

Landscape Plan – Fast Fact Sheet

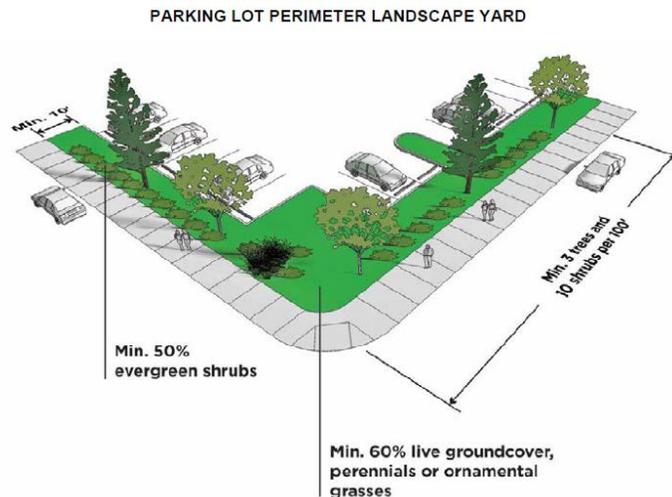
A landscape plan is required as part of a site plan review application for nonresidential development (including mixed-use, multi-family, and townhouse), parking lots and planned developments.

Key Points:

- ✓ The content of a landscape plan is outlined in Article 12.2 through 12.4. This includes selection, installation, maintenance, and standards.
- ✓ The four major components of a landscape plan are:
 - Parking Lot Perimeter Landscape
 - Interior Parking Lot Landscape
 - Site Landscape
 - Buffer Yards

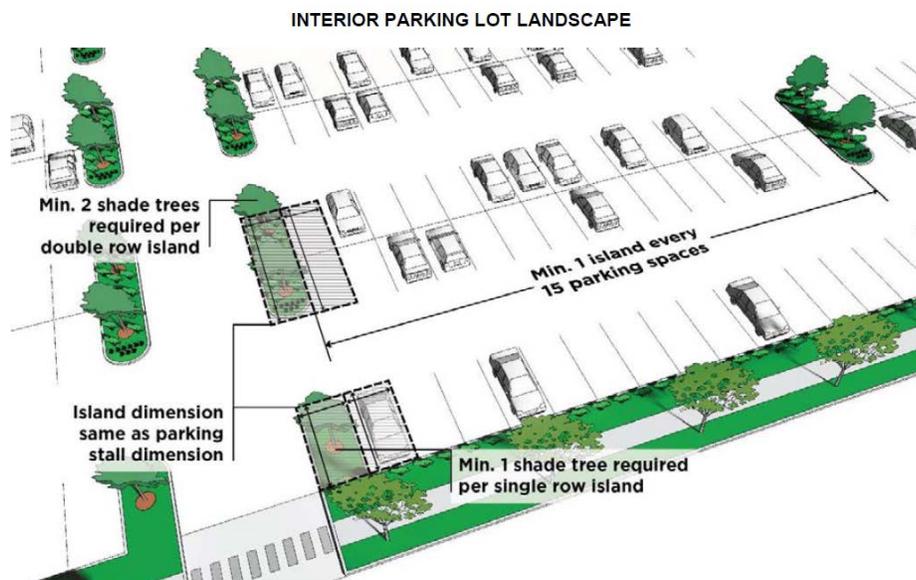
Parking Lot Perimeter Landscape Yard Requirements (Article 12.5.A-E):

- ✓ The area between the parking lot and right-of-way.
- ✓ All new parking lots of 10,000 square feet or greater. Less than 10,000 square feet exempt.
- ✓ When an existing parking lot of 10,000 square feet or greater is expanded, the expansion area must be designed and constructed in compliance.
- ✓ When an existing parking lot of 10,000 square feet or greater is improved:
 - If improvement area is less than 50% of total parking area, landscape required only for improvement area.
 - If improvement area is 50% or more of total parking area, landscape required for the entire parking lot.
- ✓ The perimeter yard must be at least ten feet wide measured from edge of parking lot to the right-of-way, but can be reduced to six feet for parking lots less than 20,000 square feet.



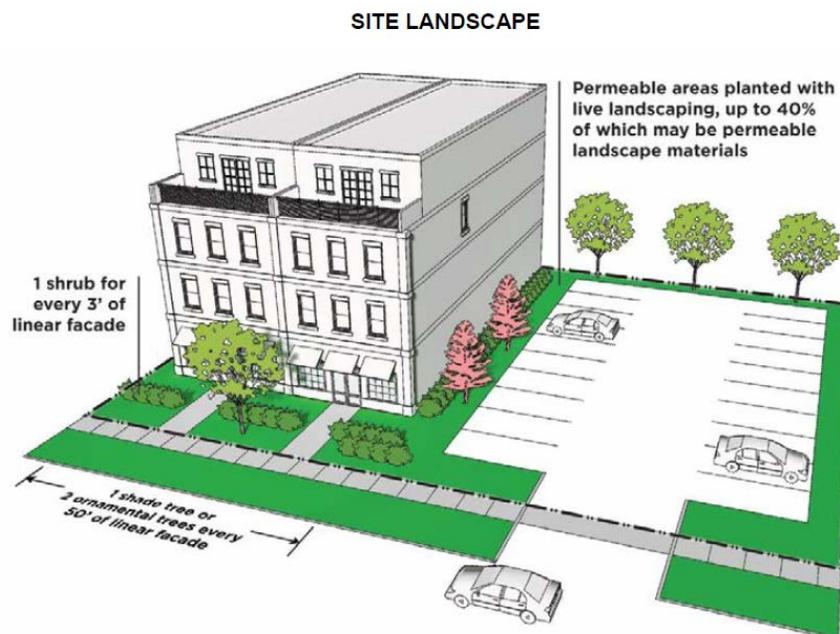
Interior Parking Lot Landscape Requirements (Article 12.6.A-C):

- ✓ All new parking lots of 20,000 square feet or greater.
- ✓ When an existing parking of 20,000 square feet or greater is expanded or improved.
- ✓ When an existing parking lot of 20,000 square feet or greater is expanded, the expansion area must be designed and constructed in compliance.
- ✓ When an existing parking lot of 10,000 square feet or greater is improved:
 - If improvement area is less than 50% of total parking area, landscape required only for improvement area.
 - If improvement area is 50% or more of total parking area, landscape required for the entire parking lot.



Site Landscape Requirements (Article 12.7.A & B):

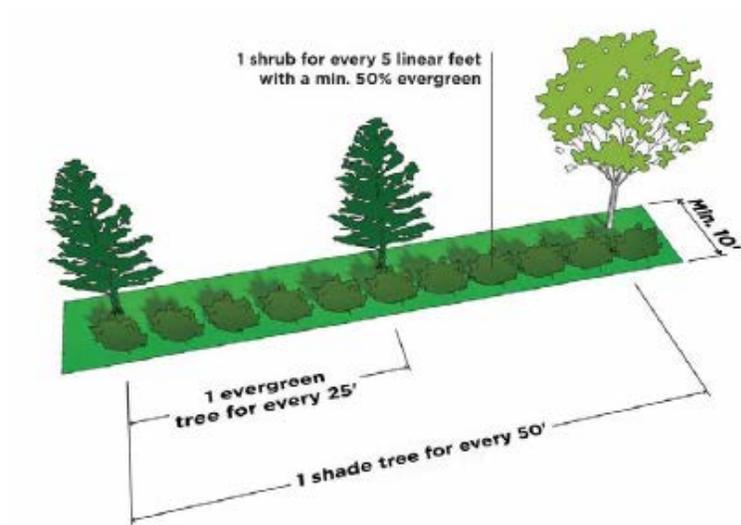
- ✓ All new construction and additions to structures of 30% or more in existing square footage.
- ✓ Areas of any lot not covered by structures, pavement, and vehicle parking must be planted with live landscaping.
- ✓ Where multifamily and nonresidential development is located ten feet or more from street lot line and 1). No parking is located in front of the structure or development and 2). Any façade abuts any parking area; foundation landscape must be planted according to 12.7.B.1-4.
- ✓ This is required along 60% of the linear façade area, but can be reduced to accommodate entry and other building functional operations.



Buffer Yard Requirements (Article 12.8.B-E):

- ✓ All new construction and additions to existing structures that are more than 30% of the existing square footage.
- ✓ Can be located within the required setbacks.
- ✓ No impervious surface located in buffer yards.
- ✓ Wall or solid fence can reduce buffer yard width by 30%.
- ✓ Buffer yard class is based on development and adjacent use/zoning district.

CLASS A BUFFER YARD



CLASS B BUFFER YARD

