

SECTION 36 - LANDSCAPING REGULATIONS

36.1 GENERAL PROVISIONS

All plans submitted in support of a plat application, rezoning application, site plan review, building permit or other development proposal shall include a landscape and screening plan, demonstrating compliance with the provisions of this section. The landscape and screening plan shall include the following information:

- 36.1.1 A planting schedule indicating symbols, quantities, common and botanical names, sizes of plant material at installation, and special planting instructions.
- 36.1.2 Location, type and size of all existing trees (12 inch caliper or larger, measured at six (6) feet above ground level) to be removed or preserved.
- 36.1.3 Planting detail, showing all species to scale at normal mature crown diameter or spread for local hardiness zone.
- 36.1.4 Note indicating how disturbed soil areas will be restored through the use of seeding, sodding or other techniques.
- 36.1.5 Existing or proposed conditions that could potentially affect landscaping and screening of the site.

36.2 LANDSCAPE DESIGN CRITERIA

Landscape design shall serve to provide visually interesting open space, to reduce the potential negative impact of development on adjacent land uses, and to facilitate the preservation and reestablishment of plants native to the region. The following design criteria should be considered as part of the landscape plan submittal.

- 36.2.1 Earthen berms and existing topographic features should, whenever practical, be incorporated into the landscape treatment of a site.
- 36.2.2 A variety of tree and shrub species shall be utilized to provide visual, four-season interest. Not more than one-third of the required number of trees or shrubs may be comprised of any one species and at least one-third of the plants must be a coniferous species.
- 36.2.3 Final slopes greater than a three to one ratio will not be permitted without special approval by the Planning Department.

36.3 STREET YARD REQUIREMENTS AND LANDSCAPING

36.3.1 Residential Developments adjacent to arterial streets, and/or major arterial streets shall provide, a 20' landscaped buffer along the perimeter of the development.

- (A) Plant materials shall include a combination of deciduous and coniferous trees with a minimum placement of one tree every thirty feet.
- (B) A landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials.
- (C) The landscaped buffer shall contain only approved landscaped materials.
- (D) No fence shall be placed within the 20' landscaped buffer.

36.3.2 Commercial/Industrial, Office, and Business Developments shall provide a 20' landscaped buffer adjacent to any street or highway and along the entire perimeter of the development.

- (A) Plant materials shall include at least one deciduous shade or one ornamental deciduous tree and three shrubs for every forty linear feet of adjacent area.
- (B) A landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials but shall not substitute for trees adjacent to any street or highway.

36.3.3 Landscape Buffer requirements for subdivisions platted and recorded prior to January 1, 2004 will be exempt if 40% or more of the platted lots on the block face have landscaped areas less than 20 feet on the condition that a minimum 10 foot of green space is provided.

36.4 **SEPARATION OF DISSIMILAR LAND USES**

A landscaped side yard and rear yard buffer shall be provided when a more intensive land use is established adjacent to a less intensive land use. The owner, developer or operator of the more intensive land uses shall install and maintain a landscaped side yard and rear yard buffer on a lot or site of not less than 20 feet.

36.4.1 Where a street separates adjacent land uses requiring side/rear yard buffers, the size of the yard may be reduced by one-half of the requirement set forth in these guidelines.

36.4.2 Each required side/rear yard buffer shall be entirely landscaped and free of paved areas, access ways, storage or other disturbances.

36.4.3 Landscaping shall include a planting screen or a random or informal screen of plant materials substantially blocking the views and attaining a minimum height of six feet within four years.

36.4.4 Plant materials shall include one deciduous shade or coniferous tree, or one ornamental deciduous tree and three shrubs for every 40' of adjacent area.

36.4.5 A landscaped earth berm not exceeding six feet (6') in height may be used in combination with the plant materials.

36.5 **PARKING AND VEHICULAR USE AREAS**

Except in areas designated for industrial use and multiple level parking structures, all parking areas shall include the following requirements in order to break up the large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic:

36.5.1 Not less than six percent of the interior of a public parking lot shall be landscaped. Plantings required along the perimeter of a parking area should not be considered as part of the interior landscaping requirement.

36.5.2 Landscaping and planting areas are to be reasonably dispersed throughout the parking lot. Large expanses of asphalt and concrete shall be reduced by breaking up parking lots into a series of smaller sections, through the use of landscape strips, peninsulas and grade separations, where appropriate.

36.5.3 The interior dimensions of any planting area shall be large enough to support trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting materials may be used to complement the tree landscaping, but shall not be the sole means of landscaping. Effective use of earth berms and existing topography is encouraged as a component of the landscaping plan.

36.6 **SCREENING REQUIREMENTS**

Site plans or landscaping plans shall include details regarding enclosure and screening methods, as required below. The phrase screened from public view means not visible to the extent possible, at any distance, from adjoining properties or any street right-of-way.

36.6.1 All waste and recycling receptacles shall be stored within the principal structure or within an accessory enclosure area subject to the following:

(A) The enclosure shall be located adjacent to the structure whenever possible.

36.6.2 The display area design shall be entirely integrated into the appearance of the building. The display area walls and/or columns shall be constructed of the same materials as the primary building facade.

36.6.3 Screening fences or walls, when utilized, shall be constructed of attractive, permanent-finished materials.

36.7 **SELECTION, INSTALLATION AND MAINTENANCE REQUIREMENTS**

36.7.1 All landscaping materials and screening methods depicted on development plans approved by the governing body should be considered as required elements of the project. All plant materials must meet the standards set by the American Association of Nurserymen and be a variety that is indigenous to the hardiness zone in which Sarpy County is located, except that the following trees are expressly prohibited from being planted:

Box Elder – <i>Acer Negundo</i>
Silver Maple – <i>Acer Saccharinum</i>
Northern Catalph – <i>Catalph Speciosa</i>
Mulberry – <i>Morus Alba</i>
Cottonwood – <i>Populus Deltiods</i> (Seedless varieties are acceptable)
Willow – <i>Salax Species</i>

36.7.2 All required plant materials shall meet the minimum size standards identified below at time of installation. For the purposes of determining tree trunk size, the caliper shall be measured six feet above ground level.

- (A) Deciduous Shade Tree: 2" caliper Deciduous Ornamental Tree: 1.5" caliper or clumped type plant, depending on species
- Coniferous/Evergreen Tree: 5' - 6' in height
- Shrubs: 3 gallon containers

36.7.3 The developer, its successor, sanitary improvement district and/or subsequent owners shall be responsible for the continued maintenance of landscape materials on a continuing basis for the life of the development. Plant material that exhibits evidence of insect pests, disease, or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season.

36.7.4 All landscaping shall be subject to periodic inspection by the Planning Department. Landscaping that is not installed, maintained, or replaced as needed to comply with the approved landscape plan shall be considered in violation of the terms of the site plan or building permit. The landowner will receive notice of such violation in accordance with code enforcement requirements contained within these zoning regulations.