

**17.100.040: LANDSCAPING REQUIREMENTS IN MANUFACTURING ZONES:**

- A. Access: One access, maximum width of thirty five feet (35') shall be allowed per lot, as they exist on the effective date hereof, or one access shall be allowed for each two hundred feet (200') of frontage. Minimum distances between accesses shall be one hundred feet (100').
- B. Landscaped Area: Provisions should be made to accommodate twenty (20) square feet of landscaped area for every required parking space with a parking lot. This includes only medians and islands which are not located on the public rights of way. Trees in planters do not qualify for this requirement.
- C. Planted Median: One planted median running the length of the aisle shall be provided for every three (3) contiguous double loaded parking aisles. Said medians shall be a minimum of ten feet (10') wide and shall be so designated to act as on site water retention facilities if required by the city engineer.
- D. Screening: All parking areas shall be visually screened from main roadways by appropriate landscaping except for required clear view at intersections as provided in [chapter 17.12](#) of this title.
- E. Building Landscaping: Ten percent (10%) of an area with a square footage equal to a ten foot (10') wide strip around the perimeter of the building, excluding doors, loading docks, ramps, etc., shall be landscaped. This is in addition to the area required in subsection B of this section.
- F. Plan Approval: No plans for any building, structure, or other improvement shall be approved unless there shall also have been submitted separate site development and landscape plans satisfactory to the planning and zoning staff. Landscaping and site development in accordance with the plans submitted shall be installed within thirty (30) days following occupancy of the building. If said completion is impossible due to adverse weather conditions, a mutually agreed upon completion day shall be determined by the planning commission and applicant, but in no case shall the completion date be more than one hundred twenty (120) days from the date of occupancy. The building contractor shall deposit a performance bond which meets the provisions of section [16.20.010](#) of this code as security to assure his compliance with all landscaping and parking requirements. If the contractor or his agent fails to comply with the above provisions, the bond shall be forfeited to the city.
- G. Storage Prohibited: No storage of equipment or materials shall be visible from the public right of way. Storage areas shall be screened appropriately and be within setback lines.
- H. Areas To Be Landscaped: All yards and setback areas not occupied by building, parking, or service areas shall be landscaped as herein required.
- I. Public Right Of Way Landscaping: The area within the public right of way between the curb and gutter or road shoulder and sidewalk shall also be landscaped and maintained by adjacent property owner. Said landscaping and street trees shall be according to the city tree warden. Said trees located within the public right of way shall not be in addition to those required in subsection J of this section.
- J. Trees: One tree (minimum 1 1/2 inch caliper, 12 feet in height) shall be planted for each ten (10) parking spaces required or portion thereof; i.e., one through ten (10) spaces equals one tree, eleven (11) through twenty (20) spaces equals two (2) trees, etc.

- K. Curbing: A concrete curb shall be provided along all interior roadways and walkways to prevent vehicular intrusion. Where no curb and gutter or sidewalk exists along frontage streets, said curb and gutter and sidewalk shall be installed in accordance with city standards. (Ord. 98-5 § 1, 1998: Ord. 97-14 § 3, 1997: Ord. 1-201 § 1, 1995: Ord. 1-162 § 1, 1992: Ord. 90-10 § 25-4, 1990)