

**CHAPTER 1129  
Landscaping, Screening and Planting**

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**1129.01 PURPOSE.**

- These regulations are intended to:
- (a) Minimize the transmission from one land use to another of nuisances associated with noise, dust and glare.
  - (b) Minimize visual pollution that may otherwise occur within an urbanized area. Minimal screening provides an impression of separation of spaces, and more extensive screening can entirely shield the visual effects of an intense land use from a less intense land use.
  - (c) Establish a greater sense of privacy from visual or physical intrusion of intense land uses, the degree of privacy varying with the intensity of the screening.
  - (d) Safeguard the public health, safety and general welfare, preserve the aesthetic and environmental qualities, and enhance the community character.

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**1129.02 PERFORMANCE STANDARDS.**

- Every development shall provide sufficient screening so that:
- (a) Neighboring properties are shielded from adverse external effects of that development, regardless of whether it is separated by a right-of-way.
  - (b) It provides a transition zone between dissimilar land uses.

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**1129.03 SCOPE.**

(a) Except where more stringent standards or procedures are specified in this Ordinance, the standards and procedures in this chapter shall apply to all required screening and buffering areas.

~~(b) For those zoning districts listed in the screening table in Section 1129.07 and those specific districts listed in this chapter. For all commercial, industrial, office, institutional and multiple-family uses in Commercial and Mixed Use zoning districts and for non-residential uses in Residential districts~~ there shall be provided and maintained on the sides of the property abutting, adjacent to, or across the street from a residential district a screening/buffer zone as specified in this chapter, unless otherwise waived or reduced by the Commission or official approving the site plan.

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(c) For utility buildings, stations and/or substations, screening shall be provided consisting of a six-foot high wall, berm or fence, except when all equipment is contained within a building or structure which is comparable in appearance to residential buildings in the surrounding area.

**1129.04 PLAN SUBMISSION REQUIREMENTS.**

Whenever landscape, screening and/or a buffer zone are required in this chapter, a preliminary landscape/screening plan shall be submitted to the Zoning Officer and a final plan approved by the Commission or other official approving the site plan. The plan shall be prepared by a landscape architect and sealed by an architect, landscape architect or engineer, and shall contain the following:

- (a) All applicable information required by this Ordinance for site plan review.
- ~~(b) All applicable information listed in this chapter pertaining to plant materials.~~
- ~~(b)~~ The location, general size, and type of existing vegetation to be retained.
- ~~(c)~~ Existing and proposed grades.
- ~~(d)~~ A planting schedule and plan providing the following information:
  - (1) The botanical and common name of each plant used.
  - (2) The size of each plant to be used at the time of planting.
  - (3) The quantity of each plant to be used.
  - (4) Whether plants to be used are balled and burlapped, container grown or bare root.
  - (5) The spacing and location of all proposed trees, shrubs, and ground cover.

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Ground cover is defined as low-growing woody shrubs, deciduous or evergreen plants, perennial plants and/or vines, such as low blueberry (*Vaccinium vacillans*), bearberry (*Arctostaphylos uva-ursi*), Northern bayberry (*Myrica pensylvanica*), cotoneaster (*Cotoneaster horizontalis*), or blue rug juniper (*Juniperus horizontalis* 'Wiltoni'). Grass and shredded bark, wood chips, other similar mulch or landscaping stones are also acceptable as ground cover for greenbelt areas.

~~(c)~~ The percentage of landscaped area, excluding detention ponds, to be provided on site.

**1129.05 STANDARDS.**

(a) The ~~table in Section 1129.07 standards~~ and explanation contained in this chapter establish the screening requirements which satisfy the general performance standards set forth in Section 1129.02, unless modifications as permitted under Section 1129.087 are applicable.

The table in Section 1129.07 indicates the type of screening that is required between two zoning districts. Where such screening is required, only one of the two adjoining zoning districts is responsible for installing the screening, as provided in subsection (c) of this section.

(b) To determine if the zoning district being developed is required to install the screening and which type of screening is required, find the zoning district being developed and follow that column down the page to its intersection with the row which corresponds to the adjacent zoning district. If the intersecting square contains a letter, the zoning district being developed is responsible for installing that level of screening. If the intersecting square does not contain a letter, no screening improvement is required.

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**1129.06 SCREENING REQUIREMENT.**

(a) Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) "Buffer" means an area along and away from a property line within which no structures, driveways, parking, signs or other such uses or structures may be located unless specifically permitted in this chapter.

(2) "Intermittent visual obstruction" means a screen having no completely unobscured openings within two years of planting more than 10 feet wide at a specified height. In other words, tree canopies shall have grown together within two years of planting to a point that the widest opening between such canopies at a specified height shall not exceed 10 feet. The screen may include deciduous plants and trees. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation.

(3) "Opaque screen" means an opaque screen excluding all visual contact between zoning districts and creating spatial separation. The opaque screen may be composed of a wall, fence or earthen berm, and shall be supplemented with planted and existing vegetation.

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(b) Types of Screening. The following types of screening are established and are used as the basis for the table of screening requirements in Section 1129.07. Whenever screening is required, the screening along a street shall be type C, with the provision that signs and access driveways are permitted in the buffer area, as otherwise permitted by this Ordinance:

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(1) Type A:

A. Opaque screen height: at least six feet;

B. Intermittent visual obstruction height: at least 20 feet, measured from the ground;

and

C. Buffer width: at least 30 feet.

(2) Type B:

A. Opaque screen height: at least six feet;

B. Intermittent visual obstruction height: at least 20 feet, measured from the ground;

and

C. Buffer width: at least 20 feet.

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- (3) Type C.
- A. Opaque screen height: none;
- B. Intermittent visual obstruction height: at least 20 feet, measured from the ground;
- and
- C. Buffer width: at least 10 feet.

(a) Screening of Service Areas.

(1) For commercial, industrial, office, institutional and multiple-family uses, all service areas, loading and unloading activities shall be screened on those portions of the lot which abut Districts where residences are a permitted use. Screening shall consist of walls, landscaped earthen mounds, fences, natural vegetation or an acceptable combination of these elements, provided that screening must be at least six (6) feet in height.

(2) Natural vegetation screening shall have a minimum opaqueness of seventy-five percent (75%) during full foliage. The use of year-round vegetation, such as pines or evergreens, is encouraged. Vegetation shall be planted no closer than three (3) feet to any property line.

(b). Screening of Trash Receptacles.

(1) For commercial, industrial, office, institutional, and multiple-family uses, all trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view. Container systems shall not be located in front yards, and shall conform to the side and rear yard pavement setbacks in the applicable zoning District. The height of such screening shall be at least six (6) feet in height.

(2) Natural vegetation shall have a maximum opaqueness of seventy-five percent (75%) at full foliage. The use of year-round vegetation, such as pines and evergreens, is encouraged.

(c). Buffering and Screening Requirements.

(1) For commercial, industrial, office and institutional uses which abut an existing residential use, a buffer zone with a minimum width of five (5) feet should be created. Such screening within the buffer zone shall consist of fencing, natural vegetation or a combination of both. Vegetation shall be planted no closer than three (3) feet to any property line. Natural vegetation shall have an opaqueness of seventy-five percent (75%) during full foliage and shall be a variety which will attain at a minimum ten (10) feet in height within five (5) years of planting.

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**1129.07 TABLE OF SCREENING REQUIREMENTS.**

The following table of screening requirements shall be used for the purposes of this chapter, with the abbreviations in the matrix relating to the zoning districts in this chapter, and with the screening designations A, B and C explained in Section 1129.06, above:

**SCREENING REQUIREMENTS**

	Zoning District Being Developed*					
	R-1	R-2	C	MU	PI	CR
R-1	B	B	C	A	C	
R-2	B	B	C	A	C	
C				B		
MU						

PI				B		
CR	B	B	B	B	B	

Notes:

\* Where property is being developed for use primarily as single family residential dwelling units, no screening shall be required under this section.

**1129.087 MODIFICATION OF SCREENING AND BUFFER ZONE REQUIREMENTS.**

Because of the wide variety of land uses and the relationships between them and because of many different circumstances, the Commission may reduce or waive the screening and buffer zone requirements of this chapter after a detailed review and evaluation of an alternative screening plan. Whenever the Commission modifies the screening requirement, it shall find that the following standards have been met:

(a) The landscape/screening plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.

(b) The Commission shall determine the screening, width and type of buffer zone needed to ensure compatibility based upon the following criteria:

(1) The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.

(2) The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this chapter. The Commission shall require the retention of these natural features as a condition of site plan approval.

(3) The arrangement, design and orientation of buildings on this site lends itself so as to maximize the opportunity for privacy and isolation from negative impacts of this project.

**1129.098 MATERIALS.**

Fences shall be constructed out of any of the following materials: redwood, cedar, or No. 1 pressure treated wood, recycled lumber or vinyl closely resembling wood, wrought iron or aluminum closely resembling wrought iron, stone, brick, concrete with stone or brick veneer, or pre-cast concrete simulated stone or brick. All other materials including but not limited to chain link, vinyl clad chain link, woven wire or plastic mesh (with or without wooden slats) are prohibited as buffer material unless otherwise and expressly permitted in the Ordinance by the Planning Commission.

**1129.109 BERMS.**

(a) Earthen berms required under this chapter shall consist of raised earth with side slopes of three-to-one or flatter with a four-foot wide flat or slightly rounded crest contoured to the side slopes to facilitate maintenance.

(b) Berms shall be covered with grass or other ground cover to prevent erosion.

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Berms shall also be landscaped with plant materials. A detailed landscape plan with a plant material list, including quantity, species, minimum size and spacing, shall be submitted with the site plan and approved by the Commission.

**1129.110 LOCATION OF SCREENING.**

Screening required under this chapter shall be located directly adjacent to the lot line except where underground utilities interfere. Upon approval of the Commission and when mutually agreeable to affected property owners, required screening may be located on the opposite side of an alley right-of-way when a nonresidential district abuts a residential district. The continuity of the required screening on a given block shall be a major consideration of the Commission in reviewing such request.

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**1129.121 OPENINGS IN WALLS, FENCES, AND BERMS;  
CONSTRUCTION STANDARDS FOR WALLS.**

Walls, fences and berms required under this chapter shall have no openings for vehicular traffic or other purposes, except such openings as may be approved by the Commission. All walls required in this chapter shall be constructed of stone, brick or shall have brick veneer on the side facing the residential district. The height of the wall shall be measured from the prevailing grade of the land on the residential side of the wall or berm. Walls shall be erected on a concrete foundation which shall have a minimum depth of 42 inches below a grade approved by the Zoning Officer, and shall not be less than four inches wider than the wall to be erected.

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**1129.123 BUMPER STOPS, CURBING OR WHEEL CHOCKS IN  
PARKING SPACES.**

Bumper stops, curbing or wheel chocks shall be provided in parking spaces adjacent to a wall, fence or berm required under this chapter to prevent a vehicle from encroaching on or damaging the screening improvement. Bumper stops, curbing or wheel chocks shall be placed four feet from the required screening improvement.

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**1129.1413 CORNER CLEARANCE VISIBILITY.**

The Zoning Officer may require a reduction in the height of a screening improvement where necessary to ensure adequate sight distance and/or corner clearance visibility for drive approaches and public streets in proximity to a screening improvement. In this case height may be reduced only for that portion of the screening improvement necessary to provide adequate sight distance and/or corner clearance necessary for traffic safety. Where it is necessary to reduce the height of a screening improvement, height shall be reduced gradually.

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**1129.154 IRRIGATION OF VEGETATION.**

Whenever a site plan requires landscaped earth berms or planted or natural vegetation screening, such areas shall be provided with an irrigation system or a readily available and acceptable water supply as approved by the Zoning Officer.

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**1129.165 PERFORMANCE GUARANTEE.**

Whenever a site plan requires screening and/or landscaping, the applicant shall deposit with the Village a cash or corporate surety bond or irrevocable bank letter of credit in the full amount of such improvement, as determined by the Village, for the faithful completion of such improvement. When such screening improvement and/or landscaping requires landscaped earth berms or planted or natural vegetation screening, such bond shall continue for two years following the completion and inspection of all planting to ensure that all unhealthy and dead plant material shall be replaced, and the bond shall be released only after there has been a site inspection and a determination made that the screening has been planted as planned. The applicant shall provide a cost estimate on the site plan indicating the full amount of such improvement.

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**1129.176 WAIVER OF REQUIREMENTS.**

The Commission or official approving the site plan may waive or reduce the requirements of this chapter upon determining that the following would apply:

- (a) The purpose of this chapter cannot be met; and
- (b) Compliance with the requirements would impose a practical difficulty on the applicant or would create safety hazards to pedestrians or motorists.

**1129.187 SCOPE OF PLANT MATERIAL REQUIREMENTS.**

Wherever in this chapter screening, planting and/or material in conjunction with an obscuring fence is required, it shall be planted within six months from the date of issuance of a temporary certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials to provide a screen to abutting properties. ~~The location, type and quantity of the -proposed landscape materials shall be installed in compliance with the landscape plan approved by the Commission or the official approving the site plan. Suitable materials equal in characteristics to the plant materials listed in this chapter with the spacing as required in this chapter shall be provided.~~

**1129.19 PLANT MATERIAL SPACING.**

~~Spacing of plant materials required under this chapter shall be as follows:~~

- ~~(a) Trees and large shrubs shall not be placed closer than four feet from the fence line or property line.~~
- ~~(b) Where plant materials are planted in two or more rows, planting shall be staggered in rows.~~
- ~~(c) Evergreen trees, as defined in Section 1129.20, shall be planted not more than 30 feet on centers.~~
- ~~(d) Narrow evergreens, as defined in Section 1129.20, shall be planted not more than three feet on centers.~~
- ~~(e) Deciduous trees shall be planted not more than 30 feet on centers.~~
- ~~(f) Tree like shrubs shall be planted not more than ten feet on centers.~~
- ~~(g) Large deciduous shrubs shall be planted not more than~~

four feet on centers.

#### 1129.20 SUGGESTED PLANT MATERIALS.

Suggested plant materials to be used pursuant to this chapter shall be as follows:

- (a) Large deciduous shrubs (minimum 24 inches in height at planting, minimum mature height of four feet):
- (1) Gray dogwood (*Cornus racemosa*);
  - (2) Red osier dogwood (*Cornus stolonifera*);
  - (3) Arrowwood viburnum (*Viburnum dentatum*);
  - (4) Nannyberry viburnum (*Viburnum lentago*);
  - (5) Maple-leaved viburnum (*Viburnum acerifolium*);
  - (6) Native spicebush (*Lindera benzoin*);
  - (7) Winterberry holly—females and males (*Ilex verticillata*);
  - (8) Witch hazel (*Hamamelis virginiana*);
  - (9) Elderberry (*Sambucus canadensis*);
  - (10) Summersweet (*Clethra alnifolia*);
  - (11) Serviceberry (*Amelanchier arborea* & *A. laevis*);
  - (12) Sargent crabapple (*Malus 'Sargent'*);
  - (13) Lilac (*Syringa spp.*);
  - (14) Spirea (*Spiraea spp.*);
  - (15) Winged euonymous (*Euonymus alatus*).
- (b) Evergreen trees (minimum five feet in height at planting):
- (1) Norway spruce (*Picea avies*);
  - (2) Blue spruce (*Picea pungens*);
  - (3) White spruce (*Picea glauca*);
  - (4) White pine (*Pinus strobes*);
  - (5) Austrian pine (*Pinus nigra*);
  - (6) Concolor fir (*Abies concolor*);
- (c) Narrow evergreens (minimum three feet in height at planting, minimum mature height of six feet):
- (1) Cap yew (*Taxus cuspidate 'Capitata'*);
  - (2) Hick's yew (*Taxus x media 'Hicksii'*);
  - (3) Hatfield yew (*Taxus x media 'Hatfield'*);
  - (4) Chinese juniper (*Juniperus chinensis*);
  - (5) Eastern redb cedar (*Juniperus virginiana*);
- (d) Small trees (minimum 1½-inch caliper at planting, maturing to less than 30 feet):
- (1) Flowering crab (*Malus spp.*);
  - (2) Chinese dogwood (*Cornus kousa*);
  - (3) Serviceberry (*Amelanchier canadensis*);
  - (4) Hop hornbeam (*Ostrya virginiana*);
  - (5) Redbud (*Cercis canadensis*);
- (e) Medium deciduous trees (minimum two-inch caliper at planting, minimum mature height 30 feet):
- (1) Black gum (*Nyssa sylvatica*);
  - (2) Sweet gum (*Liquidambar styraciflua*);
  - (3) Sargent cherry (*Prunus sargentii*);

- ~~(4) American holly (*Ilex opaca*).~~
- ~~(5) American hornbeam (*Caprinus caroliniana*).~~
- ~~(6) Sassafras (*Sassafras albidum*).~~
- ~~(f) Large deciduous trees (minimum three-inch caliper at planting):~~
  - ~~(1) Red maple (*Acer rubrum*).~~
  - ~~(2) Sugar maple (*Acer saccharum*).~~
  - ~~(3) River birch (*Betula nigra*).~~
  - ~~(4) Tuliptree (*Liriodendron tulipifera*).~~
  - ~~(5) Honey locust (*Gleditsia triacanthos*).~~
  - ~~(6) Black cherry (*Prunus serotina*).~~
  - ~~(7) Ginkgo - male only (*Ginkgo biloba*).~~
  - ~~(8) Linden (*Tilia americana*).~~
  - ~~(9) American beech (*Fagus grandifolia*).~~
  - ~~(10) Shagbark Hickory (*Carya ovata*).~~

#### **1129.18 PLANT MATERIALS NOT PERMITTED.**

For the purposes of this chapter, the following plant materials shall not be permitted:

- (a) Ailanthus (tree of heaven) (*Ailanthus altissima*).
- (b) Ash (*Fraxinus spp*).
- (c) Asian bittersweet (*Celastrus orbiculata*).
- (d) Box elder (*Acer negundo*).
- (e) Buckthorn (*Rhamnus spp*).
- (f) Elm (*Ulmus spp*).
- (g) Hedge privet (*Ligustrum*).
- (h) Japanese knotweed (*Polygonum cuspidatum*).
- (i) Multiflora rose (*Rosa multiflora*).
- (j) Norway maple (*Acer phatanoides*).
- (k) Honeysuckle (*Lonicera spp*).
- (l) Olive - Autumn and Russian (*Elaeagnus spp*).
- (m) Poplar (*Populus spp*).
- (n) Soft maple (*Acer saccharinum*).
- (o) Purple loosestrife (*Lythrum salicaria*).

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#### **1129.2219 INSTALLATION AND MAINTENANCE.**

- (a) Whenever a landscape planting screen or other plantings are required under this chapter, such plantings shall be installed according to accepted good planting procedures and in a sound workmanlike manner. All plant material shall meet current standards of the American Association of Nurserymen. Landscaping shall be installed prior to the issuance of a final occupancy permit.
- (b) All landscaped areas shall be provided with an irrigation system or a readily available and acceptable water supply, as approved by the Zoning Officer.
- (c) Three-inch overall depth of shredded, non-colored hardwood Cedar or Cypress

bark or ground cover, as defined in Section ~~1129.04(e)(5), (d)(5)~~, shredded bark, wood chips, other similar mulch or landscaping stones shall be used in all planting beds. The minimum mulch radius shall be two feet surrounding a shrub and four feet surrounding a deciduous or evergreen tree. Deviations from this must be approved by the Zoning Officer before installation.

(d) All required landscape screening and planting shall be continuously maintained. Maintenance of plantings shall be done to ensure a healthy and neat appearance, free of disease and insect infestations as well as clear of weeds and debris. Unhealthy or dead plant material is to be replaced within one year from completion and inspection of plantings.