
SECTION 1107.03 SCREENING AND LANDSCAPING.

1107.03 SUBD. 1. SCREENING, COMMERCIAL AND INDUSTRIAL.

All commercial and industrial uses abutting and/or adjacent to a residential district shall be required to provide screening according to this Section. All fencing and screening specifically required by this Ordinance shall be subject to Subdivision 1104.03 (2) of this Section and shall consist of either a fence or a green belt planting strip as provided for below:

1. A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide complete visual screening to a minimum height of six (6) feet. Earth mounding or beams may be used, but shall not be used to achieve more than three (3) feet of the required screening. The planting plan and type of plantings shall require the approval of the Council.
2. Planting in excess of six (6) feet in height shall require approval of the Zoning Administrator and the Building Official.
3. A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect six (6) feet in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the City Council. Fences exceeding six (6) feet in height, or a variation from the requirements of this Section, shall require a conditional use permit.

1107.03 SUBD. 2 LOCATION AND SCREENING OF REFUSE.

1. All refuse and refuse handling equipment, including but not limited to garbage cans and dumpsters, shall be stored within the principal structure, within an accessory building, or totally screened from eye-level view for all uses, except for residential structures with four (4) dwelling units or less.
2. Screening shall be at least six (6) feet in height, constructed of brick, block, or wood, and compatible with the principal structure. Accessory structures shall comply with minimum setback requirements. All dumpsters and trash handling equipment shall be kept in a good state of repair with tight-fitting lids to prevent spilling of debris.

1107.03 SUBD. 3. LANDSCAPING; GENERAL RESIDENTIAL.

The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building site and/or other requirements shall be landscaped using ornamental grasses, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping within one (1) year following the date of building occupancy. Fences or trees placed upon utility easements are subject to removal, if required for the

maintenance or improvement of the utility. Trees on utility easements containing overhead wires shall not exceed twenty (20) feet in height.

1107.03 SUBD. 4. LANDSCAPING, ALL USES. (Excluding residential structures containing less than four (4) dwelling units).

Prior to approval of a building permit, all above referenced uses shall be subject to mandatory landscape plan and specification requirements. Said landscape plan should be developed with an emphasis upon the following areas:

1. The boundary or perimeter of the proposed site at points adjoining other property and the immediate perimeter of the structure;
2. All landscaping incorporated in said plan shall conform to the standards and criteria listed in Subdivision 4 of this Section.

1107.03 SUBD. 5. TYPE AND SIZE OF PLANTS.

All plants must at least equal the following minimum size:

	<u>Potted/Bare Root or Balled and Burlapped</u>
Shade Trees*	2 inch diameter
Half Trees (Flowering Crab, Russian Olive, Hawthorn, etc.)	1 ½ inch diameter
Evergreen Trees	3 - 4 feet
Tall Shrubs & Hedge Material (Evergreen or Deciduous)	3 - 4 feet
Low Shrubs - Deciduous	24 - 30 inches
Evergreen	24 - 30 inches
Spreading Evergreens	18 - 24 inches

*Type and mode are dependent upon time of planting season, availability, and site conditions (soils, climate, ground water, manmade irrigation, grading, etc.)

1107.03 SUBD 6. SPACING.

1. Plant material centers shall not be located closer than three (3) feet from the fence line or property line and shall not be planted to conflict with public plantings based on the judgment of City staff.
2. Where plant materials are planted in two (2) or more rows, plantings shall be staggered in rows unless otherwise approved by the City staff.
3. Deciduous trees shall be planted not more than forty (40) feet apart.
4. Where massing of plants or screening is intended, large deciduous shrubs shall not be planted more than four (4) feet on center, and/or evergreen shrubs shall not be planted more than three (3) feet on center.

1107.03 SUBD 7. TYPES OF NEW TREES.

Plantings, suitable trees include:

Quercus (Varieties)	Oak
Acer platanoides (and varieties)	Norway Maple (and Schwedler, Emerald Queen, etc.)
Acer saccharum	Sugar Maple
Cletis accidentalis	Hackberry
Betula (Varieties)	Birch
Gleditsia triacanthos	Honeylocust (Imperial, Majestic, Skyline, Sunburst and Thornless)
Tilia cordata (and varieties)	Little Leaf Linden & Redmond Greenspire, etc.
Tilia americanus	Basswood (American Linden)
Fraxinus pennsylvania lanceolata	Green Ash (Summit, Marshals)
Ginkgo biloba (male tree only)	Ginkgo
Gymnocladus dioicus	Kentucky Coffee Tree
	And all other varieties as approved by the City Council.

1107.03 SUBD. 8. DESIGN.

1. The landscape plan must show some form of designed site amenities (i.e., composition of plant materials, and/or creative grading, decorative lighting, exterior sculpture, etc., which are largely intended for aesthetic purposes).
2. All areas within the property lines (or beyond, if site grading extends beyond) shall be treated. All exterior areas not paved or designated as roads, parking or storage, must be planted into ornamental vegetation (lawns, ground covers or shrubs) unless otherwise approved by the Zoning Administrator.
3. Turf slopes in excess of 2:1 are prohibited.

4. All ground areas under the building roof overhang must be treated with a decorative mulch and/or foundation planting.
5. All buildings must have an exterior water spigot to ensure that landscape maintenance can be accomplished.

1107.03 SUBD. 9. LANDSCAPE GUARANTEE.

All new plants shall be guaranteed for two (2) full years from the time planting has been completed. All plants shall be alive and in satisfactory growth at the end of the guarantee period or be replaced.

1107.03 SUBD. 10. MECHANICAL EQUIPMENT.

All mechanical equipment such as air conditioning units, etc., erected on the roof of any structure, shall be screened so as not to be visible.

(Ord. 14-06, Section 1107.03, Adopted October 20, 2014.)