

Sec. 106-800. Landscaping.

- (a) Landscaping is required in percentages specified in sections 106-333, 106-443, and 106-522. Site plan and/or separate landscape plans shall be submitted in conjunction with building permit applications. Approval of landscape requirements is a condition of building permit approval. Total area of required landscaping shall be computed by the following method:
 - (1) Total developed site area shall be computed.
 - (2) Total area of roofed over improvements shall be computed and then deducted from the developed site area.
 - (3) The area of required landscaping shall be based on the total remaining developed site area.
- (b) Public right-of-way may be used for landscaping purposes. However, right-of-way used for landscaping will not contribute towards a total required landscaping percentage for parking and open-space areas. Landscaping on public property or easements is at owner's risk and subject to the requirements of section 106-794.
- (c) Landscaping plans shall be developed using the following criteria:
 - (1) *Location.*
 - a. Required landscaping shall be located in the front and side yard.
 - b. Landscaping located in sight triangles shall be maintained in a manner that maintains an area of clear visibility between three and six feet as measured vertically from the adjacent prevailing grade.
 - (2) *Types of plants and materials.* Grass, ground cover, flowering and nonflowering plants, shrubs and trees, wood, timber, stone, fountains, and ponds may be used for required landscaping.
 - (3) *Maintenance.* Required landscaping must be maintained by the property owner and/or occupant.
- (d) Landscaping/screening for shipping container facilities.
 - (1) The property owner or tenant shall provide a natural screening. This will be accomplished in one of three ways.
 - a. Leave in place existing trees, vegetation, underbrush, etc. to provide a thorough, continuous and effective opaque visual screening of the shipping container development.

- b. Construct earthen berms with a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.
 - c. Develop a screening plan that would be approved by the city that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.
- (2) The property owner or tenant will provide screening along the frontage of the site and along the side yards for a distance of 50 feet. In the advent that the site is adjacent to a commercial or residential use, the screening shall be required for the entire length of the adjacent yard area.
- (3) All required screening shall be adjusted away from overhead power lines to allow for full maturity of the trees without unnecessary trimming or topping of the trees.

(Ord. No. 1501-X, § 5, 12-16-96; Ord. No. 1501-II, § 8, 3-27-00)