

Exhibit “C”

Subchapter 11. Landscaping and Screening Standards

Table 11.3 B – Non-Residential Landscape Area and Minimum Planting Requirements			
Non-Residential Zoning Districts		Percent of lot Landscaped	Required Trees (3” Caliper) and Shrubs (3 Gallon) in landscaped area
A	Agriculture/Conservation Development Reserve	Min. 30%	1 Tree & 2 shrubs per 300 S.F
O	Office	Min. 30%	1 Tree & 4 shrubs per 300 S.F.
NS	Neighborhood Services	Min. 25%	1 Tree & 4 shrubs per 300 S.F.
R	Retail	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
GB-1	General Business – 1	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL3	Corridor Urban Level 3 Neighborhood (Level 3:CL3)	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL4	Corridor Urban (Level 4:CL4)	Min. 20% 15%*	1 Tree & 4 shrubs per 300 S.F.
CL5	Corridor Urban Center (Level 5:CL5)	Min. 15%*	1 Tree & 4 shrubs per 300 S.F.
GB-2	General Business – 2	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
CI	Campus Industrial	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
LI	Light Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.
GI	General Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.

*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas, such as plazas, parks, and other areas of public gathering, within the development that is inclusive of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional open space provided the streetscape yard, building foundation planting/raised planters, parking lot landscaping, screening and bufferyard requirements are met, at the discretion of the Planning Director.

Table 11.3 C – Residential Landscape Area and Minimum Planting Requirements				
Zoning Districts per Residential Development Type		Percent of lot Landscaped	Required Trees (3” Caliper)	Required Shrubs (3-Gallon)
All	Single Family Detached	Min. 30%	2 Trees per non-corner residential dwelling; 4 trees per corner residential dwelling	4 shrubs per 10' foundation facing a street, exception of driveway

All	Single Family Attached	Min. 30%	1 Tree per non-corner residential dwelling; 2 trees per corner residential dwelling	4 shrubs per 10' of foundation facing a street
MF-10, CL-3 , R	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
<u>CL3</u> , <u>CL4</u> , <u>CL5</u>	<u>Suburban Multi-Family</u>	<u>Min. 30%</u>	<u>1 Tree per 600 S.F. of landscape area</u>	<u>8 shrubs per 600 S.F. landscape area</u>
<u>CL4</u> , <u>CL5</u>	<u>Urban Multi-Family*</u>	<u>Min. 15%</u>	<u>1 Tree per 600 S.F. landscape area</u>	<u>8 shrubs per 600 S.F.</u>
MF-20, CL-4 , GB- 1	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
<u>CL5</u>	<u>Multi-Family</u>	<u>Min. 40%</u>	<u>1 Tree per 300 S.F. landscape area</u>	<u>4 shrubs per 300 S.F. landscape area</u>

*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas within the development representative of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional activated open space such as plazas, parks, and other areas of public gathering, provided the streetscape yard, building foundation planting, parking lot landscaping, screening, and bufferyard requirements are met, at the discretion of the Planning Director.

11.4 General Planting Criteria

E. Corridor Districts (CL3, CL4, CL5) Lawn or Turf Grass:

Residential Turf Landscaping:

- A. The amount of irrigated lawn or turn grass for residential sites in the corridor zoning districts shall not exceed 2 times the foundation footprint or 7,500 sq. ft., whichever is the smaller square footage for all single-family detached structures on a lot/lots platted after January 1, 2024.
- B. Landscape sites shall have a soil depth of at least six inches prior to the installation of any landscaping.
- C. Ares not irrigated are encouraged to utilize landscape beds with native or adapted plants. Lawn or turf grass blends may be planted in the remaining landscape area, provided the area is not irrigated.
- D. Any lawn or turf grass installed shall utilize a warm weather grass variety or blend that has summer dormancy capabilities. Examples of recommended varieties and blends are provided above.

Non-residential Turf Landscaping:

- A. Lawn or turf grass for commercial sites shall not exceed twenty-five (25) percent of the total landscaped area. Areas not irrigated or left naturally shall be exempt from the limitation.
- B. Any lawn or turf grass installed shall utilize a drought tolerant species with preference to native blends as described above.
- C. Landscape areas not otherwise planted with shrubs, trees, or lawn shall contain landscape planting beds in accordance with requirements provided herein.

F. Landscape Planting Beds.

- A. Landscape planting beds containing native shrubs, vines, perennials and ornamentals are encouraged to minimize the amount of irrigated lawn or turf grass.
- B. Irrigation within landscape beds shall be limited to a drip irrigation system as required within this Subchapter.
- C. All debris, wood chips, pavement, concrete, and rock over 2" in diameter shall be removed from the planting pit to a minimum of twenty-four (24") inch depth. The entire planting bed shall contain a minimum depth of twenty-four (24") inches of soil suitable for plant establishment and growth and may not be compacted or stabilized.
- D. A native drought tolerant ground cover or an organic wood mulch shall be installed to conserve moisture in the ground and improve soil fertility. Native rock such as limestone, river rock, crushed granite or similar architectural material may be considered in landscape planting beds when used in combination with the native drought tolerant ground cover or organic mulch to enhance interest and add variety in the landscape. At no point shall an entire site's landscape planting bed be covered in rock, unless otherwise approved by the Planning Director.
- E. Landscape planting beds may be used as stormwater collection areas commonly known as rain gardens, provided the planting beds are designed to prevent loss of mulch and planting material, include plants capable of surviving wet and drought conditions, and include either engineered soils or other design measures to prevent stagnant conditions.

11.5 Streetscape Yard Standards

C. STREETScape YARD STANDARDS: CL3, CL4, CL5 DISTRICTS

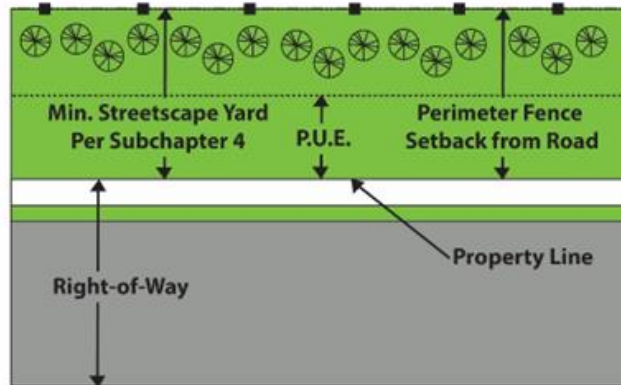
Streetscape trees and shrubs help to provide a visual and audible buffer to mitigate vehicular traffic from adjacent land uses, and also assist with improving regional air quality. Streetscape trees and shrubs shall be planted within the required streetscape yard as required pursuant to Subchapter 4; however, in cases where utility easements extend across the whole streetscape yard, the required trees shall be planted outside the streetscape yard provided that they are planted as close to the public right-of-way as possible. Trees and shrubs may be planted in a non-linear or clustered fashion as long as the total number of trees and shrubs otherwise required are provided, the recommended spacing requirements in Table 11.11.3 Approved Tree List and the Tree Technical Manual are generally maintained, and all trees are planted outside of the sight triangle. Trees planted within required parking lot landscape islands and peninsulas shall not count towards satisfying the streetscape yard requirements. Street trees and shrubs shall be provided in the following circumstances:

- A. Non-residential, Urban Multi-family and Suburban Multi-family Developments

- A. The streetscape yard required per zoning district in Subchapter 4 shall include the street trees and shrubs required below. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3 (B) for non-residential sites and Table 11.3 (C) for multi-family developments.
 - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 40 linear feet of street frontage when overhead utilities are absent.
 - b. One small tree (Type C), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 20 linear feet of street frontage when overhead utilities are present.
 - c. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
 - d. All plant material shall be planted outside of public utility easements, where feasible, and can include use of raised planters and tree grates.
- B. Single-Family and Duplex Residential Developments (Includes condominiums with similar structure types)
 - A. Streetyard trees and shrubs shall be planted along a perimeter collector or arterial street when a landscape lot or easement is required per Subchapter 15. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C).
 - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage when overhead utilities are absent.
 - b. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage when overhead utilities are present.
 - c. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
 - d. All plant material shall be planted outside of public utility easements, where feasible.
- C. Streetscape Yards Along Toll / Frontage Road Facilities

Where streetscape yards are required per Subchapter 4, streetscape yard tree and shrubs shall be planted along the road frontages within the required streetscape yard. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3.

 - A. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; and
 - B. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
 - C. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.
 - D. All plant material shall be planted outside of public utility easements, where feasible.



D. Residential Streetscape Yards within Slip Road Landscape Medians

Where slip roads are provided pursuant to Subchapters 10 and 15, the streetscape yard shall include landscape medians with the required landscape plantings within this subsection. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C). This subsection is applicable to single-family, townhome, and duplex developments only.

- A. When a 15' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
 - a. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
 - b. Three (3) 3-gallon shrub every three (3) linear feet of street frontage.
- B. When a 25' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
 - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; or
 - b. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
 - c. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.
- C. All plant material shall be planted outside of public utility easements, where feasible.
- D. The landscape medians associated with a slip road configuration for residential development shall be privately owned and maintained by a Property Owner's Association or similar governing body.

11.6 Building Foundation Landscaping

C. Building Foundation Landscaping: CL3, CL4, and CL5 Districts

A. Non-residential and Multi-Family Developments

A landscape planting bed consisting of a minimum five (5) feet in width planting strip as measured at ground level extending outward from the building façade and extending at least 50 percent of the length of the building's primary facades shall be provided. Plantings may be placed in tree grates and

raised planters in lieu of a planting strip when a building is constructed as a liner building adjacent to a minimum 10 ft wide sidewalk.

- a. One (1) shrub shall be planted every four (4) linear feet on center within the planting strip.
 - b. Ornamental Type C trees may be planted within the planting strip.
 - c. Shall comply with the general planting criteria as provided in 11.4.
 - d. The building foundation landscaping requirements may be used to meet the overall landscaping requirements established in Table 11.3(B). Above ground planters, tree wells, vegetative roof systems or similar approaches may be considered when traditional building landscaping is not feasible, as well as for development in the CL3, CL4 and CL5 districts as appropriate to context, as approved by the Planning Director.
- B. Single-Family, Duplex, and Residential Condominium Developments
- a. Foundation landscaping shall be provided in accordance with Table 11.3 C.

11.8 Screening Requirements

11.8.1 Screening of Parking Lots

D. Screening of Parking Lots in CL3, CL4, CL5:

Notwithstanding the minimum screening requirements provided below, Alternative screening plans that reflect innovative approaches to screening which exceed the minimum screening objectives of this Subchapter may be considered on a case-by-case basis by the Planning Director.

- A. Screening of Parking Lots and Vehicular Use Areas
 - a. All off-street surface parking and vehicular use areas associated with non-residential and multi-family uses and districts must be screened from public rights-of-way and major drive aisles using one or more of the screening methods described in this subsection.
 - b. A vegetated berm;
 - c. A planting screen utilizing evergreen shrubs.
 - d. A 3-ft tall native rock, stone, or brick wall may be permitted if used in combination with native ornamental grasses, shrubs, flowering perennials or similar as identified above in Subsection 11.8; or
 - e. A combination of any of the above and trees.
- B. Planted screening must be capable of providing a solid screen of at least 36-inches in height within two (2) years and must be planted in a prepared bed that is at least three feet (3') in depth. Parking lot screening shrubs may be used to meet the overall landscaping requirements established in 11.3(B) and 11.3(C).
- C. Screening must have a visual offset of at least three feet (3') every 60 linear feet. While a physical offset is required, the use of clumped street trees within planting beds may be considered when establishing the visual offset. 4. Major drive aisles between buildings may incorporate a single row of parking on each side of the drive aisle, including a minimum 10-foot sidewalk adjacent, consistent with common design for streetscapes in an urban mixed-use setting.



- D. In the CL4 and CL5 Districts, Parking Lots and Vehicular Use Areas shall be screened a minimum of 60% by liner buildings. Such liner buildings shall:
- a. Have an entrance that opens directly onto the sidewalk, and
 - b. A depth not less than 24 feet, and
 - c. A height not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling.

11.8.2 Screening of Mechanical Equipment

F. Additional Screening of Roof and Wall-Mounted Mechanical Equipment in the CL3, CL4, and CL5 Districts

- A. Roof-mounted mechanical equipment must be completely screened from ground level view, measured at grade 100' from each point of the roof edge, on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director.
- B. Exposed conduit, ladders, utility boxes, drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.