

planting with a 6' height achieved no later than 24 months after the initial installation. Whenever the required screening is located along the common side lot line in the area extending from the front building line of the residential use to the street, the required screening shall not exceed a height of 4 feet.

§ 151.3408 SCREENING AND LANDSCAPING OF PARKING LOTS.

(a) Landscaping on the Interior of Parking Lots: Interior landscaping of parking lots shall be provided in accordance with the following requirements:

(1) When any parking area is designed to accommodate 20 or more vehicles, a minimum of 5 percent of the parking surface area shall be planted as landscaped island areas, developed and reasonably distributed throughout the parking surface area so as to provide visual and climatic relief from broad expanses of pavement. The total parking surface area for such calculation shall not include parking area in a parking garage other than the top level which is open and exposed for parking whether at ground surface or the roof level of an above ground parking structure. The total parking surface area shall also include any impervious surface area intended for stopping, standing, traveling, display or inventory of motor vehicles.

A. Landscaped islands shall be developed and distributed throughout the parking lot to define major circulation aisles and driving lanes and provide visual and climatic relief from the broad expanses of pavement.

B. Each island shall be a minimum of 6 feet in any horizontal dimension;

C. Within the landscaped islands, there shall be provided one major shade tree for the first 20 parking spaces and one additional shade tree for every 10 additional parking spaces, provided there is no impairment to the visibility of motorists or pedestrians. Each tree, at the time of installation, having a clear trunk height of at least 6 feet and a minimum caliper of 2 inches.

D. Shrubs or low, spreading plant materials may be planted within the required landscaped islands provided there is no impairment to the visibility of motorists or pedestrians.

E. Landscaping needed to meet the perimeter landscape requirement shall not be counted toward interior landscaping.

(2) For the purpose of this Section, the area of a parking lot shall be the total vehicular surface area including circulation aisles.

(b) Screening Along Streets and Perimeter of Parking Areas. Whenever parking areas consisting of 5 spaces or more are located such that the parked cars will be visible from a public or private street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.

(1) All shrubs, berms, walls, and fences, shall have a minimum height of 3 feet, and shall cover 100% of the perimeter of the parking area. When the screening or a portion thereof is intended to be provided with landscaping, the minimum height at installation must be 24".

(2) Such landscaping and/or screening shall be located parallel to and within

five (5) feet of the edge of the parking lot.

§ 151.3409 SCREENING OF ACCESSORY USES.

For single-family attached and multi-family developments, Office, Business, Old Montgomery Districts, and for non-residential conditional uses in residential districts, screening of accessory uses shall be provided according to the following:

(a) Trash receptacles. Trash receptacles shall be enclosed on all four sides by a wall or gate constructed of solid materials that creates a continuous visual screen and matches or compliments the principal building. A chain link fence shall not be permitted. The wall or gate shall have a minimum height of 6 feet or the height of the receptacle, whichever is greater. The gate shall be enclosed at all times, except during collection.

(b) Loading and Service Areas. Each loading area shall be screened along any perimeter that faces a street right-of-way or adjoining property according to the screening requirements of subsection 151.3406(c).

§ 151.3410 REQUIREMENTS FOR FENCES AND WALLS IN OFFICE AND COMMERCIAL DISTRICTS.

(a) Fences and walls, when not used for screening and buffering as required by § 151.3407, may be used in commercial districts for the following purposes:

- (1) For decorative purposes in the front yard, not to exceed a height of 4 feet; or
- (2) For security and/or containment of equipment or vehicles in the side or rear yard. Fences shall be of chain link, picket, split rail, sapling, louver, board on board, or other

design, and, if painted, shall be one color. The maximum height of the fence is six feet. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced.

(b) All fences and walls shall be approved with appropriate landscaping as part of a final development plan.

§ 151.3411 APPROVAL PROCESS FOR REQUIRED LANDSCAPING, FENCES AND WALLS.

(a) Proposed landscaping, fences or walls required to fulfill the standards and criteria of this chapter shall be reviewed and approved as part of a development plan pursuant to Chapter 150.14.

(b) When a fence or wall is proposed at a separate time from any other development for new construction, additions or site renovation, a fence or wall may be approved administratively by the Zoning Administrator when the Zoning Administrator determines that the proposal:

- (1) Complies with the requirements of this Section;
- (2) Is consistent with any previously approved plan;
- (3) Is compatible with the current site development if there is no approved plan; and
- (4) Will have a minimal adverse impact to the surrounding areas.

If, because of the nature and location of the proposed fence or wall, the Zoning Administrator does not make such a determination, the request shall be referred to the Planning Commission and considered by the Commission according to the development plan review procedures in Chapter 150.14.