

SECTION XXXV. LANDSCAPE AND SCREENING REQUIREMENTS (Adopted August 4, 2009, by Resolution, effective September 3, 2009)

35.01 Purpose

The purpose of this Section and its regulations is to help protect and preserve important natural and environmental variables, and their functions through traditional and best management design practices, of a site enhancing the overall character and appearance of the built environment. Specific objectives include:

- A. Minimize potential noise, glare and visual clutter of outdoor storage, service areas, and parking and loading areas by obscuring the view with landscaping and screening.
- B. Provide protection from soil erosion.
- C. Soften the appearance of building masses and break up and reduce the impact of large parking areas.
- D. Remove, reduce, lessen or absorb the impact between one use or zone and another.

35.02 Applicability

- A. A Landscape Plan is required to be submitted for any use or development involving the construction, reconstruction or expansion of structures in the B-1, B-2, B-3, I-1, I-2, and CS Districts and all multi-family in all districts in compliance with the requirements set forth in Section XXXV.
- B. The Landscape Plan shall be submitted as part of the Site Plan Review requirements set forth in Section XI.
- C. Existing landscape material shown on a site plan that is in satisfactory condition may be used to satisfy any landscaping requirement in whole or in part.
- D. Where this section and other areas of the Resolution conflict one another, the provisions in Section XXXV shall apply.

35.03 General Requirements

- A. The proposed location of buildings, off-street parking areas, and other earth disturbing activities shall be accomplished with the desire to minimize the removal of individual trees having a trunk diameter of six inches (6") or greater as measured four and one half feet (4 ½ ') above ground level.
- B. The proposed site shall demonstrate consideration toward placing structures and off-street parking areas to avoid the destruction of heavily wooded areas, outstanding trees species and riparian areas.
- C. Landscape materials shall be arranged to create varied and attractive views and complement the architectural features of the principle structure on the site. Plans shall be implemented within 120 days of issuance of a zoning occupancy permit or when soil conditions permit. Any landscape or screening material that is a required element of a regulation or approved site plan that dies or is destroyed shall be removed immediately and replaced within 60 days, or when soil conditions permit.
- D. In areas where general planting will not prosper, other materials such as fences, walls, decorative mulch, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such materials. Every effort shall be made during construction to preserve existing healthy trees and shrubs on the site. Preservation of trees and vegetation of special significance due to size, age, habitat, or historical significance is highly encouraged. A mature tree, tree mass or woodland should remain on the site providing it does not pose any undue threat to the health, safety and welfare by its location with respect to any proposed improvements to the site. Consultation/review by a certified Arborist, Urban Forester or similar expert shall be used, if needed, at the expense of the property owner.
- E. The plan must be prepared by a landscape architect or other landscape design professional. The plan shall contain the items set forth in Section XI of the Site Plan Review Submission Requirements.

35.04 Building Landscaping and Yard Requirements

- A. General Requirement: A minimum five foot (5') planting area shall be provided between all building walls and paved areas except at service areas, mechanical equipment areas and primary pedestrian access points to the structure. Open structures such as porches, canopies, balconies, platforms, carports, covered patios and walkways and similar architectural projections shall be considered parts of the building to which they are attached. In any instance, at least three quarters (3/4) of the building front shall be landscaped.
- B. Planted Side and Rear Yards: Side and rear yards shall be landscaped in accordance with the side and rear yard clearance requirements established in the zoning district in which the proposal is located.
- C. Areas outside the requirements in Section 35.04A, and areas not paved, shall be landscaped with live ground cover or lawn, which shall be maintained in good and healthy condition at all times.

35.05 Interior Parking Lot Guidelines (Figures 1 and 2)

Interior parking guidelines are intended to define major circulation aisles and driving lanes and provide visual and climatic relief from broad expanses of pavement.

- A. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading and storage areas) that contains more than six thousand square feet (6,000 sq. ft.) of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping.

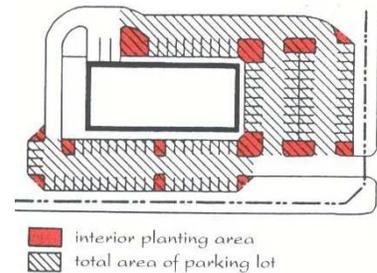


Figure 1

- B. The amount of this interior landscaping shall be a minimum of ten percent (10%) of the total parking area. Interior parking areas does not include access drives or ingress/egress areas. See Figures 1 and 2.
- C. Landscaped areas shall be evenly dispersed throughout the parking area in islands or peninsulas, provided each island or peninsula is not less than 100 square feet in size. The design shall not impede internal vehicular traffic circulation. Each island shall be a minimum of five feet (5') in any horizontal direction.
- D. Within landscaped islands or peninsulas, one major shade tree shall be provided for every ten (10) parking spaces. Required trees placed in islands shall be placed in a space containing at least 150 square feet of pervious area per tree to allow for adequate root aeration and expansion. Appropriate fill material shall be used in landscape islands or peninsulas to ensure proper growth of landscape materials and area drainage.
- E. Each tree, at the time of installation, shall have a clear trunk height of at least six feet (6') and a minimum caliper of two inches (2").
- F. Remaining areas shall be vegetated with grass or similar low level plant material not to exceed two feet (2') in height.



Figure 2

35.06 Landscaping Along Road Frontage (Figure 3)

A landscape strip along the street frontage shall be provided in accordance with the following requirements. The landscape strip is measured from the right-of-way line to the parking lot. (See Figure 3)

- A. The landscape strip shall be provided along the full width of the lot and shall be and remain unoccupied, except for landscape treatments such as trees, plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).
- B. Within this landscape strip, there shall be at least one (1), two-inch (2") caliper deciduous tree or small flowering trees with creative placement for every 35 feet of road frontage, along with random shrub plantings. A recommend five (5) shrubs should be randomly staggered for every 35 feet of road frontage.
- C. Landscape mounds shall have an elevation at least two feet (2") higher than the finished elevation of the parking lot and have gradual and contoured transition between the existing grade and the slop of the mound.
- D. Earth mounds and decorative landscape treatments shall not block adequate safe distances at driveway locations and intersections.
- E. Mounds shall block or screen the view of adjacent off-street parking areas and shall be constructed with plant materials to prevent erosion. Slopes on earthen mounds shall be no greater than 3:1 with a minimum crown width of at least two (2') feet to create a generally flat crest. Plantings shall be placed on the sloped areas; not crest of mound. It is recommended the top twelve inches (12") of the mound consist solely of high quality topsoil.
- F. The width of the landscape strip shall be no less than ten feet (10'). Corner lots shall have a landscape strip of required width on both frontages.
- G. The grading plan and landscape plan shall evaluate the site and ensure that underground utilities, surface water and groundwater flow, and mature trees are not adversely affected by the landscape strip.
- H. In lieu of the mounding requirements set forth in this section, the applicant may propose using storm water best management practices, such as bio-retention areas or enhanced swales with native planting to minimum the site impact on the storm water system and are consistent with the intent of these regulations.

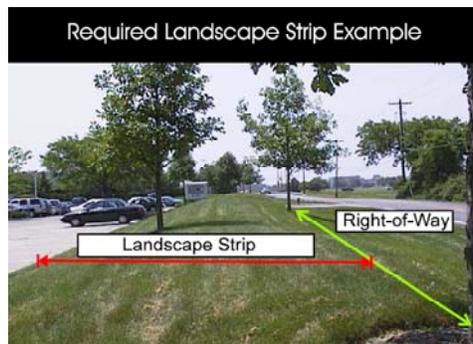


Figure 3.

35.07 Perimeter Parking Lot Guidelines

Landscaping around the perimeter of parking lots shall be provided in accordance with the following requirements:

- A. Landscape areas shall be in accordance with the side and rear yard setbacks and/or buffers established in the zoning district in which the proposal is located. Perimeter screening shall effectively conceal parking areas and interior driveways from adjoining property with the use of earth mounds, a planting strip, hedges, fencing or similar landscaping feature for visual separation from adjoining property.
- B. In areas where common or shared interior access points between businesses are proposed, the perimeter landscaping requirement for those access points may be waived.

C. Stormwater and water quality Best Management Practice measures (such as bio-retention swales, rain gardens, etc.) shall be integrated into the design of the parking lots to ensure water quality is maintained or improved.

D. Plant materials used for parking lots should be salt resistant.

35.08 Landscaping/Screening for Service Structures and Yards

A. Service structures include, but are not limited to, loading/unloading docks, propane tanks, electrical transformers, and other equipment or elements providing service to the building or site.

1. Screening shall include a continuous planting, hedge, fence or similar feature that will enclose any service structure on all sides. Fences shall be designed in accordance with Section 6.13.
2. Screening established with plant materials shall provide seventy-five percent (75%) screening within two years (2) of planting and shall be equally effective in the winter and summer.
3. All other types of screening shall completely screen service structures. Facade materials and design features shall be consistent with the primary structure on site.
4. The minimum height of screening material shall be two foot (2') more than the height of the enclosed structure, but shall not exceed ten feet (10').
5. If a service structure is designed to be removed or emptied mechanically on a regular basis, a curb to contain the placement of the structure is required.

B. Screening of service yards, outdoor storage areas, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting or a combination of these. Screening shall be equally effective in winter or summer.

Note: Figure 4 generally illustrates the overall landscaping and screening requirements set forth in the preceding sections.

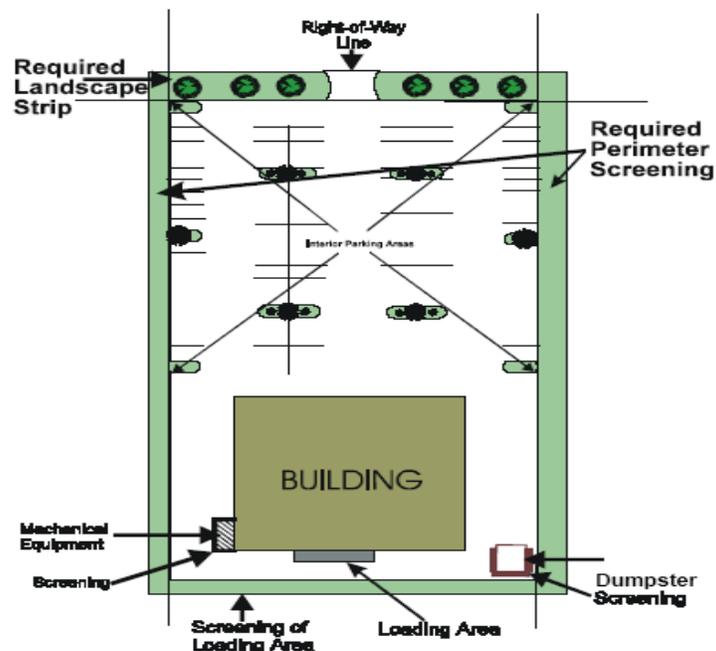


Figure 4- Overall Landscaping & Screening Requirements

35.09 Landscaping/Screening Adjacent to Residential Areas

- A. A minimum vegetated buffer strip of fifty (50) feet is required when B-1, B-2, B-3, I-1, I-2, and CS Districts abut any residential district. This fifty (50) foot buffer strip shall be included in the side and rear yard clearance requirements when abutting residential districts, as established in Section 22.06 of the district regulations and shall not be additional footage.
- B. The site shall be planned to accomplish a desirable transition with the street scape, and to provide for adequate planting, pedestrian movement and parking areas. In order to minimize run-off and provide adequate open space, sites shall have a minimum permeable area of 30%. Storm water and water quality BMP measures shall be integrated in the design of parking lots and roof water run off to assure that the runoff water quality is maintained or improved as required by the Lake County Stormwater Management Department.

35.10 Fences

Proposed fences or walls in the B-1, B-2, B-3, I-1, I-2, and CS or nonresidential uses permitted in Residential Districts shall be reviewed as part of the site plan review process for a proposed development, as set forth in Section VI. However, when a fence or wall is proposed for properties with an approved site plan and when no other new construction, additions or site alterations are proposed, a zoning permit shall be obtained from the Zoning Inspector prior to the construction or erection of a fence. Plan approval is subject to the provisions of this section and Section XI, Zoning Permits, of the Painesville Township Zoning Resolution.

35.11 Landscaping Material Standards

- A. Evergreen shrubs: Plants shall be no less than 24 inches in height.
- B. Deciduous shrubs: Plants shall be no less than 30 inches in height.
- C. Conifers (evergreen trees): Each tree, at the time of installation, shall be no less than six feet (6') as measured from the top of the soil ball.
- D. Deciduous trees: Each tree, at the time of installation, shall have a clear trunk height of at least six feet (6') and a minimum caliper of two (2) inches as measured at six (6) inches above the crown of the roots (if bare root) or from the top of the soil ball.

35.12 Recommended Vegetation List

- A. Artificial plants shall not be used to meet landscaping requirements, and all plant materials used to comply with provisions of this Section, shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- B. The applicant shall also be responsible for ensuring landscape materials are not included in the Ohio Department of Natural Resource's list of invasive species or noxious weeds list.