line
- C** Intersection visibility triangle

Figure 4.10.2. 30 feet from Curb Intersection Point



- A** 30 feet from curb intersection point
- B** Intersection visibility line
- C** Intersection visibility triangle



3. Uncurbed Streets Intersecting at Right Angles

If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection twenty-five (25) feet on major thoroughfares and ten (10) feet on other streets or thoroughfares, and connecting these points with an imaginary line, thereby making a triangle.

4. Streets that Do Not Intersect at Right Angles

At intersections where streets do not intersect at or near right angles, the Director of Public Works shall have the authority to increase the minimum sight distances required above as he/she deems necessary to provide safety for both vehicular and pedestrian traffic.

5. Abatements

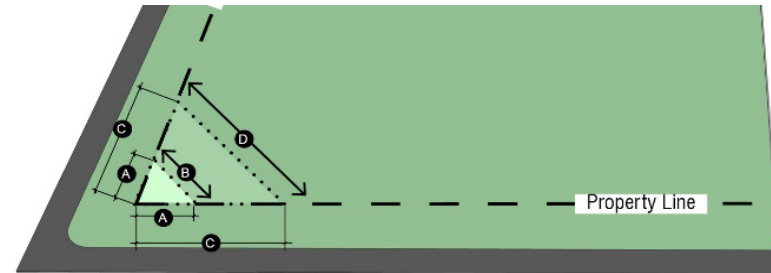
- a. The Director of Public Works shall have the authority to determine whether any such fence, wall, screen, hedge, tree, bush, shrub, billboard, sign or structure, as erected, planted, placed or maintained, constitutes a public hazard or public nuisance in violation of the provisions of this Section.
- b. Upon determination, the Director of Public Works shall cause to be issued written notice to the owner or lessee of the property demanding that said owner or lessee abate said hazard or nuisance within ten (10) business days of the date said notice is mailed. If said hazard or nuisance is not abated within ten (10) days of the date said notice is mailed, the City may abate the hazard or nuisance, and charge the owner or lessee of the property reasonable charges for labor.
- c. The City may abate the hazard or nuisance upon the written request of the owner or lessee of the property and upon payment of reasonable charges for labor.

6. Exceptions

The provisions of this section shall not apply to, or otherwise interfere with the following:

- a. Placement and maintenance of traffic-control devices under governmental authority and control and public utilities.
- b. Existing and future screening requirements imposed by the City Council.
- c. Existing and future City, state and federal regulations.

Figure 4.10.3. 10 feet/25 feet from Property Line Intersection



- A 10 feet from curb intersection point
- B Intersection visibility line for non-major thoroughfare streets
- C 25 feet from property line intersection point
- D Intersection visibility line for major thoroughfares