

7-13-103. LANDSCAPING STANDARDS.

(1) All properties with frontage on high-image streets shall provide a minimum 20-foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

- (a) All new construction on vacant parcels;
- (b) All new construction within 200 feet of a high-image street which is located on a partially-developed parcel which has frontage on such street;
- (c) Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

(3) Trees to be planted in the landscaped buffer shall be selected from the following list, unless a professionally prepared landscape plan is reviewed and approved in advance by the Planning Commission:

Common Name	Botanical Name	Average Height
Golenrain Tree	Koelreuteria Paniculata	20' - 30'
Crimean Linden	Tilia eucnloria	30' - 40'
Little-leaf Linden	Tilia cordata	30' - 40'
London Plane Tree	Platanus acerifolia	40' - 50'
Marshall Seedless Green Ash	Fraxinus Pennsylvanica 'Marshall'	30' - 40'
Norway Maple	Acer Platanoides	30' - 40'

Thornless Honeylocust	Gleditsia triacanthos inermis	30' - 40'
Zelkova	Zelkova serrata	40' - 50'
Hackberry	Celtris occidentalis	40' - 50'

Deciduous trees shall be a minimum size of 2" caliper and not less than eight feet in height.

(4) On all applicable streets North of 3100 South, the landscaped buffer shall be bermed to facilitate drainage and to aid in survival of plantings. Berming shall have a minimum slope of 1:4.

(5) All landscaping required by this Title shall include a sprinkler irrigation system and shall be perpetually maintained. Alteration of the landscaped buffer without prior Community and Economic Development Department approval or failure to maintain the buffer in a condition substantially similar to its original approved condition shall be an infraction. Failure to comply with this Chapter may be punishable by a fine of up to \$500 per day for each day of violation, plus any fees imposed pursuant to the provisions of Title 10 of the City Code. The City also reserves the right, at its discretion, to pursue any other legal remedies available to enjoin, prevent, or abate the violation.

(Ord. No. 98-45 Amended 06/09/1998; Ord. No. 98-71 Amended 11/20/1998; Ord. No. 99-52 Amended 08/20/1999; Ord. No. 01-46 Amended 07/03/2001)