

11-6-208 Street Frontage Landscape Border

The intent of the Street Frontage Landscape Border is to provide a visual separation and screening of parking areas from public rights-of-way, along with reducing the visual impact of glare, headlights, parking lot lights and other light intrusions from the public right-of-way.

(1) Where Applicable – All properties in multi-family, professional office, commercial or manufacturing zones, shall provide a landscape area along the entire frontage of the property bordering all public streets, with the exception of necessary pedestrian and vehicular access points. Also exempt are buildings constructed to the right-of-way property line(s), as allowed by setback requirements, which shall include a front entry from the sidewalk.

(2) Location of Landscaped Border – This strip shall be located between the edge of the sidewalk, or public street right-of-way line where there is no sidewalk, and the parking lot or building, if the building is setback from the street.

(3) Grass and Tree Plantings – A minimum of twenty-five (25) percent of the planting area shall include grass, located adjacent the public sidewalk. There shall be one shade tree for 40 feet of frontage or portion thereof greater than twenty (20) feet. Trees should be spaced evenly, not to exceed 40 feet on center.

(4) Screening – Screening methods may include berms hedges or walls. Walls shall be of masonry and generally be limited to the village or town centers or the retrofitting of existing developments. The screening height shall be measured from the higher elevation of either edge of the landscape border.

(5) Border Depth Requirements – For those portions of properties where the building is allowed to be constructed within five feet of the front or street-side property line, the landscaped border is not required for the property frontage where the building is located. The landscape border shall be twenty feet (20') wide for those properties adjacent 400 South which are located west of 400 West Street, along with those properties adjacent State Road 75 located west of Main Street, along with all properties abutting the I-15 corridor. For all other areas, the landscaped border depth shall be based on the average lot depth from the street(s) and shall be as follows (Table 1) for all areas excepting those described above.

TABLE 1 – LANDSCAPE BORDER WIDTH

| Lot Depth | Landscape Border Width | Required Screening Height** | Parking Lot screening Method to achieve required Screening Height |
|--------------------|------------------------|--|---|
| 0' to 160' | 8' | 3.0' | Berm, hedge or wall |
| 160.01 to 180' | 9' | 3.0' | Berm, hedge or wall |
| 180.01 to 200' | 10' | 3.0' | Berm, hedge or wall |
| 200.01 to 220' | 11' | 3.0' | Berm, hedge or wall |
| 220.01' to 240' | 12' | 3.0' | Berm, hedge or wall |
| 240.01' to 260' | 13' | 3.0' | Berm, hedge or wall |
| 260.01' to 280' | 14' | 3.0' | Berm, hedge or wall |
| 280.01' to 300' | 15' | 3.5' | Berm, hedge or wall |
| 300.01' to 320' | 16' | 3.5' | Berm |
| 320.01' to 340' | 17' | 3.5' | Berm |
| 340.01' to 360' | 18' | 3.5' | Berm |
| 360.01' to 380' | 19' | 3.5' | Berm |
| 380.01' or greater | 20' | 4.0' | Berm |
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| | | *Screening height shall be measured from the higher point on either side of the landscape border | * The wall option is limited to village center, town center or to retrofit existing developed sites where other options are not possible. |