

Article 17. Landscaping, Screening and Buffering

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17.1 PURPOSE

The landscaping and screening requirements established by this Article are intended to preserve and enhance the appearance, health, safety and welfare of the City by fostering an aesthetically pleasing development. Proper landscaping contributes to the City by enhancing its character and scenic beauty, providing clean air, reducing noise, preventing erosion of topsoil, reducing the rate of stormwater runoff, providing habitat for wildlife, conserving energy, and providing shade and windbreaks. These regulations are also intended to increase the compatibility of adjacent uses, and minimize the adverse impact of noise, dust, motor vehicle headlight glare and other artificial light intrusions, and other objectionable activities or impacts conducted on, or created by, adjoining or neighboring uses.

17.2 ENFORCEMENT

A building permit or certificate of occupancy shall not be issued for any lot or use unless all the requirements of this Section have been fulfilled within the landscape plan. All landscaping is subject to periodic inspection by the City.

17.3 LANDSCAPING

A. Landscaping Requirements for Yards

1. Residential Zoning Districts and Medical District:

All exposed ground areas surrounding a principal or accessory use which are not devoted to drives, sidewalks, patios, and parking lots, or other such uses shall be covered primarily with grass. Shrubs, trees, and other ornamental landscape materials may be added to complement the yard.

2. Commercial, Industrial, and Agricultural Zoning Districts.

All exposed ground areas surrounding a principal or accessory use which are not devoted to drives, sidewalks, patios, and parking lots, or other such uses shall be covered with grass, shrubs, trees, and other ornamental landscape materials.

3. All zoning districts:

- a. All landscaping areas and other ground areas on the property shall be kept neat, clean and uncluttered.
- b. Owners of newly constructed structures shall be allowed one (1) year from the date of the building permit to complete the landscaping.

- c. No parking or storing of motor vehicles shall be allowed on landscaped areas.
- d. No fill may be placed or removed, nor shall ground elevation be altered, within any portion of a lot that is subject to a public utility or drainage easement, without the expressed written consent of the City Engineer.

17.4 SCREENING

A. Commercial and Industrial Screening

All off-street parking, loading facilities, drive lanes, and outdoor service areas upon commercial and industrial property must be screened from abutting residential uses to a height of six (6) feet with a minimum opacity of 90%. The required screening may consist of one or a combination of the following materials: wood, plastic, masonry, earthen berming, or coniferous plant material.

B. Refuse Screening

For multiple residential properties, all refuse containers shall be screened on all sides by a six foot (6') high fence that produces an opacity of one hundred percent (100%). Said fence shall be constructed using one or more of the following materials: wood, brick, concrete, or other material approved by the Zoning Administrator.

C. Residential Parking Screening

All parking areas of eight (8) or more stalls within residential zones shall be subject to the screening requirements of 17.4A.

D. I1 District Storage Screening Requirements

1. All storage adjacent to or across the street, avenue, or alley from a residential district shall be screened with an eight-foot (8') high fence of one hundred percent (100%) opacity.
2. Storage shall not be allowed in a truck, trailer, or similar container.

E. I2 District Storage Screening Requirements

1. All storage adjacent to or across the street, avenue, or alley from a residential district shall be screened with an eight-foot (8') high fence of one hundred percent (100%) opacity.
2. Dismantling of or storage of dismantled vehicles, farm equipment, household appliances, commercial or industrial equipment, or similar uses shall be enclosed in an eight-foot (8') high fence of one hundred percent (100%) opacity.

F. I3 District Storage Screening Requirements

1. All storage, including trucks or other vehicles in excess of three quarter (3/4) ton capacity or equipment shall be screened with an eight-foot (8') high fence of one hundred percent (100%) opacity.
2. Storage shall not be allowed in a truck, trailer, or similar container.