



Planning & Zoning Commission 1169 Bufferyards and Landscaping General Requirements for Submission

1169.01 PURPOSE. The purpose of this chapter is to provide minimum standards involving the development of land to provide attractive views from roads and adjacent properties; to screen from view visually undesirable uses; to require screening between incompatible land uses and to protect the health, safety and welfare of the community through the reduction of noise, air and visual pollution, and headlight glare.

1169.02 APPLICABILITY. This section shall apply to new property development and any collective substantial expansion of existing structures, except for individual single family dwellings and two family dwellings (duplexes) and parking lots of five spaces or smaller. Substantial expansion of existing structures shall be defined based on the criteria established below:

When Existing Structure is..	A Substantial Expansion is.....
0 - 1,000 sq. ft.	50% or greater
1,001 - 10,000 sq. ft.	40% or greater
10,001 - 25,000 sq. ft.	30% or greater
25,001 - 50,000 sq. ft.	20% or greater
50,001 sq. ft. and larger	10% or greater

1169.03 GENERAL REQUIREMENT FOR SUBMISSION. Any property to which this section applies shall submit a bufferyard plan to the Planning and Zoning Commission as part of the site plan review process required in Section 1111.09. Bufferyard plans shall be prepared by and/or certified by a design professional practicing within their areas of competence. The site plan shall contain the following information:

- (a) Plans must be at a reasonable scale to indicate all types of proposed landscaping improvements at a minimum of 1" = 20' and shall include the following minimum information:
 - (1) North arrow and scale.
 - (2) The name of applicant/owner.
 - (3) The name, address and phone number of the person or firm responsible for the preparation of the buffering plans.
 - (4) The dates the plans are submitted or revised.
 - (5) All existing and proposed buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, light standards, signs, fences and other permanent features to be added and/or retained on the site.
 - (6) All existing plant material to be removed or retained.
 - (7) All existing, and proposed streets, sidewalks, curbs and gutters, railroad tracks, drainage ditches and other public or semi-public improvements within and immediately adjacent to the site.
 - (8) Contour lines shall be shown if the grades are in excess of six percent slope.
 - (9) Proposed elevation at sufficient locations and existing elevations of the site to clearly show the drainage patterns.
 - (10) All property lines and easements.
- (b) Included on all plans shall be a table listing the existing plant material to be retained and all proposed plant material within the bufferyard or landscaped area only. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the plant material selection.
- (c) Details shall be shown for the planting of trees, shrubs and ground cover within the bufferyard or landscaped area.
- (d) The plans shall include any proposed irrigation plan which shall include the following:
 - (1) Location and type of all sprinkler heads.
 - (2) Size of mainline and irrigation piping.
 - (3) Location and size of water meter.
 - (4) Location of backflow prevention device.
 - (5) Location and size of all valves.
 - (6) Location of irrigation controller.

1169.04 APPROVAL.

- (a) No site or development plan required under this Zoning Code shall receive final approval unless a landscaping plan has been submitted and approved.

- (b) No certificate of zoning compliance or certificate of occupancy shall be issued unless the following criteria are fully satisfied with regard to the approved landscape plan: (1) Such plan has been fully implemented on the site; or
- (2) Such plan, because of seasonal conditions, cannot be implemented immediately, but has been guaranteed by a postponed improvement agreement between the developer and the City in a form acceptable by the Legal Counsel and secured by a letter of credit, cash escrow or other instrument acceptable to the Legal Counsel in an amount equal to the cost of such installation plus a ten percent allowance for administrative costs, inflation and potential damage to existing vegetation or improvements.