

LANDSCAPING AND SCREENING

Chapter 17.26

LANDSCAPING AND SCREENING

Sections:	17.26.010	Purpose
	17.26.020	Landscape Plan Improvements
	17.26.030	General Design Principles and Standards
	17.26.040	Selection and Installation of Plant Materials
	17.26.050	Completion and Maintenance
	17.26.060	General Landscaping Requirement
	17.26.070	Landscape Buffers
	17.26.080	Building Foundation Landscaping
	17.26.090	Parking Lot Landscaping
	17.26.100	Sign Landscaping
	17.26.110	Retaining Walls
	17.26.120	Additional Screening Requirements

17.26.010 Purpose

Landscaping contributes to the health, safety and welfare of 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. Specifically, these regulations are intended to minimize the adverse impact of noise, dust, motor vehicle headlight glare or other artificial light intrusions, visual pollution and other objectionable impacts on public and private property.

The use of native vegetation in managed landscapes, which is encouraged by this Chapter, may provide additional ecologic, economic, and aesthetic benefits. It provides wildlife habitat, reduces emissions from lawn mowing, reduces the use of chemical pesticides, herbicides, and fertilizers, provides enhanced erosion control and stormwater infiltration, and improves water quality.

17.26.020 Landscape Plan Improvements

A. Landscape Plan and Landscape Improvements Required

1. A landscape plan containing the information specified in Appendix A (Submittal Items) and depicting the landscape improvements required by this Chapter ("Landscape Plan") shall be prepared and approved in accordance with the provisions of this Chapter. The improvements depicted on the approved Landscape Plan shall be installed and maintained in accordance with the provisions of this Chapter.
2. A Landscape Plan shall be required as part of Design Review (Section 17.04.230) and for PUD Preliminary Plans and PUD Final Plans. If a Landscape Plan submitted at the time of building permit for a lot within a Planned Unit Development does not substantially conform to the approved Landscape Plans, it shall be submitted to the City Council as a change to the PUD Preliminary Plan, and shall be reviewed as provided in Section 17.04.430 (Ord. 2011-Z-1 § 18.)
3. No Landscape Plan shall be required in connection with construction of or any improvements to a detached single family or two family dwelling or lot. A landscape plan shall be required, however, for any common areas, including those within single-family subdivisions.

B. The Director of Community Development shall consult with a landscape architect registered in Illinois, or a horticultural expert, in the review and implementation of Landscape Plans.

C. For existing developments that lack the landscaping required by this Chapter, a Landscape Plan showing the required landscape improvements for all areas of the site to be disturbed by the proposed construction shall be required when one or more of the following conditions applies:

LANDSCAPING AND SCREENING

1. When any new principal building is constructed on the site.
2. When any addition to a principal building is constructed that increases its gross floor area by twenty percent (20%) or more.
3. When an existing parking lot or drive-in facility is reconstructed, such that the reconstructed area exceeds twenty percent (20%) of the initial paved surface area including access driveways. Re-surfacing, sealing or re-stripping of an existing parking lot or drive-in facility, which does not entail reconstruction of existing asphalt or concrete, shall not be subject to this requirement.

D. Field Adjustments to Landscape Plans

Minor changes in planting locations that do not reduce the quantity of plant material may be approved by the Director of Community Development without amending the approved Landscape Plan. Reductions in the size of plant materials and changes to the species shown in the approved Landscape Plan shall not be permitted without submitting a revised Landscape Plan for review as a major, minor, or administrative change in the case of a Planned Unit Development, or by the Director of Community Development in the case of other property.

17.26.030 GENERAL DESIGN PRINCIPLES AND STANDARDS

The Landscape Plan shall address the following criteria:

A. Sensitivity to the Site

Landscape improvements shall be designed to integrate the building and other improvements with the site and its surroundings, with sensitivity to natural topography, watercourses, and existing vegetation. Existing landscape material and topography shall be taken into account and preserved where feasible, particularly where mature trees are part of the site. (See also St. Charles Municipal Code, Chapter 8.30 regarding tree preservation requirements.)

B. Scale and Arrangement of Landscaping Material

The scale and arrangement of landscaping materials and the size of planting beds shall be appropriate to the size of existing and proposed structures and site improvements. For example, larger-scale buildings shall generally be complemented by plantings that are larger-scale at both the time of installation and at maturity. Whenever possible, plantings shall be arranged in groupings and masses to provide a more natural appearance.

C. Existing Trees and Other Vegetation

Subject to the approval of the Director of Community Development, existing trees and other vegetation may be utilized in lieu of installing new plant material to satisfy the requirements of this Chapter. The Landscape Plan shall accurately show the existing trees and other vegetation to be so utilized, and shall include the types and quantities of plantings that will be installed if the existing plant material dies.

D. Storm Water Management

Natural drainage patterns and features such as swales, filter strips, wetlands and rain gardens shall be integrated into the landscape design, and shall be preserved or restored if existing. To the greatest extent possible, stormwater detention and retention basins and associated landscaping shall be designed to resemble natural landforms. Grading of stormwater basins shall be designed so as to accommodate the proposed plantings. The Landscape Plan shall be coordinated with the stormwater management plan to slow storm water runoff, increase infiltration on the site, and filter suspended solids and contaminants. Landscaping is required around the perimeter of all retention and detention basins, and a planting scheme using native grasses and forbs to discourage waterfowl in developed areas is encouraged.

E. Softening of Walls and Fences

Plant material shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail. Conversely, where walls, fences, and other barriers are designed with articulation and/or architectural detail, there is less need for softening with landscaping.

LANDSCAPING AND SCREENING

F. Irrigation

Landscape designs shall be cognizant of the need for water conservation and irrigation, depending on the site environment and type of plant material selected. Where no permanent source of water for irrigation is available, the landscape design shall not rely on irrigation to maintain healthy plantings.

G. Energy Conservation

Plant material placement shall be designed to reduce the energy consumption needs of the development.

1. Locate sun tolerant trees and plants on the south and west sides of buildings to provide shade from the summer sun.
2. Locate shade tolerant trees and plants on the north and west sides of buildings to dissipate the effect of winter winds.

H. Berming

Earthen berms and existing topographic features shall be incorporated into the landscape treatment of a site where there is sufficient space and, in particular, where berms and existing topographic features can be combined with plant material to provide effective screening. Berms shall be no steeper than a 4:1 proportion on average and shall have a rounded top surface a minimum of five (5) feet in width to accommodate plantings. Berming more than one foot in height is prohibited over utility easements when located parallel to, or approximately parallel to, the easement. Berming located perpendicular to utility easements is permitted.

I. Landscape Protection

Landscaping in proximity to vehicular areas shall be protected by curbs, wheel stops, decorative bollards, retaining walls, or other methods integrated into the site improvements or Landscape Plan.

J. Clear Zones

1. Notwithstanding any provision hereof to the contrary, landscaping around fire hydrants shall be installed and maintained in accordance with the provisions of Section 16.44.070 M of the St. Charles Municipal Code, as amended.
2. A clear zone of three (3) feet shall be maintained in all directions from a pad-mounted electrical transformer; a ten (10) foot clear zone shall also be maintained in front of transformer access doors to allow for operation and maintenance activities, in accordance with the guidelines established by the St. Charles Electric Utility. Plantings within this zone shall be limited to non-woody plants or turf grass.

K. Parking Lot Landscape Islands

Landscape islands shall be a minimum of eight (8') feet in width and a minimum of 160 square feet in area, their surface shall be at least six (6") inches above the surface of the parking lot and shall be crowned to allow for positive drainage, and shall be protected with concrete curbing, except in the case of a bioswale design. Bioswales, which are continuous, planting beds designed for the conveyance, absorption, or filtration of stormwater runoff, may be provided as an alternative design to conventional planting islands. Landscape islands shall be planted with a variety of shade trees, ornamental trees, shrubbery, grasses and perennials, ground cover and other plant materials. (Ord. 2011-Z-1 § 19.)

17.26.040 Selection and Installation of Plant Materials

A. Selection of Plant Material

Plant material shall be selected for its form, texture, color, size, and suitability to local conditions. The use of native woody and herbaceous plants is encouraged, unless a more traditional approach would be more compatible with the predominant landscape design in the area, or with the architecture of the building.

LANDSCAPING AND SCREENING

All plant materials shall be of good quality and of a species capable of withstanding the climate extremes of northeastern Illinois and the conditions of the site. Size and density, both at the time of planting and at maturity, shall be considered when selecting plant material. The use of drought and salt tolerant plant material is preferred.

Appendix C (Plant Palette) lists recommended and prohibited plant materials. Plant materials other than those listed as recommended may be approved if consistent with the design standards and requirements of this Chapter.

B. **Shade Trees**

All shade trees shall have a minimum trunk size at planting of two and one half to three inches (2 ½" to 3") in caliper at planting, unless otherwise specified. Minimum caliper shall be measured six inches above grade.

C. **Evergreen Trees**

Evergreens trees shall have a minimum height of six (6) feet at planting. Evergreens are useful in those areas where year-round screening and buffering is required. However, evergreens are generally incompatible with prairie plants.

D. **Ornamental Trees**

Ornamental trees shall have a minimum height of six (6) feet at planting, with the exception of true dwarf species, which may be shorter.

E. **Shrubs**

Shrubs shall have a minimum height of twenty-four inches (24") feet at planting.

F. **Planting Beds**

Unless otherwise specified, planting beds shall be mulched with shredded hardwood mulch. Mulch shall not be used as a substitute for plant materials. (Ord. 2011-Z-1 § 20.)

G. **Installation**

All landscaping materials shall be installed in accordance with the planting procedures established by the American Association of Nurserymen in effect at the time the Landscape Plan is submitted. All plant materials shall be free of disease and shall be installed so that sufficient soil and water are available to sustain healthy growth.

17.26.050 **Completion and Maintenance**

A. **Completion Guarantee**

All required landscaping and screening materials shown on the approved Landscape Plan shall be installed prior to the issuance of an occupancy permit, weather permitting. In periods of weather conditions adverse to planting the landscaping materials shown on the approved Landscape Plan, a temporary occupancy permit may be issued prior to installation of landscaping and screening when the property owner provides the following:

1. A completion guarantee in the form of a cash escrow or irrevocable letter of credit in an amount equal to one hundred fifteen percent (115%) of the estimated cost of the landscaping installation, as certified by a landscape contractor or an Illinois registered landscape architect. (This completion guarantee shall not be required where the property owner is a unit of federal, state, or local government.)
2. Written permission from the property owner giving the City and its agents the right to enter upon the property to complete the installation of required landscaping, in case of forfeiture of the performance guarantee. (This provision shall not be required where the property owner is a unit of federal, state, or local government.)

If the landscaping is not completed within six (6) months after the issuance of the temporary occupancy permit, the cash escrow or irrevocable letter of credit may be used by the City to complete the installation of the required landscaping.

B. **Maintenance**

LANDSCAPING AND SCREENING

The owner of the premises, and any lessee, shall be jointly and severally responsible to maintain, repair and replace all landscape materials and other improvements shown on the approved Landscape Plan over the entire life of the development.

All trees and shrubs shall be maintained in good condition, including appropriate pruning. Planting beds shall be maintained by seasonal mulching and weed control, and shall be kept free of refuse and debris. Any plant materials such as trees, shrubs, perennials and ground covers that die, are in decline, or are supporting less than fifty percent (50%) of healthy leaf growth shall be replaced within six (6) months of notification by the City, in compliance with the approved Landscape Plan; however, the Director of Community Development may approve alternative materials if he determines that they would be more suitable than the originally approved plant materials and will provide an equivalent landscape effect. Plant materials that are diseased shall be treated, and if treatment is not successful, shall be replaced. Fences, refuse disposal areas, barriers and retaining walls shall be maintained in good repair. Irrigation systems, if provided, shall be maintained in good operating condition to promote the health of the plant material and the conservation of water.

If existing vegetation that was used in lieu of new plantings to satisfy a requirement of this Chapter dies, the responsible party shall install new plant materials in conformance with the provisions of this Chapter and the approved Landscape Plan.

For natural landscaping the following replacement thresholds shall apply. Plantings not meeting the minimum threshold shall be replaced after the time period specified.

1. Plantings of potted herbaceous perennials shall meet or exceed eighty-five percent (85%) survivorship of all plants and a minimum of seventy-five percent (75%) survivorship of any one species in healthy, vigorous condition, one full growing season following completion.
2. Plantings of seeded grasses, sedges and forbs shall meet or exceed seventy percent (70%) plant cover after one full growing season, eighty percent (80%) after two full growing seasons, and ninety-five percent (95%) after four full growing seasons following completion.

17.26.060 General Landscaping Requirement

The minimum percentage of a lot or parcel that is landscaped shall be:

- a) 20% for a lot or parcel with on-site stormwater storage
- b) 15% for a lot or parcel with off-site stormwater storage
- c) No minimum for a lot or parcel in the CBD-1 Zoning District

If the total landscaped area resulting from the requirements of subsequent Sections of this Chapter is less than the percentage required by this Section, additional landscaped area shall be provided to meet the minimum requirement of this Section.

Landscaping to meet this requirement may include any combination of the following:

- a) Live plant materials such as trees, shrubs, herbaceous perennials, ground cover, turf grass, and annual plantings;
- b) Decorative surfaces such as pavers, flagstone, boulders, etc.;
- c) Stormwater detention and retention basins, including planting areas and water surface, but not including retaining walls more than three feet (3') in height;
- d) Displays of public art, pedestrian plazas, walkways and seating areas open to the general public or to employees and patrons; and
- e) Play surfaces such as ball fields, baseball diamonds, tennis courts and other sport courts that are available for use by the general public.

LANDSCAPING AND SCREENING

Paving for vehicular access, concrete sidewalks, and curbing shall not be counted as landscaped area, except that systems designed to integrate a drivable surface with turf grass or other plant growth may be counted as landscaped area, where they are provided for emergency access routes.

(Ord. 2011-Z-1 § 21.)

17.26.070 Landscape Buffers

- A. The Landscape Plan shall provide for Landscape Buffers to enhance privacy and provide screening between dissimilar uses, wherever the zoning district regulations require a Landscape Buffer Yard. Where Landscape Buffers overlap with other landscape requirements with respect to the same physical area on the lot, the requirement that yields more intensive landscaping shall apply, but the requirements need not be added together.
- B. The Director of Community Development, in the case of Design Review, or the City Council, in the case of a Planned Unit Development, may reduce or waive the requirements of this Section where existing conditions make it impractical to provide the required Landscape Buffer, or where providing the Landscape Buffer would serve no practical purpose. Examples include, but are not limited to, instances where existing topography or structures effectively screen the more intensive use and provide a measure of privacy to the less intensive use.
- C. Within required Landscape Buffers along common property lines, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls to a height of six feet (6') above the grade of the common property line.
- D. Along right of way lines, where a Landscape Buffer of forty feet or more in width is required, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls, to a minimum height of six feet (6') above the grade of the right of way line. Such opaque, year-round screening shall be designed so that the first twenty feet (20') of the Landscape Buffer abutting the right of way line is relatively open and consists primarily of landscaping, and the elements of screening that provide opacity are located twenty feet (20') or more from the right of way line. Opaque, year-round screening is not required within Landscape Buffers of less than 40 feet in width along right of way lines.
- E. For each 400 square feet of required Landscape Buffer, there shall be at least one shade tree or two evergreen trees, plus ornamental trees, shrubs, ornamental grasses, or perennials as needed to soften the appearance of solid forms such as fences, walls and berms that may be used to provide a visual screen.
- F. If a new building or outdoor use is added on a lot where other buildings or uses exist, a Landscape Buffer, where required by the district regulations, shall be provided to buffer adjoining lots from the new building or use, but an additional Landscape Buffer beyond that which is required for the new building or use need not be provided to buffer adjoining lots from the existing buildings or uses.

(Ord. 2011-Z-1 § 22.)

17.26.080 Building Foundation Landscaping

- A. General Requirements
Building foundation landscaping shall be provided around the perimeter of all new non-residential and multi-family residential buildings. In the CBD-1 and CBD-2 Districts, foundation landscaping shall only be required in a setback of 5 feet or more from the building wall to the right-of-way or property line.
- B. Guidelines for Location and Design
 1. Building foundation landscaping shall include a range of sizes and types of plants, which relate to the size of the building. Consideration should be given to including shade trees, ornamental trees, evergreens, shrubs, decorative grasses, perennials, ground cover, and flowers, in a coordinated design.

LANDSCAPING AND SCREENING

2. Building foundation landscaping shall be continuous, except where walkways, driveways, or loading areas provide access to the building.
 3. Building foundation landscaping planting beds shall be located immediately adjoining the building wall or, where the intervening space is designed for pedestrian use, the interior side of the planting bed shall be not more than sixteen (16) feet from the nearest building wall.
 4. Turf grass shall not be counted as part of the required building foundation landscaping.
- C. Requirements for Building Foundation Landscaping
1. The amount of plants required shall be calculated by dividing the total lineal feet of the building's walls by fifty (50). A combination of the following landscape materials shall be required per every fifty (50) lineal feet of building wall:
 - a. Any combination of two (2) shade, ornamental, or evergreen trees.
 - b. Any combination of twenty (20) shrubs, bushes, and perennials. Ground covers, annuals, and turf grasses shall not count towards fulfilling this requirement.
 2. Not less than seventy-five percent (75%) of the horizontal dimension of the front wall of the building shall be landscaped. The front wall shall be considered the wall on which the primary public entrance to the building is located.
 3. Not less than fifty percent (50%) of the total horizontal dimension of the remaining building walls shall be landscaped. The landscaping may be distributed among all non-front building walls.
 4. The minimum width of planting beds for building foundation landscaping shall be eight feet (8'), measured perpendicular to the building, unless otherwise specified as follows:
 - a. CBD-1 and CBD-2 Districts: No minimum width
 - b. BL and BT districts: Five (5) feet
 5. Special Requirements for the M-1 and M-2 Districts
Within the M-1 and M-2 Districts, building foundation landscaping as required in the preceding sections may be modified along walls that face lot lines which abut another lot in the M-1 or M-2 district and do not abut a street. The requirement shall only be modified for the portion of such walls located a distance greater than two times the required yard setback from any street, in compliance with the following:
 - a.) Where off-street parking or loading areas abut a building wall, building foundation landscaping shall not be required.
 - b.) Where off-street parking or loading areas do not abut a building wall, building foundation landscaping shall be required; however this requirement shall be waived if an equivalent area of landscaping is provided in an alternate location, subject to the approval of the Director of Community Development. Shade or ornamental trees may be utilized to meet this requirement at a rate of one tree per 160 square feet of required building foundation landscape area.

(Ord. 2011-Z-1 § 23; Ord. 2008-Z-29 § 2.)

17.26.090 Public Street Frontage and Parking Lot Landscaping

A. Public Street Frontage Landscaping

1. General Requirements
Landscaping is required in the front and exterior side yard adjoining a public street right-of-way in the RM-1, RM-2, RM-3, BL, BC, BR, OR, M-1 and M-2 zoning districts.
2. Guidelines for Location and Design
 - a. Shade trees, ornamental trees, evergreen trees, ornamental and evergreen shrubs, perennials, decorative walls, fencing, and berming shall be placed in naturally appearing groupings as opposed to distributed in a linear fashion. These groupings shall be placed strategically to accentuate the development's architecture or other significant features while concealing mechanical or other physical structures that do not add to the aesthetic value of the site. The groupings shall also be designed to create visual interest by varying

LANDSCAPING AND SCREENING

the heights and widths of plant materials.

- b. Types of plants chosen should be salt and drought tolerant.
 - c. Types of plants and plant groupings should provide four-season color and variety in texture and shape.
3. Required Landscape Materials
 - a. One shade tree is required per every 40 lineal feet of public street frontage. Trees shall not be placed at intervals less than 30 feet on center.
 - b. Two ornamental or evergreen trees, or any combination thereof, shall be required per every 40 lineal feet of public street frontage.
 - c. No less than 75% of the public street frontage as measured horizontally along the lot lines abutting the street shall be planted with a combination of ornamental shrubs, evergreen shrubs, and perennials. If a minimum of 50% of the street frontage is supplemented with decorative walls, ornamental fencing, or sculptured berming, then the requirement shall be reduced to 40%, provided the landscaping is designed to enhance the aesthetics of the wall, fence or berm provided.

B. Screening of Parking Lots, Motor Vehicle Displays, and Drive-Throughs

1. Screening from Public Streets
Parking lots with more than five spaces, a Motor Vehicle Display, or a Drive-Through facility abutting a public street shall be screened to a minimum height of thirty inches (30”) for no less than 50% of public street frontage measured horizontally along the lot line abutting the street and adjoining the parking lot, Motor Vehicle Display, or Drive-Through facility, except where driveways and walkways generally perpendicular to the street are located. Screening shall be designed to soften and partially conceal the view of vehicles in parking or stacking spaces from the street.
2. Screening of Residential Parking Lots adjoining other Residential Uses
Parking lots of more than 5 spaces located on a residential lot that adjoins a residential use on a separate lot shall be screened in accordance with the requirements of Section 17.26.070 Landscape Buffers, regardless of whether a Landscape Bufferyard is required.

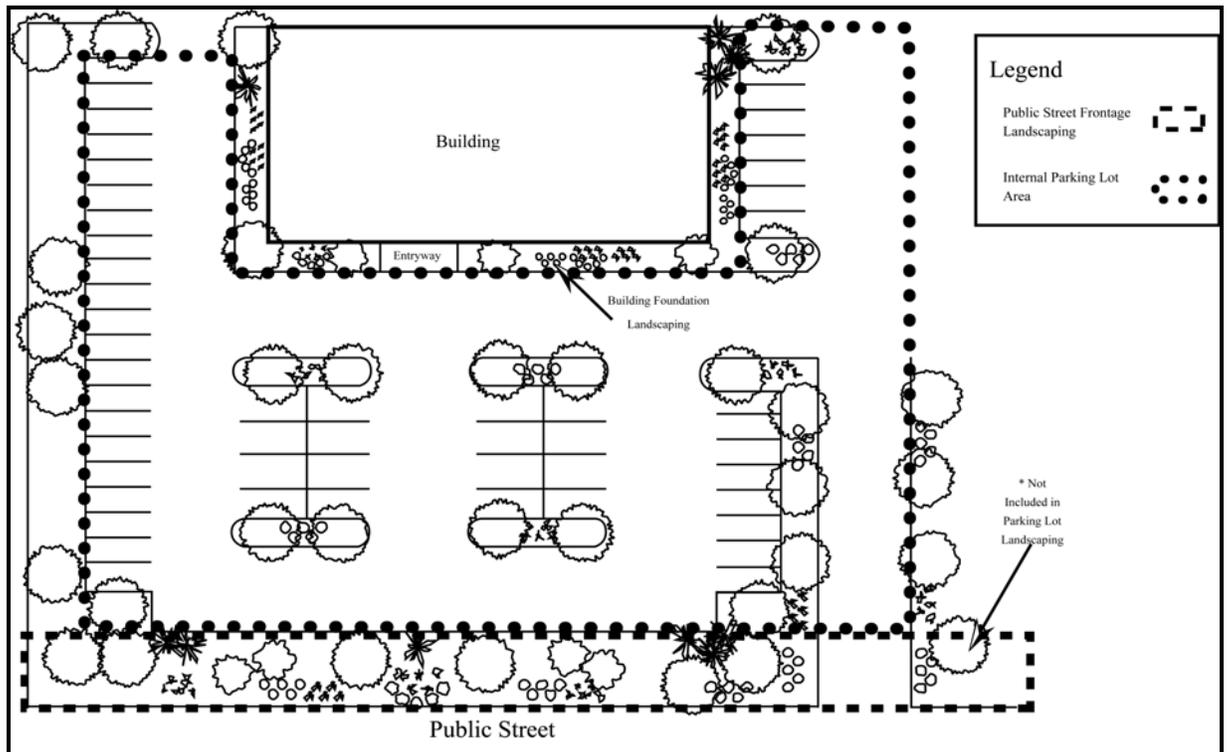
C. Interior Parking Lot Landscaping

1. General Requirements for all Parking Lots
All interior rows of parking shall be terminated by a landscape island or other landscaped area, except that this requirement may be waived for islands that would obstruct an accessible route (as defined in the Illinois Accessibility Code) from handicap parking spaces to the building.
2. Parking Lots Containing Twenty (20) or More Parking Spaces
 - a. General Requirements
A minimum of ten percent (10%) of the interior area of the parking lot shall be devoted to landscaping. The “interior area” of a parking lot means the area within a perimeter bounded by the backs-of-curbs (or edge of pavement where curbs are not used) encompassing the outer limits of parking spaces and circulation drives. Landscape islands extending into the parking lot from its edges may count toward the 10% minimum requirement. Landscaping located outside of the interior area of the parking lot shall not count toward the 10% minimum interior landscape requirement, nor is it used in calculating the interior area of the parking lot.
 - b. Guidelines for Location and Design
Landscape islands shall be distributed throughout the interior area of the parking lot to provide shade and enhance the visual appeal of the site. In general, the maximum distance between landscape islands should be approximately 60 to 100 feet.
 - c. Required Landscape Materials

LANDSCAPING AND SCREENING

The minimum number of shade trees required for interior parking lot landscaping shall be the product of dividing the total area of required interior parking lot landscaping, in square feet, by 160. These trees shall be located primarily within the interior of the parking lot, and may be evenly spaced or grouped, depending on their growth characteristics and the desired design effect.

(Ord. 2011-Z-1 § 24.)



(Ord. 2011-Z-1 § 24.)

17.26.100 Sign Landscaping

Freestanding signs shall be landscaped at the base of the sign in accordance with the following:

- A. The landscaping shall extend a minimum of three (3) feet from the outer edge of the sign base on all sides. Where the area around the base of a sign is insufficient in size to accommodate landscaping, the Director of Community Development may permit installation of a portion of the required landscaping at an alternate location on the site.
- B. Freestanding signs shall be landscaped with small shrubs, ornamental grasses, and/or perennials to a height of twelve inches (12") to three feet (3') at planting, depending on the height of the sign.

17.26.110 Retaining Walls

- A. The Building Commissioner may require review of retaining walls by a structural and/or civil engineer for stability and drainage.
- B. In the CBD-1 District, retaining walls shall be of a historic character, preferably brick and mortar or cut limestone, or other material approved by the Director of Community Development.
- C. For retaining walls over four (4) feet in height, a terrace or stepping back of the wall shall be required to allow for a planting area. The terrace shall be between one-third ($\frac{1}{3}$) and one-half ($\frac{1}{2}$) of the total retaining wall height, as measured from the base of the wall. The planting area shall

LANDSCAPING AND SCREENING

be no less than two (2) feet in width and shall be planted with a combination of turf, shrubs and perennials.

17.26.120 Additional Screening Requirements

A. Refuse Dumpsters and Recycling Containers

Outdoor refuse dumpsters, recycling containers, compacting equipment, pallet storage, baled cardboard, and other refuse and recycling materials that are visible from public streets or adjoining property shall be enclosed and screened on all sides by a masonry screen wall or opaque fence, at a height sufficient to provide screening of the container, unit, material and pallets. Such enclosures shall be gated and situated on a concrete apron that extends a minimum of six (6) feet beyond the opening of the enclosure. No material shall be permitted to accumulate such that it is visible above the height of the enclosure.

B. Outdoor Storage

Where outdoor storage areas accessory to nonresidential uses are visible from a public street or from any lot in a residential district, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or masonry walls, to a minimum height of six feet (6') above the grade of the right of way line or property line, as the case may be. Where feasible, fences and walls used to provide the screening that are located along public rights-of-way shall be landscaped to provide a softening effect in accordance with Section 17.26.030 E (Softening of Walls and Fences). The height of materials stored outdoors shall not exceed the height of the screening provided.

C. Loading Berths

Except in the M-1 and M-2 Districts, loading berths shall be located and oriented so that they are not visible from the public right-of-way, or shall be screened from the public right of way to a height of eight feet (8 ft.) above the elevation of the right of way line.

If any lot in any district containing a loading berth adjoins or is across the street from a lot in a residential district, the loading berth shall be screened from view from the residential property to a height of eight feet (8') above the elevation of the common property line or right of way line, as the case may be.

D. Screening of Mechanical Equipment

1. Ground-Mounted Equipment

- a. In accordance with the provisions of Table 17.22-3 (Permitted Encroachments), where it is impractical to locate ground-mounted HVAC and other mechanical equipment within the rear or interior side yard of a single-family or two-family dwelling, the Building Commissioner may approve an alternative location if the mechanical equipment is screened with landscaping, hedges, berming, walls and/or fencing so as not to be visible from any public street or adjoining lot when viewed from an observation height of five feet above grade.
- b. For multi-family residential and non-residential buildings, ground-mounted mechanical equipment, such as HVAC units, refrigeration units, and pool equipment is discouraged. Wherever possible, this equipment should be contained within the building or roof-mounted. Where the nature of the mechanical equipment or the design of the building precludes its location within the building or on the roof, it shall be screened from view from public streets and adjoining residential dwellings by landscaping, berming, walls and/or fencing. Color and texture of any screening wall or fence shall be compatible with the color and texture of the primary buildings on the site.

2. Building or Roof-Mounted Equipment

- a. All newly installed or enlarged mechanical equipment, such as HVAC units, refrigeration units, and pool equipment located on the roof of any structure in any zoning district shall be screened from view from public streets and adjoining residential dwellings by its

LANDSCAPING AND SCREENING

location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall that is compatible with materials of the building, or a combination thereof. Where the majority of an individual unit of equipment is screened by its location, a parapet wall, and/or the building architecture, and where installation of a screening wall would increase the visual mass of the equipment, a screening wall may not be required, provided the unit is painted to blend with the building.

- b. For existing buildings with roof-mounted equipment lacking screening, equipment may be replaced or added without additional screening, provided the equipment has been located in the most unobtrusive location available on the roof. Where possible, new equipment shall be grouped with existing equipment in an organized manner that is consistent with the architecture of the building.

(Ord. 2011-Z-1 § 25.)

E. **Screening of Large Satellite Dish Antennas**

Large Satellite Dish Antennas shall be fully screened so as not to be visible from any public street or adjoining lot when viewed from an observation height of five feet above grade. Ground-mounted antennas shall be screened by landscaping, berming, walls and/or fencing. Roof-mounted antennas shall be screened by their location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall, or a combination thereof. Any screening wall or fence shall be compatible with the color texture, and/or materials of the primary buildings on the site.

(Ord. 2008-Z-20 § 4.)