

12-1-1601 COMMERCIAL PERFORMANCE STANDARDS

4. Landscaping

A landscaping design for the site shall be reviewed and approved by the Planning Commission at Site Plan Review. A permanent sprinkling system shall be installed in all required landscaping.

a. Front Yard. At least half of the front yard (at least a three foot wide strip) shall be landscaped. The landscaping shall occur at the front property line. This standard shall apply to both frontages of a corner lot.

b. Side and Rear Yards. There shall be a minimum of three (3) feet of landscaping between parking areas and side or rear property lines and a minimum of three (3) feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. Other side and rear setback areas that are open to view from public rights-of-way or from residential property shall also have a minimum of three (3) feet of landscaping.

Irrespective of other requirements, developments abutting residential uses shall have a minimum of ten (10) feet of perimeter landscaping and shall have large trees and shrubs planted to form a buffer between uses. Buffer areas may be approved with interval landscaping when not open to view from public rights-of-way and where it can be shown that the buffer areas will conform to the intent of this Ordinance.

c. Other Landscaping

(1) Landscaping planters and/or raised sidewalks shall be installed along buildings and any paved areas.

(2) All landscaped areas abutting any paved area shall be curbed.

(3) At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3 1/2 feet above street level within the area required for minimum sight distances as specified in the Geometric Design Guide (AASHTO) for local roads and streets.

d. Trees shall be required in front yards according to the street planning guide for arterial and collector streets.

e. Landscaping in parking areas may be required for channelization and shall be considered as a portion of the overall percentage requirements of landscaping of any particular site development.

f. Other non-parking areas: All unpaved areas not utilized for parking, access, or storage, shall be landscaped utilizing ground cover, shrub and tree materials, and/or dry landscape materials.

Undeveloped areas proposed for future expansion shall be maintained free of weeds and trash.