

Sec. 54-135. Landscaping.

(a) *Purpose.* Landscaping requirements as set forth in this article have been established to encourage quality development within the village; to provide a smooth transition between adjoining properties; to screen service yards, parking lots and other areas which tend to be unsightly; to facilitate the buffering of one land use from other land uses; to encourage harmonious relationships between buildings which are part of one development and buildings located on abutting properties; to provide open space and recreational areas to serve the needs of the residents of the village; to soften the effect of development; to improve erosion and stormwater runoff control; to reduce the particulate matter in the air; to encourage a sense of commitment to the village and its residents on the part of the developers; and to provide for the health, safety and general welfare of the residents of the village.

(b) *Definition.* Landscaping, for purposes of this article, shall be defined as including any or all of the following:

- (1) Naturally existing vegetation;
- (2) Lawn or grass areas;
- (3) Trees, shrubs, ground cover and other plantings;
- (4) Sprinkler or irrigation systems;
- (5) Decorative rock, natural or manmade;
- (6) Decorative lighting;
- (7) Benches, tables, fountains, planters or other similar outdoor furniture;
- (8) Decorative fences, and detention and retention ponds;
- (9) Waterfalls and manmade streams; and
- (10) Berms or mounds.

(c) *Landscaping plan.*

(1) A landscaping plan shall be submitted in conjunction with any required site plan, and shall be reviewed and approved, denied or modified in conjunction with the site plan. All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, which are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped.

(2) When possible, areas of any particular site allocated to landscaping shall be located on that site in such a way as to provide substantial benefit to the general public as well as to the site itself.

(3) Where practical, landscaping shall also be provided within parking lots in a manner which will serve to visually reduce the expanse of paved areas.

(d) *Minimum landscaping.*

(1) *Multifamily, apartment, condominium and business developments.*

a. All areas not used for buildings, parking, drives or other impervious materials, or for storage of materials, or left in a natural and undisturbed state, shall be landscaped according to an approved landscape plan.

b. For townhouses, landscaping shall be required only in the front yards, side yards and unpaved rights-of-way.

(2) *Commercial and industrial developments.* All areas in front and corner side yards not used for parking, drives or other impervious materials or storage shall be landscaped according to an approved landscape plan.

(3) *Planting of trees.*

a. Trees shall be provided for all parking lot areas. A minimum of one tree shall be provided for each ten parking spaces. Trees shall be a minimum size of two inches in diameter as measured at four feet above ground, and shall be distributed throughout the lot to maximize shading and eliminate large expanses of unbroken paved parking areas. Not less than six percent of the interior of a parking lot shall be landscaped with trees, shrubs or other durable landscaping materials.

b. A minimum size tree well of three feet shall be required for all new tree planting. Paving shall not be maintained closer than three feet to existing established trees.

(4) *Peripheral landscaping for parking lots.* Peripheral landscaping shall be required along any side of a parking lot having more than 20 parking spaces. A landscaping strip of not less than four feet wide shall be provided between the parking area and adjoining property. Where a commercial parking area adjoins a residential district, a wall, hedge or other durable landscaping barrier shall be planted or installed. The height of such landscaping barrier shall be not less than six feet.

(e) *Installation or financial guarantee required prior to issuance of occupancy permit; maintenance guarantee.*

(1) All landscaping materials and equipment as provided for on the approved landscape plan for any residential, business or industrial development, or in the case of phased development, for the particular phase, shall be installed prior to the issuance of any occupancy permit, unless a financial guarantee in the amount of 150 percent of the cost of the materials and labor is submitted to the village. Financial guarantees shall be of the types and forms provided in section 54-286.

(2) Upon completion of the landscaping requirements as provided on the approved landscape plan, the financial guarantee shall be released except for a portion in the amount of 20 percent of the cost of materials and installation, which shall be retained for a warranty period of one year as a guarantee for proper installation and maintenance. Following the warranty period, the remaining 20 percent guarantee shall be released upon a finding that installation and maintenance has occurred as per the approved landscape plan.

(f) *Maintenance standards; prohibited uses.* All landscaped areas shall be kept neat, clean and uncluttered. No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise.

(Code 1985, § 10-5-5)