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)