

## CHAPTER 29: LANDSCAPING AND SCREENING

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### 29.01 Purpose

Landscaping and screening buffers are necessary for the protection and enhancement of the environment, and to ensure reasonable compatibility between land uses of differing intensity or impacts. Screening elements enhance the visual environment; protect property values; alleviate the impact of noise, traffic, and more intensive land uses; and minimizes visual impacts of parking lots, loading areas and storage areas. Provisions for necessary screening and buffering contribute to a healthy development pattern, and increase the level of privacy for residential uses in the Village.

The purposes of this Chapter are to establish minimum standards for the design, installation, and maintenance of screening elements and plant materials; to establish reasonable standards for the screening of uses of a significantly different scale or character, buffering of parking lots, storage areas, mechanical equipment, and similar activities from road rights-of-way and adjacent lots; and protection of residential uses that abut non-residential zoning districts.

It is the intent of this Chapter that required landscaping and screening elements shall be immediately effective in achieving the purpose of this Chapter, and shall maintain that effectiveness as the plant materials mature. Where existing sites have been developed without adequate landscaping and screening, the purpose of this Chapter 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.

### 29.02 Minimum Requirements

The requirements in this Chapter are minimum requirements, and under no circumstances shall they preclude the developer and the Village from agreeing to more extensive landscaping or screening.

### 29.03 General Standards

(A) Plant Material Standards: 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).

- (1) 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 Village.
- (2) All plant material shall be nursery grown; hardy to the climate of southwest Ohio; appropriate for the soil, climatic and environmental conditions; and resistant to disease and insect attack.

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- (3) Artificial plant material shall be prohibited within required landscaping and screening areas.
  - (4) 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 Ohio. Grass may be sodded or hydro-seeded, provided that adequate measures are taken to minimize soil erosion. Sod or seed shall be clean and free of weeds and noxious pests or disease.
    - (b) The creative use of groundcover alternatives is encouraged. Groundcover used in lieu of grass shall be planted to present a finished appearance after one (1) complete growing season. Prairie grass and natural wildflower and grass mix may be used where appropriate.
    - (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.
  - (5) 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. An effective edge treatment shall be provided to contain and prevent migration of the mulch.
  - (6) Topsoil: A minimum four (4) inches of topsoil shall be provided for all lawn areas, ground covers and planting beds.
- (B) Landscaping Adjacent to Road: Where required, landscaping adjacent to roads shall comply with the planting requirements in Table 29.1.

TABLE 29.1: LANDSCAPING ADJACENT TO ROAD	
Type	Requirements
Deciduous or Evergreen Trees	1 per 30 ft of road frontage
Ornamental Trees	1 per 40 ft of road frontage
Shrubs	8 per 30 ft of road frontage

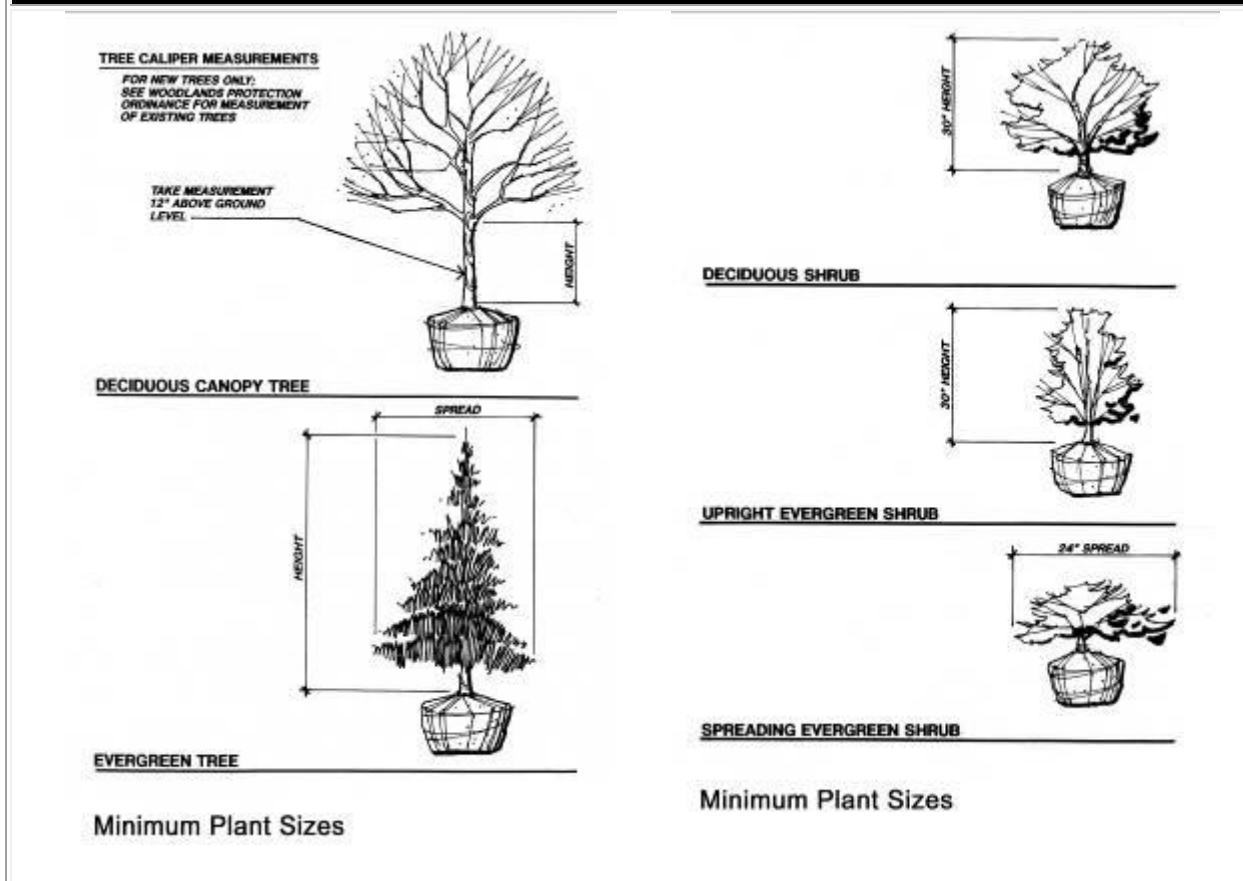
For the purpose of computing road frontage, openings for driveways shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

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- (C) 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 30 percent of any single plant species, and shall comply with the schedule for minimum sizes at planting in Tables 29.2 and 29.3:

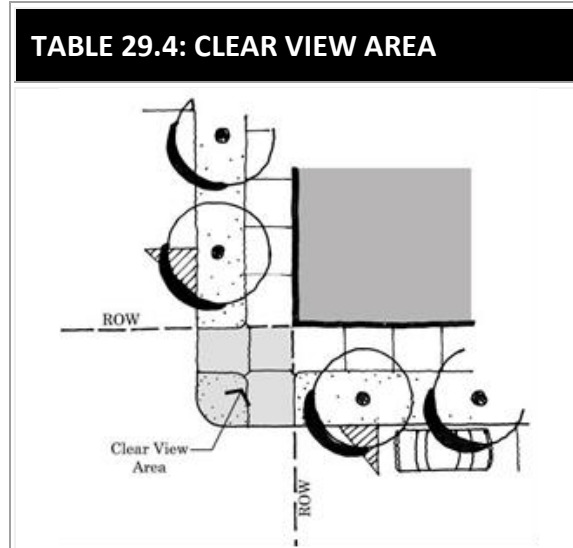
TABLE 29.2: SIZE AND VARIETY OF PLANT MATERIALS	
Screening Materials	Minimum Size at Installation
Deciduous Shade Trees	2 ½ caliper-inches diameter
Evergreen Trees	6.0 feet overall height
Deciduous Ornamental Trees	2.0 caliper-inches diameter or 6 feet overall height
Shrubs	30 inches in height or 24 inches in spread

TABLE 29.3: MINIMUM PLANT SIZES



- (D) Irrigation: The site plan shall indicate the proposed method of watering all landscaped areas. Although, not required, installation of an in-ground irrigation sprinkler system is encouraged, especially in front yards.

- (E) Clear View Area: A clear vision area shall be maintained at all street intersections. The clear vision area shall be kept free of any objects or structures located between a height of 2 and 8 feet. The clear vision area is defined as any area that is located in the right-of-way or road easement area of more than one interior street

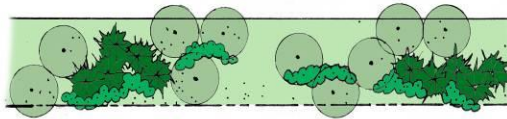


## 29.04 Methods of Screening

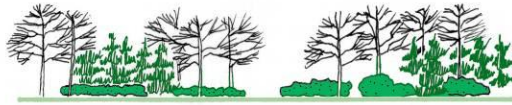
Screening and buffering elements shall satisfy the purpose and objectives of this Chapter, and shall be accomplished by the following methods, or any combination of these methods that the Planning Commission determines to be best suited for the existing conditions.

- (A) Greenbelt Buffer: The purpose of this method is to establish a buffer between adjacent land uses, or between uses and adjacent road 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 road right-of-way) are less intense than the use of the subject site. Greenbelt buffers shall consist of the following (Table 29.5):
- (1) Greenbelts shall have a minimum width of 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 per the requirements of Section 29.03 C. of greenbelt length along a property line or road frontage.

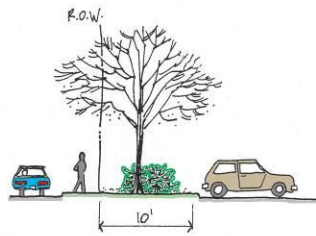
**TABLE 29.5: SCREENING METHODS**



PLAN



ELEVATION

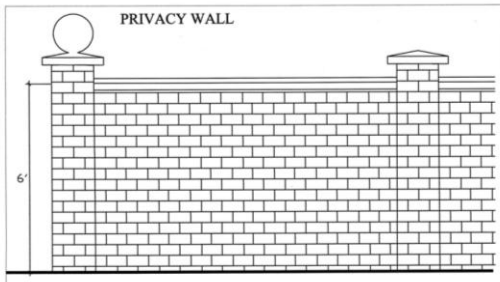


SECTION

**Greenbelt Buffer**

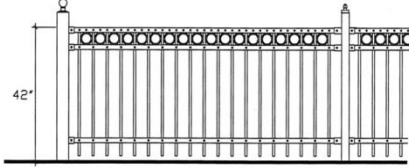
- (B) Fencing: The purpose of this method is to visually screen parking lots, outdoor storage areas, and similar uses where the predominant impacts are at or below eye level. This method shall consist of an ornamental or privacy fence constructed along the lot or zoning district boundary, or around the perimeter of the area to be screened, subject to regulations of Chapter 22, Fences and Walls.

**TABLE 29.6: FENCING EXAMPLES**



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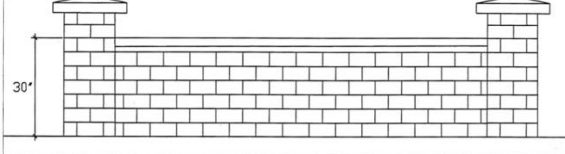
ORNAMENTAL FENCE (WROUGHT IRON OR TUBULAR ALUMINUM)



LOCATIONS: PLAZAS, COURTYARDS, MUNICIPAL FACILITIES, PARKS, PARKING LOTS, ETC.



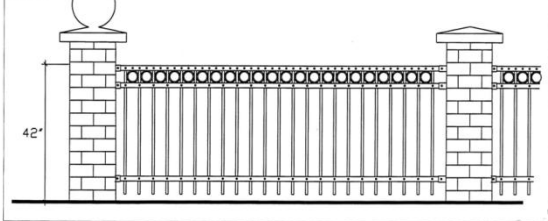
DECORATIVE MASONRY KNEE WALL



LOCATIONS: PARKING LOTS, COURTYARDS, ETC.



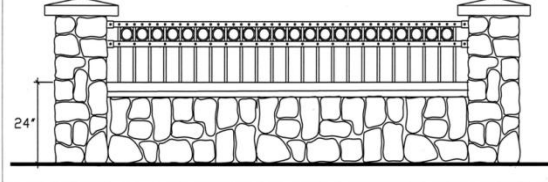
CIVIC



LOCATIONS: INSTITUTIONS, PARKING LOTS PARKS, ETC.



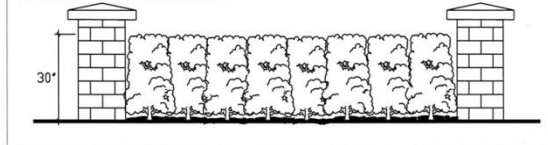
INSTITUTIONAL



LOCATIONS: PARKS, COURTYARDS, PARKING LOTS, MUNICIPAL FACILITIES



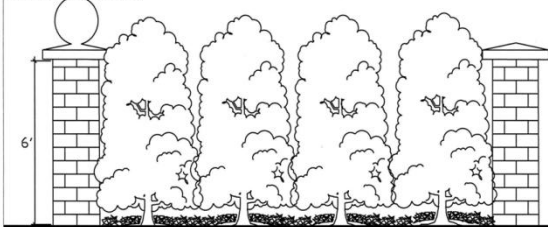
LIVING KNEE WALL SCREEN



LOCATIONS: PARKS, COURTYARDS, PARKING LOTS, MUNICIPAL FACILITIES



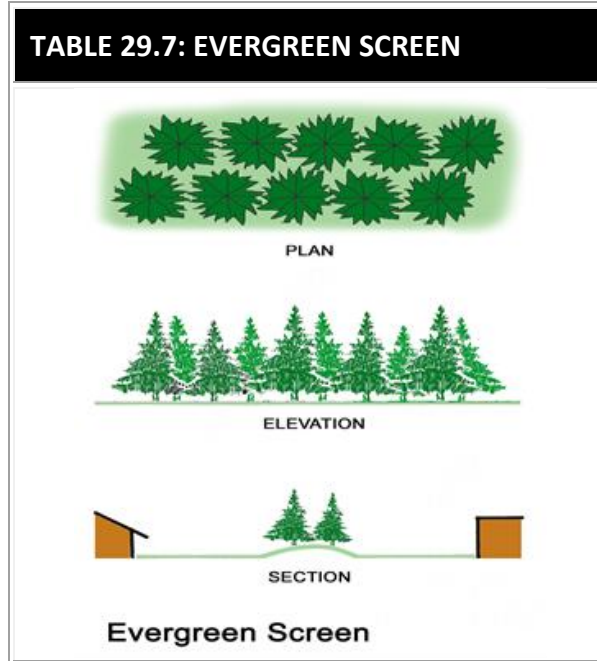
PRIVACY SCREEN



LOCATIONS: REAR YARDS, BETWEEN COMMERCIAL & RESIDENTIAL LAND USES, SCREENING



- (C) **Evergreen Screen:** The purpose of this method is to create a dense obscuring screen that meets the objectives of this Chapter. This method is intended to establish a year-round screening 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 (Table 29.7).

## 29.05 Standards for Specific Areas

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

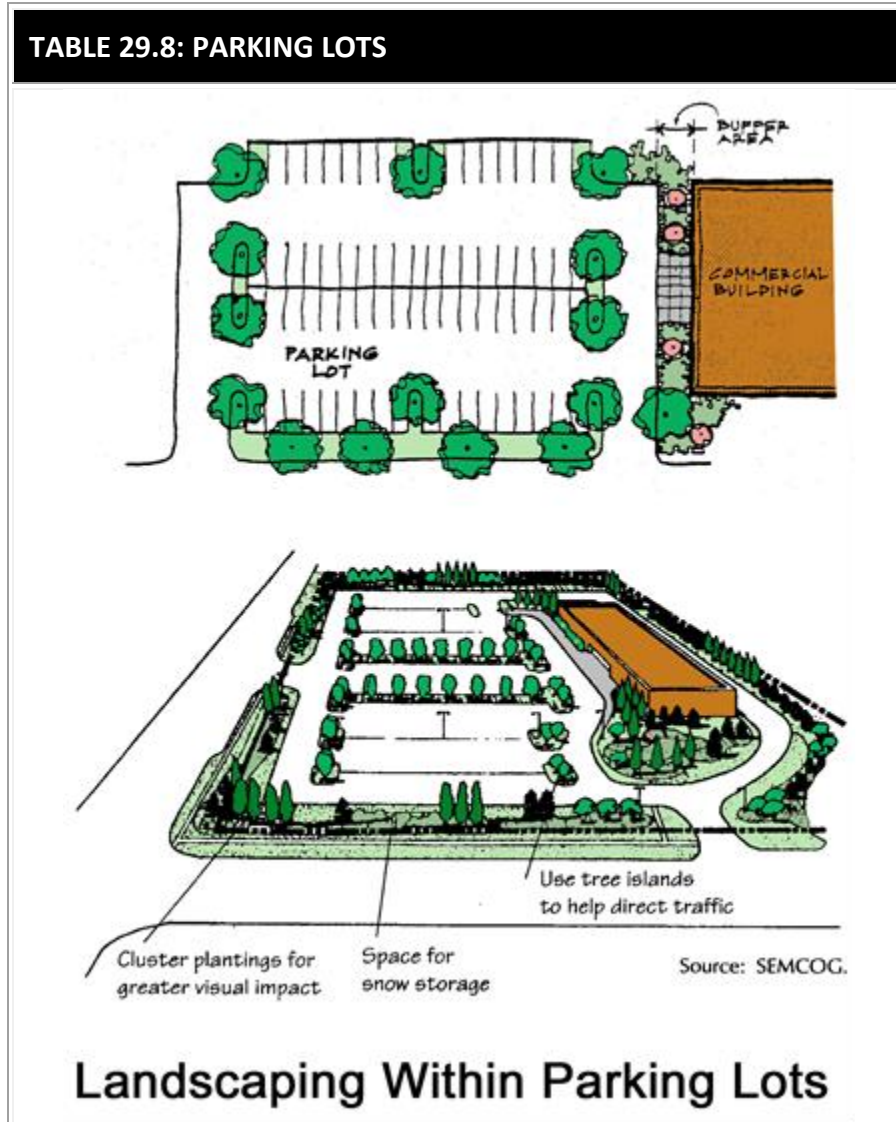
- (A) **Parking Lot Screening:** Screening for off-street parking lots shall be subject to the following:
- (1) **Perimeter Screening:** Parking lots shall be screened from all abutting residential districts and road rights-of-way in accordance with Section 29.04, Methods of Screening.
  - (2) **Snow Storage Area:** Adequate snow storage area shall be provided within the site. Plant materials within the snow storage area shall be hardy, salt-tolerant species characterized by low maintenance requirements.
  - (3) **Landscaping within Parking Lots:** Five percent of the parking lot after shall be landscaped for parking lots that exceed 20 parking spaces or 6,000 square feet of paved surface area to define egress/ingress points, interior circulation

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system, and fire lanes. Such planting islands shall be subject to the following (Table 29.8):

- (a) Planting islands shall have a minimum width of 10 feet, and a minimum area of 160 square feet.
- (b) A minimum of one (1) deciduous shade tree or ornamental tree and two (2) shrubs shall be provided for each planting island. 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.
- (d) Landscaping shall not obscure traffic signs, street lighting, or be planted within three feet of fire hydrants.

**TABLE 29.8: PARKING LOTS**

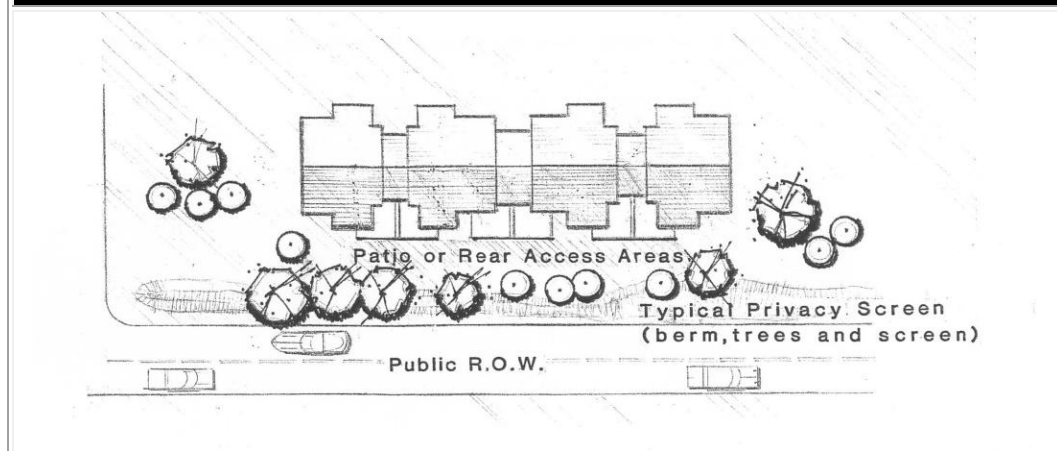




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- (B) **Storage and Service Area Screening:** Loading areas, storage areas and service areas, outdoor trash storage areas, public utility and essential service uses and structures, ground equipment shelters, ground-mounted transformers and HVAC units, electric substations, gas regulator stations, and similar facilities shall be screened from road rights-of-way and adjacent uses in accordance with Section 29.04, Methods of Screening.
- (C) **Trees in Residential Districts:** A minimum of one (1) deciduous tree per 40 linear feet, exclusive of driveways, shall be planted on each parcel or lot on which a new dwelling unit is proposed.
- (D) **Residential Developments:**
- (1) All residential developments shall comply with the requirements for landscaping adjacent to the road in Section 29.03 B. for all proposed side and rear property lines that abut an existing road.
  - (2) In all R Districts, so called entranceway structures, including but not limited to walls, columns, gates, and landscaping that mark entrances to single-family subdivisions or multiple housing projects may be permitted and may be located in a required yard. Entranceway landscape areas shall be located in established landscape easements and may not be part of any individual lot.

**TABLE 29.9: RESIDENTIAL LANDSCAPING**



- (3) Where multiple family dwellings are designed so that rear open areas or patio areas front onto a public street, a landscaped privacy screen shall be provided. The screen may consist of a combination of trees, shrubs, and berms, in addition to the plantings required adjacent to a road subject to review by the Planning Commission.
- (4) **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:
  - (a) Landscaped areas shall be protected with concrete curbing to prevent vehicle encroachment.

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- (b) Adequate snow storage area shall be provided within the site, and plant materials shall be hardy, salt-tolerant species characterized by low maintenance requirements.
- (c) Landscaping shall not obscure traffic signs, street lighting, or be planted within three feet of fire hydrants.
- (d) 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.
- (e) A minimum of one (1) deciduous shade tree shall be provided for each 300 square feet of planting area within the island.
- (f) Shrubs, groundcover plantings, or mulch shall cover all unplanted areas of the island.

**(E) All districts, Fire Hydrants:**

- (a) **Obstruction.** Post, fences, vehicles, growth, trash, storage, and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernable. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
- (b) **Clear space around hydrants.** A 3 foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

**29.06 Buffering Between Uses**

The following standards apply to abutting uses and will be incorporated Village wide.

<b>TABLE 29.10: BUFFERING BETWEEN USES</b>			
<b>Use</b>	<b>Abutting</b>	<b>Buffer Zone</b>	<b>Plant Materials</b>
<b>Office, assembly or cultural/civic use</b>	Single-Family detached residential use	20 feet wide	1 tree and 8 shrubs per 15 lineal feet
<b>Retail Service, restaurant or hotel use</b>	Single-Family detached residential use	20 feet wide or continuous 6 foot high hedge, evergreen planting, earth mound, screen wall, or combination thereof	1 tree and 8 shrubs per 15 lineal feet
<b>Multi-family residential use or townhomes</b>	Single-Family detached residential use	20 feet wide	1 tree and 5 shrubs per 20 lineal feet
<b>Parking lot</b>	Adjacent residential area	10 foot wide with a continuous 4 to 6 foot hedge, evergreen planting, earth mound, 6 foot high decorative screen wall or fence, or combination thereof; does not apply to shared parking	1 tree per 30 lineal feet
<b>Parking lot</b>	Public street or when visible from a public street	A continuous 30 inch high masonry wall, ornamental fence, hedge or combination thereof	Minimum 24 inch perennials or shrubs
<b>Loading area</b>	Another property, public street or parking lot	No minimum width. A continuous 6 foot in height hedge, screen wall, evergreen planting, earth mound or combination thereof	No additional requirements

**29.07 Prohibited Plant Materials**

The following trees and shrubs are not considered desirable plant materials because of various problems, and shall not be used in required screening or as required landscaping except where removal of existing trees and/or shrubs would result in a loss of screening or buffering, or where noted in Table 29.11:

<b>TABLE 29.11: PROHIBITED PLANT MATERIALS</b>	
<b>Species</b>	<b>Common Name</b>
<b>Acer negundo</b>	Box Elder
<b>Ulmus spp.</b>	Elm varieties; except disease-resistant cultivars, such as 'Regal', 'Pioneer', 'Homestead', 'Jacan', 'Accolade', 'Independence', and 'Cathedral'
<b>Populus spp.</b>	Poplar varieties
<b>Elaeagnus spp.</b>	Autumn and Russian Olive
<b>Salix spp.</b>	Willow varieties; except in appropriate wetland ecosystems
<b>Catalpa spp.</b>	Catalpa varieties
<b>Ailanthus altissima</b>	Tree of Heaven
<b>Ginkgo biloba</b>	Ginkgo (female); male trees are acceptable
<b>Robinia pseudoacacia</b>	Black locust
<b>Morus alba</b>	Mulberry (white)
<b>Acer saccharinum</b>	Silver Maple
<b>Fraxinus spp.</b>	Ash except varieties that are resistant to Ash Borer infestation
<b>Pyrus calleryana</b>	Bradford Pear
<b>Coronilla varia L.</b>	Crown Vetch
<b>Lonicera spp.</b>	Amur, Morrow, and Tartarian Honeysuckle
<b>Polygonum cuspidatum</b>	Japanese Knotweed
<b>Rhamnus spp.</b>	Glossy and Common Buckthorn
<b>Rosa multiflora</b>	Multi-flora Rose

**29.08 Installation**

All screening shall be installed in a manner consistent with the standards of the American Association of Nurserymen ANSI Z60.1, the approved site plan, and the following:

- (1) Deadline for installation: Installation of required screening elements and plant materials shall be completed within 180 calendar days from the date of construction permit issuance for the project.

- (2) Extension: The Zoning Inspector 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 Chapter.

## **29.09 Maintenance**

All screening elements and plant materials shall be maintained in accordance with the approved site plan, and the following:

- (A) Maintenance procedures and frequencies to be followed shall be specified on the site plan, along with the manner in which the effectiveness, health, and intended functions of the screening elements and plant materials on the site will be ensured.
- (B) Plant materials shall be kept in a neat, orderly and healthy growing condition, free from weeds, debris and refuse. Tree stakes, guy wires and tree wrap shall be removed after one (1) year.
- (C) Pruning of plant materials shall be limited to the minimum necessary to ensure proper maturation of plants to achieve their intended purpose.
- (D) All required screening elements and plant materials shall be planted and maintained in accordance with an approved site plan. Failure to maintain required screening, including the removal and replacement of dead or diseased plant materials, shall be a violation of this Ordinance.
- (E) The replacement or removal of plant materials in a manner not consistent with an approved site plan shall be a violation of this Ordinance.
- (F) Dead or diseased plant materials shall be replaced annually or in the next appropriate planting season.
- (G) Adequate provisions shall be made to supply water (i.e. irrigation) to all required plant materials as necessary to ensure proper growth and development.

## **29.10 Treatment of Existing Plant Material**

The following regulations shall apply to existing plant material:

- (A) Consideration of Existing Elements in the Landscape Design: In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided such substitution is in keeping with the spirit and intent of this Chapter and the Ordinance in general. Existing hedges, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such existing elements are in conformance with the requirements of this chapter.
- (B) Preservation of Existing Plant Material: Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are

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five (5) inches or greater in caliper, measured 12 inches above grade. Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing or stakes at the drip line around each tree. No vehicle or other construction equipment shall be parked or stored within the drip line of any tree or other plant material intended to be saved.

Trees at least six (6) inches in caliper must be preserved unless

- (1) They are located within public rights-of-way, utility easements, or temporary construction.
- (2) They are within the building footprint of the proposed structure, or within twelve (12) feet of the perimeter of such structure.
- (3) Are damaged, diseased, or overgrown, and that interfere with utility lines or are an inappropriate species.
- (4) Must be removed for necessary drainage purposes
- (5) Are within required vehicular use areas.

Preserved trees located within required buffer areas may be credited toward required landscaping requirements as provided in Table 29.12:

<b>TABLE 29.12: PRESERVATION OF TREES</b>	
<b>Caliper</b>	<b>Replacement Ratio</b>
6-8 inches	1 tree
8-12 inches	2 trees
12-18 inches	3 trees
19-24 inches	4 trees
25 plus inches	5 trees

In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced in accordance with the following schedule, unless otherwise approved by the Planning Commission on consideration of the site and building configuration, available planting space, and similar considerations:

<b>TABLE 29.13: REMOVAL OF HEALTHY PLANT MATERIALS</b> Caliper measured 12 inches above Grade		
<b>Damaged Tree</b>	<b>Replacement Tree</b>	<b>Replacement Ratio</b>
Less than 6 inches	2 ½ to 3 inches	1 for 1
More than 6 inches	2 ½ to 3 inches	1 replacement tree for each 6 inches in caliper or fraction thereof of damaged tree

### 29.11 Exceptions

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Chapter and Ordinance in general. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

- (1) Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
- (2) Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
- (3) The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of the Ordinance.