

Zoning Ordinance

Section 1010.00 - Landscaping

1010.01 General Provisions

A. The following provisions apply to parcels required to be landscaped:

1. Landscaping may be required for privacy, visual screening, sound deadening, appearance enhancement or other purposes determined desirable by the Director for the purpose of insuring compatibility of the proposed use with that of existing and anticipated future uses in the vicinity. Undeveloped and/or unused portions of properties shall either be landscaped, or have other means of weed and erosion control established.
2. Plantings shall comply with clear-vision requirements at all intersections and access locations onto public roads.
3. All landscaping shall be continuously maintained. All plant materials other than trees shall be provided with underground irrigation, unless alternative irrigation is approved by the Director as part of site design plan.

B. Plan Requirements

Landscape plans with explanatory notes shall accompany all applications for commercial and industrial building permits and all other site design plans. Landscape plans shall be drawn to a scale of 1"=20' or other scale approved by the Director as being appropriate to accurately depict the following:

1. Location and dimensions for existing and proposed structures and roadway entrances onto the site upon which development is being proposed.
2. Existing trees 6 inches or larger in a diameter at 4 feet above grade, including trees proposed to be removed, and existing shrubs or other plant materials to be retained.
3. Type, size and location of trees, shrubs, and other plant materials proposed to be planted, the schedule for planting, and the method and layout of the irrigation system to be installed.
4. Type, height and location of all fencing, trash collection areas, free-standing lighting and signage proposed. Unless otherwise provided, the plan shall include a drawing of such signage with dimensions of the size, shape and height thereof. Signage shall be in accord with Section 1006 of this ordinance.

5. Traffic circulation and parking space layout/design including a cross-section or description of materials to be used in all such areas; and sidewalks, walkways and other pedestrian improvements, e.g., benches, recreation equipment, etc.

C. Standards and Requirements

Landscaping shall be provided as follows in Commercial and Industrial zones and in all other zones as appropriate:

1. A minimum area of 30 feet in depth measured: (1) from the bottom/centerline of any State highway ditch, and (2) from any property line abutting a residentially planned or zone-designated area, whenever the property is within 60 feet of an off-site residence.
2. A minimum area of 10 feet in depth along all other property lines, except as the Director may determine unnecessary.
3. Adjacent to a State highway, a berm of not more than 18 inches in height above natural grade, and at least 6 feet in width shall be constructed. The berm shall be located entirely on the applicant's property and be planted with a combination of trees, shrubs, grass and/or ground cover. The berm and plantings at maturity shall not exceed a height of 3 feet at any street intersection or other vehicular access clear vision area.
4. All entrances from public roads or streets shall be designed for safe entry and exit, and landscaped 5 feet wide for a depth of 20 feet onto the property.

D. Plant Materials Spacing

Plant material spacing shall be as follows:

1. Trees approved for a single row shall be a minimum of 6 feet in height, not more than 30 feet apart and approximately 10 feet from the property line.
2. Trees approved for 2 or more rows shall be a minimum of 6 feet in height and not more than 40 feet apart with plantings staggered in adjacent rows. Rows to be not more than 20 feet apart with the outer row approximately 10 feet from the property line.

3. Trees shall be properly installed and staked to industry standards, and shall be located not to interfere with overhead wires and hard-surfaced pedestrian and vehicular areas as they mature.
4. Arborvitae shall be used where site-obscuring planting is needed and shall be 3 feet on-center and a minimum of 4 feet high when planted. The plantings shall be watered and fertilized continuously after installation to generate the growth needed for site-obscuring.
5. Shrubs shall be spaced not more than 5 feet apart.
6. Ground cover shall be planted at no more than 30 inch intervals and staggered in sequential rows not more than 20 inches apart.
7. No landscape area shall be less than 5 feet in width.

E. Implementation

Completion of all landscape plans shall be assured as follows:

1. In the event landscaping is not completed prior to final land use approval or at the time of the request for a development permit, the applicant may post a surety bond or provide other financial assurances, equal to 200% of the estimated cost of materials and installation, or may enter into other implementation agreements as are approved by the Director.
2. Final approval of any land use application or release of any surety for completion of landscaping shall not occur until a final landscape inspection, and a plan completion sign-off has been made by the Director. Any portion of the landscaping not completed in accordance with the approved landscaping plan shall be cause for the plan not to be signed and/or cause for the surety to be used by the county to complete the installation.

F. At such time as the design is agreed upon by the applicant and the Director, both shall sign the Site Design, attesting to that agreement.

G. At such time as the landscape improvements have been completed in accordance with the approved plan, the applicant shall notify the Director thereof, and upon satisfactory inspection, the Director shall sign and date the Plan, attesting to its completion.

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