

ARTICLE 11

LANDSCAPING, SCREENING AND BUFFERING

Section 11.01 Purpose.

Landscaping, greenbelts, screening and land use buffers are necessary for the protection and enhancement of the environment, and for the continued vitality of all land uses in the City. Landscaping and greenbelts are capable of enhancing the visual environment, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual disruption related to intensive uses. Landscape features contribute to a healthy development pattern, and increase the level of privacy for residential uses in the City. The purpose of this Article is to:

1. Protect the character, appearance and value of land and neighborhoods through the use of landscaping, screening and buffering techniques that present a finished and aesthetically pleasing appearance, preserve environmental quality, and enhance the appearance of the City, thereby reducing conditions that may lead to blight.
2. Protect the health, safety and welfare of motorists and pedestrians by establishing landscaping design standards that guide and orient traffic flow within a site, and separate and protect pedestrian areas from vehicular encroachment.
3. Encourage creativity, innovation, and incorporation of existing vegetation, topography and other site features into the design and placement of landscaping.
4. Buffer the visual impact of parking lots, storage areas and similar activities from street rights-of-way and adjacent properties, provide adequate protective screening for residential uses adjacent to or near non-residential zoning districts or uses, and establish minimum standards for the design, installation, and maintenance of landscaping, screening and buffer areas between uses.
5. Establish realistic and achievable objectives for the screening or buffering of uses of a significantly different scale or character, and the enhancement of individual sites, street rights-of-way and other areas of the City through appropriate landscaping.

The standards of this Article are considered the minimum necessary to achieve these purposes.

Section 11.02 Objectives.

Consideration by the Planning Commission of site landscaping, screening and buffering shall reflect the purpose of this Article and the following objectives:

1. Site landscaping shall be innovative and creative in design, and shall reflect the unique conditions of the site, and accommodate the specific circumstances of the use.
2. At the time of installation, landscaping, screening and buffering elements shall be immediately effective in meeting the objectives of this Article, and shall maintain that effectiveness as the plant materials mature.

3. Significant natural, historical and cultural site features, including but not limited to large trees, hedgerows, and woodlands; waterbodies and wetlands; steep slopes; archeological sites; and historic elements shall be preserved where feasible.
4. Where existing sites have been developed without adequate landscaping, screening or buffering, the purpose of this Article shall be achieved through improvements that are in reasonable proportion to the scale and construction cost of proposed building improvements, expansions, or other site improvements.
5. Landscaping shall be designed to minimize the cost of general maintenance and upkeep.
6. Site elements intended for screening purposes shall:
 - a. Effectively form a complete visual and physical separation between uses of a significantly different scale or character, or between the street right-of-way and specific areas of a site (such as loading areas, off-street parking lots, service areas and storage areas) that require screening.
 - b. Mitigate the adverse effects of a proposed use on adjacent uses, including but not limited to headlight glare, lighting, noise, and trash disposal areas.
 - c. Establish a buffer area, create a partial visual transition zone between uses, reduce the adverse effects of a proposed use on adjacent uses or break-up the visual pattern of parking lots and other large monotonous areas of a site.

Section 11.03 General Standards.

A. Scope.

Every property owner and developer shall be responsible for ensuring that the use of a zoning lot in the City does not adversely impact adjacent properties. The standards of this Article shall be considered the minimum necessary to achieve the objectives of this Article and Ordinance, and shall apply to all uses, lots, and sites altered, developed or expanded after the effective date of this Ordinance, and to all projects subject to review per Article 18 (Site Plan Review).

Permits shall not be issued until the required landscape plan is submitted and approved; and a certificate of occupancy shall not be issued unless the provisions of this Article have been met, or a performance guarantee has been posted in accordance with Section 1.06 (Performance Guarantees).

B. Design Standards.

1. **Visibility.** Landscaping and screening materials and layout shall conform with the requirements of Section 5.304 (Corner Clearance Areas), and shall not conflict with utilities and fire hydrant locations, visibility for motorists, or pedestrian access.
2. **Measurement.** For the purpose of determining required plant materials, the length of any required greenbelt buffer shall be measured along the centerline of the greenbelt for its entire length, inclusive of all driveways. Berm length shall be measured from one toe

of the berm (the farthest point at one end of the berm’s long dimension where the berm height equals the surrounding grade level) along the berm’s centerline to the toe at the opposite end of the berm.

3. **Driveways and sidewalks.** Required screening may be interrupted only to provide for vehicular access or pedestrian circulation.
4. **Plantings near utility lines.** Required landscaping shall be arranged to avoid conflicts with underground and overhead utility lines. The anticipated height at maturity of trees planted near overhead utility lines shall not exceed the line height above grade.
5. **Protection.** Where pavement and landscape areas interface, concrete curbing or similar measures shall be provided to protect plants from vehicle encroachment.
6. **Irrigation.** To assist in maintaining plant materials in a healthy condition, all landscaped areas shall be provided with an automatic, underground, drip irrigation system, subject to the following:
 - a. The Planning Commission may approve an alternative form of irrigation for a particular site, or may waive this requirement upon determining that underground irrigation is not necessary for the type of proposed plant materials.
 - b. All automatic irrigation systems shall be designed to minimize water usage, and shall be manually shut off during water emergencies or water rationing periods.

C. Landscape Material Standards.

1. **General.** The following shall apply to all plant materials:
 - a. All plant material shall conform to size and description set forth in the current edition of “American Standard for Nursery Stock” sponsored by the American Association of Nurserymen, Inc. and approved by the American National Standards Institute, Inc. (ANSI 260.1, 1996).
 - b. All plant material shall be true to name in conformance to the current edition of Standardized Plant Names established by the American Joint Committee on Horticultural Nomenclature, or other source accepted by the City.
 - c. All plant material shall be nursery grown, hardy to the climate of southeast Michigan, appropriate for the soil, climatic and environmental conditions, long lived, and resistant to disease and insect attack.
 - d. Artificial plant material shall be prohibited.
2. **Groundcovers.** The following shall apply to all groundcover materials:
 - a. Lawn areas shall be planted in species of grass normally grown as permanent lawns in southeast Michigan. Grass may be sodded or hydro-seeded, except that sod shall be used in swales or other areas subject to erosion. Sod or seed shall be clean, free of weeds and noxious pests or disease.

- b. The creative use of groundcover alternatives is encouraged. Groundcover used in lieu of grass in whole or part shall be planted in such a manner as to present a finished appearance that is reasonably complete after one complete growing season. Prairie grass and natural wildflower and grass mix may be used where appropriate, provided a maintenance plan has been approved prior to planting.
 - c. Synthetic materials shall not be used as a permitted groundcover. Use of stone and gravel as a groundcover shall be limited to decorative accents within a planting bed, subject to Planning Commission approval.
3. **Mulch.** Planting beds shall present a finished appearance, with shredded hardwood bark mulch or similar natural material at a minimum depth of three (3) inches. Mulch used around trees and shrubs shall be a minimum of four (4) inches deep, and shall be pulled one (1) inch away from tree trunks. Pine bark mulch shall be prohibited. An effective and appropriately installed edge treatment must be provided to contain and prevent migration of the mulch.
 4. **Topsoil.** A minimum four (4) inches of topsoil shall be provided for all lawn areas, ground covers and planting beds.

D. Standards for Size and Variety of Plant Materials.

To ensure adequate variety, and to avoid monotony and uniformity within a site, required plant materials shall not include more than thirty percent (30%) of any one plant species, and shall comply with the following schedule for minimum starting sizes:

LANDSCAPING MATERIALS	PERCENTAGE OF TOTAL AMOUNT	MINIMUM SIZE AT INSTALLATION
Deciduous Shade Trees	50%	2½ - 3 caliper-inches diameter
	50%	3 - 3½ caliper-inches diameter
Evergreen Trees	50%	6.0 feet overall height
	50%	8.0 feet overall height
Deciduous Ornamental Trees	50%	2.0 caliper-inches diameter or 6 feet overall height
	50%	2.5 caliper-inches diameter or 8 feet overall height
Shrubs	50%	24 inches in height or spread
	50%	30 inches in height or spread
Vines	100%	30 inches in length
Perennials	100%	1 gallon

Section 11.04 Methods of Screening and Buffering.

Screening and buffering elements shall satisfy the purpose and objectives of this Article, and shall be accomplished by any one of the following methods, or any combination of these methods that the Planning Commission determines to be best suited for the existing conditions:

A. Decorative Wall or Fence with Planting Strip.

The purpose of this method is to visually screen parking lots and similar uses where the predominant impacts are at or below eye level. This method is intended to provide a low level obscuring screen, without significantly inhibiting visibility or light.

This method shall consist of a planting strip abutting the base of a decorative brick wall, ornamental fence, or wall and fence combination, subject to the following (see illustration):

1. The decorative wall or fence shall have a minimum height of two (2) feet, and shall not exceed four (4) feet in height above grade.
2. The planting strip shall abut the base of the wall or fence, and shall have a minimum width of six (6) feet.
3. A mixture of ornamental trees and shrubs shall be planted along the entire length of the planting strip, at a minimum concentration of one (1) tree and five (5) shrubs per each 30 linear feet of planting strip.
4. Perennial flowers may also be required by the Planning Commission to be incorporated into the planting strip.

B. Hedgerow.

The purpose of this method is to visually screen parking lots, adjacent uses, and street rights-of-way. This method is intended to create an effective obscuring screen within a limited land area. This method shall consist of shrubs planted and maintained as a continuous visual screen, subject to the following (see illustration):

1. The maximum permitted spacing between individual plants shall not exceed three (3) feet on-center, unless a different separation distance is determined by the City Planner to be more appropriate for the type of shrub proposed.
2. Maintained plant height at maturity shall be adequate for the intended screening function.
 - a. Low height shrubs [two (2) to four (4) feet in height] shall be used to provide necessary ground-level screening to block headlight glare or similar low level impacts.
 - b. Larger shrubs [exceeding four (4) feet in height] shall be used to establish a landscaped barrier between land uses of differing intensities.

C. Greenbelt Buffer.

The purpose of this method is to establish a landscaped buffer between adjacent land uses, or between uses and adjacent street rights-of-way. This method is intended to provide a partial visual screen, particularly where the adjacent uses (including uses that are adjacent across a street right-of-way) are less intense than the use of the subject site. Greenbelt buffers shall consist of the following (see illustration):

1. Greenbelts shall have a minimum width of ten (10) feet.
2. Greenbelts shall be sodded, hydro-seeded, or planted with appropriate groundcovers. Planting beds for perennial flowers may be incorporated into the greenbelt.
3. A mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrubs shall be planted along the greenbelt buffer at a minimum concentration of three (3) trees and ten (10) shrubs per 30 linear feet of greenbelt length along a property line or street frontage.

D. Berm.

The purpose of this method is to effectively screen visual and noise impacts using a combination of natural-appearing landforms and a variety of low level and taller plantings that meet the objectives of this Article. This method is intended to provide an obscuring screen to block noise and light from adjacent uses or street rights-of-way, or to create a buffer between developed and undeveloped areas of a site. Berms shall consist of a combination of a sculpted earth mound and plantings, which shall meet the following standards (see illustration):

1. Berms shall have side slopes no steeper than a 4:1 ratio [four (4) feet horizontal to one (1) foot vertical].
2. Berms shall have a minimum height of three (3) feet, and a minimum three (3) foot wide level horizontal area along the top of the berm. Overall berm height shall be adequate for the intended screening function.
3. The interior face of the berm may be constructed as an earthen slope, or may be retained by means of a wall, terrace, or similar means acceptable to the Planning Commission.
4. The berm shall be designed and graded to blend with existing topography, and shall be appropriately sodded, hydro-seeded or planted with appropriate groundcovers. Planting beds for perennial flowers may be incorporated into the berm.
5. A mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrubs shall be planted along the entire berm area at a minimum concentration of four (4) trees and ten (10) shrubs per 30 linear feet of berm.

E. Evergreen Screen.

The purpose of this method is to create a dense obscuring screen that meets the objectives of this Article. This method is intended to establish a year-round landscaped barrier between land uses of differing intensities, to effectively block noise and light, or to completely separate developed and undeveloped portions of a site.

This method shall consist of closely-spaced evergreen trees with year-round screening characteristics. Such trees shall be planted a maximum of 15 feet apart in at least two (2) staggered rows (see illustration).

F. Masonry Wall.

The purpose of this method is to create a solid barrier and obscuring screen that meets the objectives of this Article. This method is intended to establish a year-round barrier to effectively block noise, light, and other impacts between land uses of differing intensities, subject to the following (see illustration):

1. Masonry walls shall have a minimum height of two (2) feet, and shall not exceed six (6) feet in height above grade unless a higher wall height is determined by the Planning Commission to be necessary to provide adequate screening.
2. Walls shall be solid in character, and capped with a stone or concrete cap.
3. Decorative masonry (brick, stone, or decorative block) materials shall be incorporated into the wall design and construction.
4. Wall materials shall be designed to complement the primary building materials on the site.
5. The wall materials, height, location, and design shall be consistent with existing walls on adjacent lots that conform with the standards of this Article, subject to Planning Commission approval.
6. Standard cinder blocks and formed concrete with an embossed brick pattern shall be prohibited as masonry wall materials.
7. Piers and similar architectural features shall be incorporated into the wall design to visually break up continuous wall sections exceeding 100 feet in length.

Section 11.05 Standards for Specific Areas.

The following standards are intended to address the specific landscaping, screening and buffering needs of particular areas or portions of a site, in accordance with the purpose and objectives of this Article:

A. Parking Lot Landscaping.

Landscaped planting strips and islands shall be provided within all off-street parking lots to direct traffic flow, create shade, and break-up large expanses of pavement. Such landscaping shall be subject to the following standards:

1. **Perimeter landscaping.** Parking lots shall be screened from all abutting residential districts, existing residential uses, and street rights-of-way in accordance with Section 11.04 (Methods of Screening and Buffering) and the following:

- a. Street right-of-way screening methods and materials shall be consistent with any established screening methods and materials on adjacent lots that conform with the standards of this Article, subject to Planning Commission approval.
 - b. All sides of a parking lot that abut a residential district or existing residential use shall be screened by a masonry wall not less than four and one-half (4.5) feet, in height in accordance with Section 11.04F (Masonry Wall). Additional screening may be required by the Planning Commission in accordance with Section 11.04 (Methods of Screening and Buffering).
2. **Landscaping within parking lots.** Planting islands shall be provided within a parking lot to clearly define the egress/ingress points, interior circulation system, and fire lanes, subject to the following:
- a. Planting islands shall have a minimum width of ten (10) feet, and a minimum area of 160 square feet.
 - b. A minimum of one (1) deciduous shade tree or ornamental tree shall be provided for each 80 square feet of planting area within the island. Shrubs, and live groundcover plantings shall be used to cover all unplanted areas of the island.
 - c. Planting islands shall be located at the ends of each parking row, unless otherwise approved by the Planning Commission.
3. **Snow storage area.** Adequate snow storage area shall be provided within the site, and plant materials shall be hardy, salt-tolerant species characterized by low maintenance requirements.

B. Boulevard Median and Cul-De-Sac Island Landscaping.

Landscaped planting strips and islands shall be provided within boulevard medians and cul-de-sac islands to create shade and direct traffic flow, subject to the following (see illustration):

1. Landscaped areas shall be protected with concrete curbing to prevent vehicle encroachment.
2. Adequate snow storage area shall be provided within the site, and plant materials shall be hardy, salt-tolerant species characterized by low maintenance requirements.
3. Landscaping shall not obscure traffic signs, streetlighting, or access to fire hydrants.
4. Landscaping shall not obscure motorist sight-distance between the heights of 30 inches and six (6) feet above the existing street grade. Trees and foliage shall be trimmed to maintain a clear visibility area between these heights.
5. A minimum of one (1) deciduous shade tree shall be provided for each 300 square feet of planting area within the island.
6. Shrubs, groundcover plantings, or mulch shall cover all unplanted areas of the island.

C. Screening of Trash Storage Areas.

Outdoor trash storage areas for waste receptacles and containers for recyclable materials shall be screened and maintained in accordance with the following:

1. Any such area shall be limited to normal refuse collected on a regular basis, and shall be maintained in a neat, orderly, and sanitary condition. Waste receptacles and containers for recyclable materials shall be kept within a screening enclosure. In no instance shall such refuse be visible above the required screening.
2. A masonry screening wall shall be provided to enclose three (3) sides of the storage area, in accordance with the standards of Section 11.04F (Masonry Wall). The wall shall have a minimum height of six (6) feet or the height of the receptacles or containers, whichever is greater. Steel-reinforced, lockable wooden gates shall be provided to secure the enclosure.
3. Trash storage areas and enclosures may be located in a side or rear yard, and shall be prohibited within any front yard area. The Planning Commission may require additional screening in accordance with Section 11.04 (Methods of Screening and Buffering), where a trash storage area or enclosure would be visible from an adjacent street right-of-way, residential district, or existing residential use.
4. Concrete-filled metal bollards or equivalent protective devices shall be installed at the opening and in the interior to the rear of any storage area to prevent damage to the screening walls. A concrete pad shall be provided under the storage area, and shall extend a minimum of ten (10) feet in front of the enclosure.

D. Loading, Utility, Mechanical Equipment, Storage, and Service Area Screening.

Loading areas, storage areas and service areas, public utility and essential service uses and structures, ground-equipment shelters for wireless communications facilities, ground-mounted transformers and HVAC units, electric sub-stations, gas regulator stations, and similar facilities shall be screened from the street right-of-way adjacent properties in accordance with Section 11.04 (Methods of Screening and Buffering).

E. Right-of-Way Landscaping.

Areas within the street right-of-way between the pavement edge and the street right-of-way line shall be landscaped in a manner that enhances the visual character of City streets and minimizes adverse impacts of vehicular traffic on adjacent uses. Right-of-way landscaping shall be subject to the following:

1. **Street trees.** Street tree plantings shall be required for all lots located along M-19/Main Street, Gratiot Avenue, County Line Road, 31 Mile Road, and Division/32 Mile Road [except for lots within the B-2 (Central Business) District], subject to the following (see illustration):
 - a. Street trees shall be planted along the margins of the street rights-of-way, and shall consist of deciduous shade trees planted at a minimum concentration of one (1) street tree per 30 linear feet along the right-of-way. Required trees may be planted at regular intervals or in informal groupings.

- b. Existing trees near or within street rights-of-way shall be preserved where feasible.
 - c. Permits may be required by the City, or county or state road authorities for installation of street trees within rights-of-way under their jurisdiction. Where such plantings are not permitted within a street right-of-way, required street trees shall be planted within the front yard setback area, or at an alternative location approved by the Planning Commission.
 - d. Subdivision and site condominium developments shall be further subject to the requirements of the Subdivision Ordinance, Chapter 82 of the City of Richmond Code of Ordinances.
- 2. **Groundcover plantings within street rights-of-way.** Street rights-of-way shall be planted with grass or other suitable ground cover.
 - 3. **Maintenance of right-of-way landscaping.** Right-of-way landscaping shall be maintained by the owner of the abutting property.

F. Detention and Retention Basin Landscaping.

Where a detention or retention basin, or similar stormwater management facility is required, such facilities shall comply with the following:

- 1. To the extent possible, basin configurations shall be incorporated into the natural topography. Where this is not practical, the basin shall be shaped to emulate a naturally formed or free-form depression. The basin edge shall consist of sculptured landforms to filter and soften views of the basin.
- 2. Basins shall be designed to avoid the need for perimeter fencing. Where such fencing is necessary, it shall be ornamental in character, and subject to Planning Commission approval. Use of chain-link fencing shall be prohibited.
- 3. Basins may be planted with a mixture of groundcover plantings native to southeast Michigan, such as native grasses or wildflowers, provided that such plantings present a finished appearance with minimal maintenance.
- 4. A perimeter greenbelt buffer shall be provided in accordance with Section 11.04C (Greenbelt Buffer) and the following:
 - a. Plantings shall be clustered around the basin to achieve a variety of plant materials, and to replicate a natural environment. Deciduous shade trees shall be clustered around the south and west sides of the basin to provide shade and minimize solar heating of the water.
 - b. Trees shall be planted above the freeboard line of the basin. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions. The location of plant materials shall take into consideration the need to provide access for routine basin maintenance.

Section 11.06 Existing Plant Materials.

Trees and wooded areas existing on a site prior to development, expansion, redevelopment or change of use shall be subject to the provisions of Chapter 98 (Vegetation), Article 4 (Woodlands and Tree Preservation) of the City of Richmond Code of Ordinances, and the following:

1. Preserved trees and wooded areas may be used to satisfy specific landscape standards of this Article, in accordance with the purpose and objectives of this Article.
2. The location, size and species or type of all existing individual trees to be preserved shall be identified on the site plan, along with the perimeter of all preserved wooded areas.

Section 11.07 Prohibited Plant Materials.

The following trees, because of various problems, are not considered desirable plant materials, except where such trees are associated with an appropriate wetland or other ecosystem, where removal of existing trees would result in a substantial loss of screening or buffering for adjacent uses or street rights-of-way, or where noted below:

SPECIES	COMMON NAME
Acer negundo	Box Elder
Ulmus x	Elm varieties; except disease-resistant cultivars, such as ‘Regal’, ‘Pioneer’, ‘Homestead’, ‘Jacan’ and ‘Accolade’
Aesculus x	Horse Chestnut; except for use in greenbelts and transition zones between developed and un-developed areas of a site
Populus x	Poplar varieties
Elaeagnus x	Olive varieties
Salix x	Willow varieties; except in appropriate wetland ecosystems
Catalpa x	Catalpa varieties
Ailanthus altissima	Tree of Heaven
Ginkgo biloba	Ginkgo (female); male trees are acceptable
Robinia pseudoacacia	Black locust
Morus alba	Mulberry (white)
Acer saccharinum	Silver Maple
Fraxinus x	Ash varieties

Section 11.08 Installation.

All landscaping shall be installed in a manner consistent with the standards of the American Association of Nurserymen, the approved landscape plan, and the following:

1. **Deadline for installation.** Installation of all required landscaping and screening elements and plant materials shall be completed:
 - a. Within 365 days from the date of site plan approval for the project, or within 180 days from the date of issuance of any building permits for the project; and
 - b. Prior to issuance of a certificate of occupancy for the project.
2. **Extension.** The City Planner may extend the deadline to allow installation of required plant materials by the end of the next planting season, upon determination that weather conditions, development phasing, or other factors would jeopardize required plant materials and prevent their installation by the deadline specified in this Section.
3. **Performance guarantee.** The City Planner may require submittal of a performance guarantee, in accordance with Section 1.06 (Performance Guarantees), to cover the cost of installing required landscaping and screening elements and plant materials. After installation has been completed, an inspection of the plant materials shall be conducted by the City Planner before the performance guarantee may be released.

Section 11.09 Maintenance.

All landscaping materials shall be maintained in accordance with the approved landscape plan, and the following:

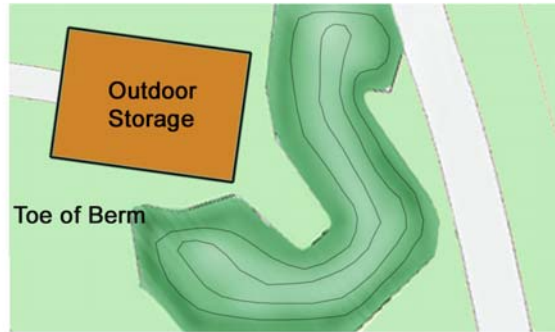
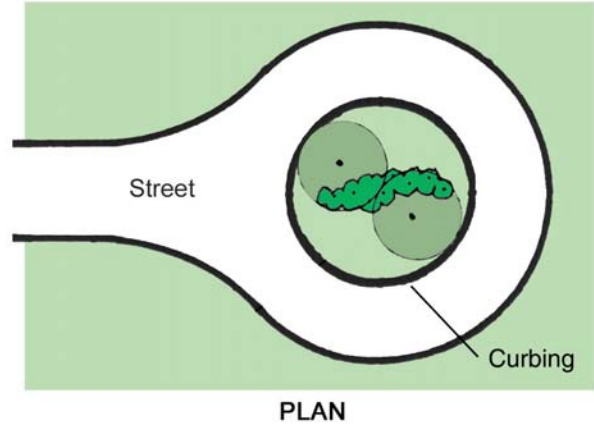
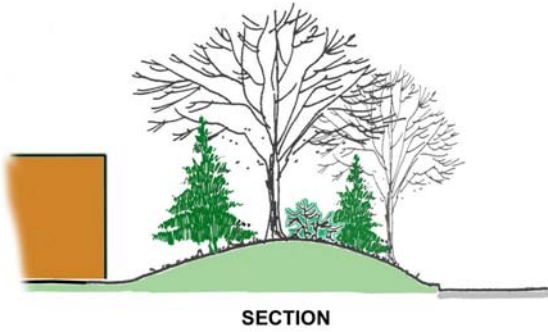
1. Landscape maintenance procedures and frequencies to be followed shall be specified on the landscape plan, along with the manner in which the effectiveness, health and intended functions of the various landscape areas on the site will be ensured.
2. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from weeds, debris and refuse. Tree stakes, guy wires and tree wrap are to be removed after one (1) year.
3. Pruning of plant materials shall be limited to the minimum necessary to ensure proper maturation of plants to achieve their intended purpose.
4. All required landscape areas shall be planted and maintained with living plant materials. Failure to maintain required landscaped areas, including the removal and replacement of dead or diseased plant materials, shall constitute a violation of this Ordinance.
5. The approved landscape plan shall be considered a permanent record and integral part of the approved site plan. Any replacement or removal of plant materials that is not in accordance with the approved landscape plan shall be a violation of this Ordinance.
6. Adequate provisions shall be made to supply water to all landscape areas on a regular schedule.

Section 11.10 Alternatives, Exceptions and Existing Sites.

The Planning Commission shall have the authority to approve alternative designs or plant materials, to grant exceptions to the standards of this Article, and to address existing site landscaping in accordance with the following:

1. **Alternative designs or materials.** The Planning Commission may approve alternative landscape designs or plant materials upon determination that the alternative would meet the purpose and objectives of this Article.
2. **Exceptions.** The Planning Commission may reduce, waive, or otherwise grant an exception to the specific standards of this Article upon determination that the landscaping, screening, and land use buffer requirements for the use and the purpose and objectives of this Article have been satisfied by existing topography, vegetation or other means acceptable to the Planning Commission.
3. **Existing sites.** Where an existing building is undergoing redevelopment, improvement, expansion, or change in use, the Planning Commission may require landscaping, screening and buffering improvements in accordance with the purpose and objectives of this Article, and in reasonable proportion to the size and configuration of the site and the scale of proposed improvements.

ILLUSTRATIONS



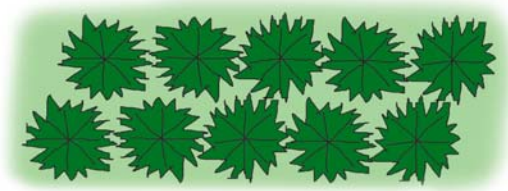
Berm

Cul-de-sac Island Landscaping



Decorative Wall or Fence with Planting Strip

ILLUSTRATIONS



PLAN

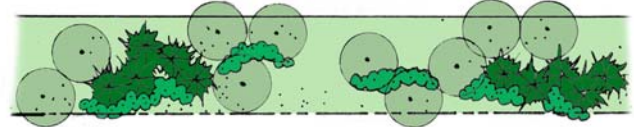


ELEVATION



SECTION

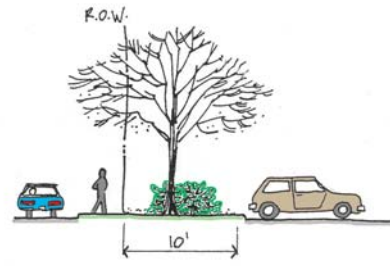
Evergreen Screen



PLAN

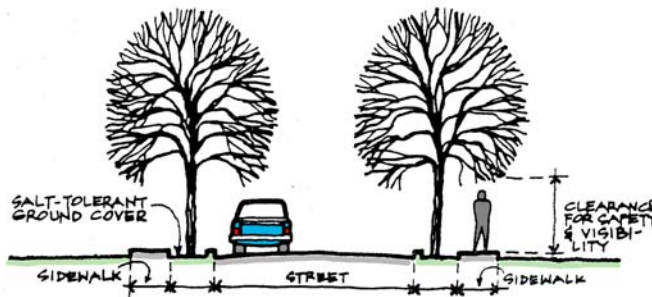
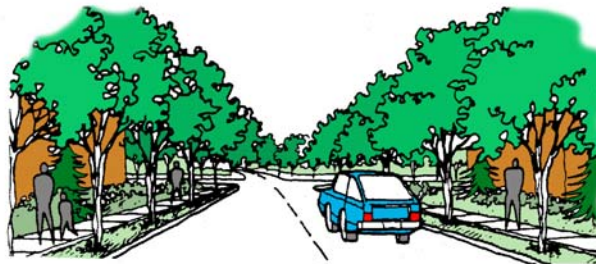


ELEVATION



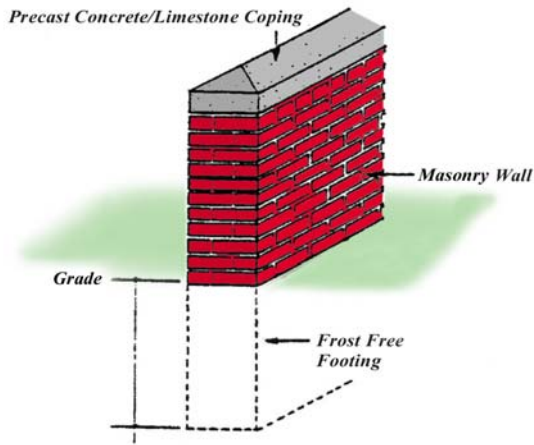
SECTION

Greenbelt Buffer

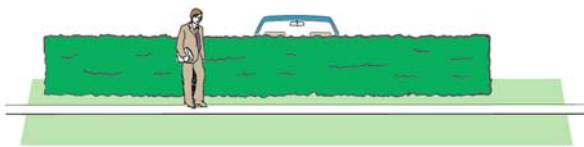


Street Trees

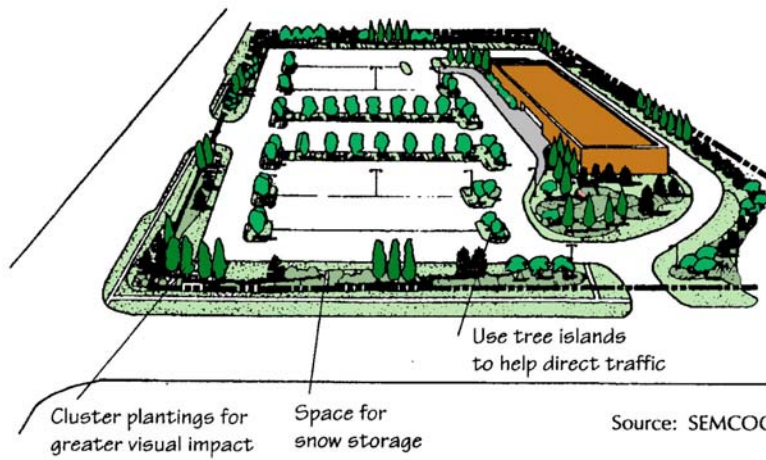
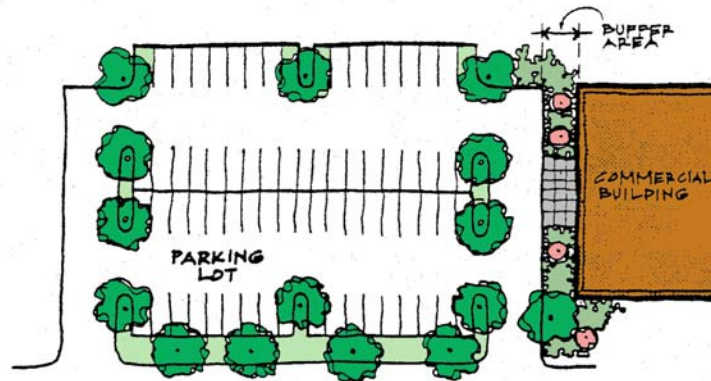
ILLUSTRATIONS



Screen Wall



Hedgerow



Landscaping Within Parking Lots