

ARTICLE 1300
LANDSCAPING AND SCREENING

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1300.01 STATEMENT OF LEGISLATIVE INTENT

It is the intent of the landscaping and screening regulations to:

- A. Protect or improve the character and stability of residential, commercial, and industrial areas by enhancing the visual environment;
- B. Conserve the value of adjoining properties and neighborhoods by requiring appropriate screening to minimize nuisances such as noise and glare; and
- C. Moderate heat, wind, and other local climatic effects produced by parking lots.

1300.02 GENERAL PROVISIONS

- A. The provision of required landscaping and screening is a continuing obligation of the property owner, and shall be maintained for the use, enjoyment, and privacy of the occupants, customers, or tenants, as well as for the protection of adjoining properties. Landscaping and screening shall be provided for new structures, a change in land use, or a substantial expansion as identified in the table below. Required landscaping shall be provided or an escrow fund or performance bond shall be established to provide the required landscaping and screening before final inspection and approval is completed by the Planning Officer.

When the existing structure is...	A substantial expansion is...
0-1,000 square feet	100% or greater
1,001-10,000 square feet	50% or greater
10,001-25,000 square feet	30% or greater
25,001-50,000 square feet	20% or greater
50,001 square feet and larger	10% or greater

Screening areas shall only be required in the side and/or rear yards as established by this Article unless otherwise required by the Planning Officer.

- B. Landscaping provided for one site shall not be construed as landscaping for another.

1300.03 REQUIREMENTS

New development, changes of use or substantially expanded structures shall provide screening areas as provided in Section 1300.05, Screening Requirements. Existing vegetation shall be preserved, as much as feasibly possible, in accordance with acceptable nursery industry procedures.

The following items are suitable for screening use individually or in combination with each other provided they create a dense screen, subject to review and approval by the Planning Official. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the County.

A. Walls and Fences

- 1 When walls or fences are used to fulfill screening requirements, they shall be detailed on the plan. They are to be constructed of weatherproof materials. This includes pressure treating or painting of lumber if it is not redwood or cedar and using aluminum or galvanized hardware. Chain link fences with or without wooden or synthetic slat material shall not be permitted when used to satisfy Screening requirements. However, dumpster enclosures may be permitted to use chain link fencing with wooden slats or synthetic slats.
- 2 Any wall or fence used for Screening shall be constructed so that the finished, or most visually appealing side of the wall or fence, is facing the adjacent property
- 3 Fences shall be a minimum of seven feet (7') in height and shall not exceed twelve feet (12') unless approved by the Planning Officer.

B. Plants

Plant materials used in conformance with the provision of this Chapter shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root as well as balled and burlapped or containers. All trees shall be measured from the top of the root ball to the top of the tree mass.

1. Deciduous Trees

Deciduous trees shall have a minimum caliper of at least two and one-half (2½) inches with a single central leader, for large and medium trees, conforming to acceptable nursery industry procedures at the time of planting. If deciduous trees are to be used for screening purposes, additional materials listed in this Section must be used to create a dense screen.

2. Evergreen Trees

Evergreen trees shall be a minimum of six feet (6') in height at the time of planting and shall be unshaired, full and branched to the ground. Evergreen plantings shall be designed to provide an effective, dense screen within four (4) years of planting. It is recommended that evergreen trees be planted no further than ten (10) feet on center to assure an effective screen.

3. Shrubs and Hedges

Shrubs and hedges to be used for off-street parking and screening purposes shall be at least twenty-four inches (24") in height at the time of planting. Shrubs and hedges used for landscaping purposes shall be at least eighteen inches (18") in height at the time of

planting. All shrubs and hedges shall be designed to provide an effective, dense screen and mature height of at least five feet (5') within four (4) years after the date of the final approval of each planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.

4. Grass or Ground Cover

Grass shall be planted in species normally grown as permanent lawns in Putnam County. In swales or other areas subject to erosion, solid sod, erosion reducing net, or suitable mulch and temporary seeding shall be used for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Grass shall be sown or placed in any area not landscaped or paved. Ground cover shall be planted in such a manner as to provide seventy-five (75%) complete coverage after two (2) growing seasons.

5. Earth Mounds

Earth mounds may be used as physical barriers which block or screen a view. Differences in elevation between areas requiring screening does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following standards:

- a. The maximum side slope shall be three horizontal to one vertical (3:1) and the design shall be reviewed by the Building Commissioner to ensure that proper erosion prevention and control practices have been utilized.
- b. Berms and earth mounds shall be designed with physical variations in height and alignment throughout their length.
- c. Landscape plant material installed on berms and earth mounds shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
- d. The landscape plan shall show sufficient detail, including a plan and profile of the berm or earth mound, soil types and construction techniques to demonstrate compliance with the above provisions.
- e. Berms and earth mounds shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
- f. No part of any berm or earth mound which is elevated more than thirty inches (30") above natural grade shall be located within ten feet (10') of any right-of-way or property line.
- g. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.

C. Maintenance of Screening and Landscaped Areas

All landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The owner of the property shall be responsible for the continued maintenance of all screening and landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one (1) year, or by the next planting period, whichever comes first, by plant material similar in size and type to that which was removed.

Violation of these installation and maintenance provisions shall be a violation of this Zoning Ordinance under Article 1900.

D. Screening Establishment

Screening shall be placed five (5) feet from a property line. Once a screen has been approved by the Planning Official and established by the owner, it may not be used, disturbed or altered for any purpose unless for normal maintenance activity.

E. Location of Screening

A required screening area may be erected in the required yard as established by this Zoning Ordinance.

1300.04 SUBMISSION AND APPROVAL

A. Submission of screening plans shall be as follows:

- 4 No site or development plan required under this Zoning Ordinance shall receive final approval unless a screening plan has been submitted and approved, when required.
- 5 No location improvement permit or certificate of compliance shall be issued unless such plan has been fully implemented on the site.
- 6 Any property or site to which this Article applies shall illustrate all proposed screening including the proposed landscaping materials on a site plan or on a separate screening plan at a reasonable scale.
- 7 All plans submitted shall include a table listing the existing plant materials within the screening area. This table shall include the common and botanical names, sizes and other such information as necessary to fully describe the plant material selection.
- 8 Detailed cross sections shall be provided identifying the proper planting of trees, shrubs and ground cover within the screening areas.

B. Approval of screening plans shall be as follows:

- 9 Screening plans including the information as identified in 1300.04(A) shall be submitted to the Planning Official for review as part of the application for a location improvement permit.
- 10 The Planning Official shall review the information and approve, deny, or approve with modifications the plans as submitted.

1300.05 SCREENING AND LANDSCAPING REQUIREMENTS

A. Screening Requirements

The following table establishes the minimum screening area requirements. When any activity or use of land falls under one or more of the categories listed, the most stringent of the requirements shall apply to the entire property or project.

When...	Is proposed to abut...	The minimum screening area shall be...	With the following materials
Any non-residential use in the Commercial "C-1" District	Any Residential District or Residential Land Use	Ten (10) feet.	A six (6) foot fence, wall or earthen mound/berm AND A mix of evergreen trees, deciduous trees and shrubs to soften the fence, wall or mound/berm. OR A screening area planted and maintained with evergreens at least five (5) feet in height or an evergreen hedge at least four (4) feet in height, situated so as to provide an effective opaque and permanent visual screening upon installation.
Any non-residential use in the Commercial "C-2" District	Any Residential District or Residential Land Use	Twenty (20) feet.	A six (6) foot fence, wall or earthen mound/berm AND Three (3) evergreen trees plus three (3) shrubs for every fifty (50) lineal feet of screening area. OR Five (5) evergreen trees, planted in an offset manner as to create an opaque screen, plus five (5) shrubs for every fifty (50) lineal feet of screening area.

<p>Any non-residential use in the Commercial "H-1" District</p>	<p>Any Residential District or Residential Land Use</p>	<p>Twenty (20) feet.</p>	<p>A six (6) foot fence, wall or earthen mound/berm AND Three (3) evergreen trees plus two (2) deciduous trees plus five (5) shrubs for every fifty (50) lineal feet of screening area. OR Seven (7) evergreen trees, planted in an offset manner as to create an opaque screen, plus three (3) deciduous trees plus seven (7) shrubs for every fifty (50) lineal feet of screening area.</p>
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When...	Is proposed to abut...	The minimum screening area shall be...	With the following materials
Any industrial use in the Light Industrial District	Any Non-Industrial Land Use	<ul style="list-style-type: none"> · 30 Feet in Width when abutting a residential use. · 20 feet in width when abutting any other non-industrial land use. 	<p>A six (6) foot fence, wall or earthen mound/berm AND Six (6) evergreen trees, plus four (4) deciduous trees, plus eight (8) shrubs for every seventy-five (75) lineal feet of screening area.</p> <p>OR</p> <p>Twelve (12) evergreen trees, plus four (4) deciduous trees, plus fourteen (14) shrubs for every seventy-five (75) lineal feet of screening area.</p>
Any industrial use in the Heavy Industrial District	Any Non-Industrial or Light Industrial Land Use	<ul style="list-style-type: none"> · 40 Feet in Width when abutting a residential use. · 30 Feet in width when abutting any public, semi-public or institutional land use. · 20 Feet in width when abutting any other non-industrial land use. 	<p>A six (6) foot fence, wall or earthen mound/berm AND Eight (8) evergreen trees, plus five (5) deciduous trees, plus ten (10) shrubs for every seventy-five (75) lineal feet of screening area.</p> <p>OR</p> <p>Fourteen (14) evergreen trees, plus six (6) deciduous trees, plus sixteen (16) shrubs for every seventy-five (75) lineal feet of screening area.</p>

Any Multi-Family Development or Lease Community	Any R-1 District	Twenty-five (25) feet	<p>A six (6) foot fence, wall or earthen mound/berm AND A mix of evergreen trees, deciduous trees and shrubs to soften the fence, wall or mound/berm.</p> <p>OR</p> <p>A screening area planted and maintained with evergreens at least five (5) feet in height or an evergreen hedge at least four (4) feet in height, situated so as to provide an effective opaque and permanent visual screening upon installation.</p>
	Any R-2 or R-3 District or Residential Land Use in a Commercial or Industrial District	Ten (10) feet	

B. Landscaping Requirements

1. Where building foundations are visible from the public street, public right-of-way or from adjacent properties, foundation landscaping is encouraged.
2. The landscape design shall incorporate low maintenance plants and allow for continuous maintenance.
3. Landscaping is encouraged to be incorporated at the base of all ground mounted and monument signage. Such landscaping shall be equal to that of the total area of the sign face.

1300.06 CONFLICTS IN REQUIREMENTS

When an activity or land use falls under more than one of the categories listed in the matrix in Section 1300.05 the most stringent of the requirements shall be applied.

1300.07 EASEMENTS AND SETBACKS

- A. In no case, shall landscaping and screening areas be established that block the sight distance at street or driveway intersections. In the case of a county street intersection, the sight triangle shall consist of the area between points twenty feet (20') from the right-of-way line along both intersecting streets.
- B. Screening areas are not required in the front yard or in side yards closer to the street than the front building line of the structure unless screening an off-street parking area.

1300.08 SCREENING OF SERVICE STRUCTURES

Service structures shall include but not be limited to loading docks, propane tanks, dumpsters, electrical transformers, utility vaults which extend above the ground, ground mounted utility equipment and electrical and other equipment or elements providing service to a building or a site. The screening height shall be based upon the tallest point of the structure(s) being screened.

A. Location of Screening

A continuous planting of evergreen or a fence or a wall, or a combination thereof, must enclose any service structure on all sides, unless such structure must be frequently moved or accessed, in which case screening material shall be established to allow access to the structure.

B. Curbs to protect screening material

Whenever screening material is placed around any dumpster or waste collection unit which is emptied or removed mechanically on a regular basis, a curb to contain the placement of the container shall be provided within the screening material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

1300.09 SCREENING AND LANDSCAPING OF OFF-STREET PARKING AREAS

The screening and landscaping of off-street parking areas shall be in accordance with Article 1200, Section 1200.03(J).

1300.10 MODIFICATIONS

The Planning Official may approve modifications to the landscaping and screening requirements. The Planning Official shall base his/her decision on ALL of the following criteria:

The specific conditions which are unique to the applicant's land:

- A. The manner in which the strict application of the provision of this Article would deprive the applicant of a reasonable use of the land in a manner equivalent to the use permitted other landowners in the same zone.
- B. The unique conditions and circumstances are not the result of actions of the applicant subsequent to the adoption of this Article.
- C. Reasons that the modification shall preserve, not harm, the public safety and welfare, and shall not alter the essential character of the neighborhood.
- D. A demonstration that the applicant has provided for a screen that achieves the spirit of this Article.

1300.11 EXEMPTIONS

The Planning Commission or Planning Officer may waive the landscaping and screening requirements if it is determined that natural barriers, topography, or other features achieve the functions of the landscaping and screening.

1300.12 APPEALS

The Board of Zoning Appeals may hear appeals on the decision of the Planning Official.