



Planning and Economic Development
Ed Anzek, AICP, Director

From: James Breuckman, AICP
To: Planning Commission
Date: 9/12/2013
Re: 2013 Zoning Ordinance Amendment Package

Staff has prepared a raft of Ordinance amendments based on our experience administering the ordinance, evolving planning and design expectations, and our ongoing planning initiatives such as the Rochester Road Access Management Plan. We ask that you review the following amendments and be prepared to provide guidance to staff at an upcoming Planning Commission meeting. Once we have your input we can adjust the proposed amendments and begin the formal review and adoption process.

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Screening Requirements

Issue

The Zoning Ordinance contains fragmented requirements for dumpster, loading, and service areas which should be consolidated to clarify and simplify the Ordinance.

Discussion

The following sections regulate dumpster location and screening requirements:

- Section 4.430 – Outdoor Storage Design Requirements (permitted in B-2, B-3 and I Districts). “When screening is required for trash receptacles or other outdoor storage of refuse or waste, an enclosure constructed of masonry material and sturdy obscuring wood gates shall be provided. The enclosure shall be at least six feet in height or equal to the height of the receptacle or waste material being stored, whichever is greater. If the enclosure is in a conspicuous location or visible from a public road or residential zoning district, the Planning Commission or official approving the site plan may specify the type and/or appearance of masonry material to be used to construct the enclosure.”
- Section 5.101(Q) – Outdoor Use Areas in the I (Industrial) District. “All trash and storage areas shall be provided with adequate obscuring screening at least six feet in height, except it shall not be required on the interior of the district where the area is not visible from a thoroughfare or other zoning district.
- Section 12.302 – Loading, Storage and Service Area Screening. “Vehicle use areas, including service areas and loading areas shall be screened from adjacent residential areas and from the public right-of-way. Such screening may be accomplished by a masonry wall, building wing wall, or densely planted landscape buffer, or other means acceptable to the Planning Commission.”

Potential Amendments

Refer to the amendments to Sections 4.430, 5.101(Q), and 12.302.

Create a new Section 138-10.311 - Loading, Storage, and Service Area section that consolidates the regulations in the above listed sections. Where regulations are currently located a cross reference to the new section will be added in the interest of user-friendliness.

- B. Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
- C. An obscuring wall or fence four feet six inches in height must be provided when abutting or adjacent districts are zoned for residential use.
- D. No major repair or major refinishing shall be done on the lot.

Section 138-4.430 **Outdoor Storage**

A. The outdoor storage of any industrial or commercial equipment, vehicles and/or other materials including wastes shall only occur on the same site as and accessory to a principal use. The materials being stored shall be incidental to and related to the principal use of the site, and shall not constitute a second permitted use.

~~A.B. There shall be no outdoor storage of any industrial or commercial equipment, vehicles and/or other materials, including wastes, unless otherwise provided by this Ordinance.~~ Any storage shall be screened from public view from a public street and from adjoining properties by an enclosure consisting of a wall, ~~or fence, or opaque evergreen landscape screen~~ not less than the height of the equipment, vehicles and all materials to be stored or 8 feet, whichever is less ~~except it shall not be required on the interior of the industrial district where the storage area is not visible from a thoroughfare or any zoning district other than an industrial district. The type and style of screening shall be approved by the reviewing authority. Whenever such open storage is adjacent to a residential zone, special purpose or manufactured housing community in either a front, side or rear lot line relationship, whether immediately abutting or across a right of way from such zone, there shall be provided an obscuring masonry wall or wood fence of at least six feet in height.~~

C. Such masonry wall or wood fence shall be repaired, maintained and kept in good condition by the owners.

~~B.D. Dumpster and trash storage areas are subject to the requirements of Section 138-10.311.~~

~~C.E. When screening is required for trash receptacles or other outdoor storage of refuse or waste, an enclosure constructed of masonry material and sturdy obscuring wood gates shall be provided. The enclosure shall be at least six feet in height or equal to the height of the receptacle or waste material being stored, whichever is greater. If the enclosure is in a conspicuous location or visible from a public road or residential zoning district, the Planning Commission or official approving the site plan may specify the type and/or appearance of masonry material to be used to construct the enclosure.~~

Section 138-4.431 **Places of Worship; Libraries and Museums**

Churches and publicly owned and operated libraries and museums may be permitted in any zoning district subject to the following conditions:

- A. The site shall be so located as to provide for ingress to and egress from such site directly onto a major or secondary thoroughfare having an existing or planned right-of-way at least 86 feet in width as shown on the current City master thoroughfare plan.
- B. Buildings of greater than maximum height as allowed by ~~Section 138-5.100~~Section 138-5.100 of this Ordinance may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.
- C. Steeples, bell towers, and similar architectural features are exempt from the height requirements of this ordinance.

Section 138-4.432 **Plant Material Nurseries**

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1 Administration & Enforcement

the setbacks from the proposed or existing right-of-way lines, whichever is closer, shall be 50 feet, except as allowed in footnote L with both frontages to be considered as the front yard setback. On corner lots in the B-4 and B-5 districts, the setback from the proposed right-of-way line shall be 25 feet, with both frontages to be considered as the front yard setback.

2 Admin. Org. & Procedures

O. **Large Buildings.** In industrial districts, buildings in excess of 300 feet in length along any one side shall receive the approval of the Planning Commission, which approval shall be based upon compatibility with surrounding properties and buildings in reasonable attendance.

3 Nonconformities

P. **Parking in Required Side and Rear Yards.** Parking and loading spaces may be located in required side and rear yards in the I (industrial) and ORT districts subject to Planning Commission approval. The Planning Commission shall approve such parking or loading only if sufficient access is provided to the building and that the location of the parking or loading spaces will not imperil the health, safety or welfare of employees in the building. Loading spaces that are thusly located and will be visible from a public thoroughfare or any adjacent property not zoned I or ORT shall be screened. Such screening shall be opaque to a minimum height of 6 feet.

4 Zoning Dist. & Permitted Uses

5 Schedule of Regulations

Q. **Outdoor Use Areas in the I (industrial) District.** Required side yards may be ~~utilized~~ used for loading, unloading, and storage provided that in such instances the Planning Commission shall review the plans for such area to ensure sufficient access to the building or any storage or related areas to provide for the health, safety and general welfare of employees in the building. ~~Dumpster and trash areas are subject to the requirements of Section 138-10.311. All trash and s~~Storage areas ~~are subject to the requirements of Section 138-4.430. shall be provided with adequate obscuring screening at least six feet in height, except it shall not be required on the interior of the district where the area is not visible from a thoroughfare or other zoning district~~

6 Supplemental Dist. Standards

7 Planned Unit Development

R. **Yard Requirements when Adjacent to Residential Zoning Districts.** Any yard abutting an R, RCD, RM-1, or RMH zoning district shall be as established by the Planning Commission, depending on the similarity of the proposed use to uses permitted on the O-1 and I (industrial) zoning districts. In addition, a Type D landscaping buffer yard shall be provided in such yards in accordance with the requirements of [Section 138-12.300](#) on page 202.

8 Flex Business Overlay Districts

S. **Freestanding Canopies.** In the B-4 and B-5 districts, freestanding canopies may be permitted within the required front yard and/or within the required side yard adjacent to a public road right-of-way subject to the following conditions:

9 Natural Features

1. Canopies shall be located not less than ten feet from a proposed right-of-way or side lot line, and not less than 20 feet from a rear lot line. The amount of lot area covered by canopies shall not exceed 40 percent.

10 General Provisions

2. Canopies shall not exceed 17 1/2 feet in height, and a minimum clearance of 14 feet from grade shall be maintained.

11 Parking & Loading

3. Canopies shall not be attached to any other building or structure.

4. Canopies shall be of a type readily demountable not requiring unusual demolition procedure.

12 Landscaping & Screening

5. Canopies shall be supported by columns and shall not be supported or enclosed by walls. Canopy columns shall be faced in decorative materials such as brick.

13 Definitions

T. **Rear Yards Adjacent to Parks or Open Space.** The minimum rear yard setback requirement may be reduced to 30 feet on lots that border on land permanently dedicated for park, recreation, and/or open space purposes, provided that the dimension of the park, recreation, and/or open space land shall not be less than 100 feet measured in a straight line not more than 20 degrees off of perpendicular to the rear lot line of such lot.

1 Administration & Enforcement

H. **Fire and explosive hazards.** The storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with the state rules and regulations as established by Public Act No. 207 of 1941 (MCL 29.1 et seq., MSA 4.559(1) et seq.).

2 Admin. Org. & Procedures

I. **Waste and rubbish dumping.** No garbage, sewage, filth, refuse, waste, trash, debris or rubbish, including cans, bottles, wastepaper, cartons, boxes and crates, or other offensive or obnoxious matter shall be kept in open containers or piled, placed, stored or dumped on any land within the City in such a manner as to constitute a nuisance or create a hazard to health, safety, morals and general welfare of the citizens of the City.

3 Nonconformities

J. **Building mechanical equipment.** For all uses, except residential uses, heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent public or private streets and adjacent properties. If the equipment is mounted on the building, it shall be screened in a manner that is architecturally compatible with the building design. If the equipment is ground mounted, it shall be screened in a similar manner and/or with evergreen plant materials. The method of screening shall be approved by the Planning Commission or official approving the site plan. Other types of mechanical equipment located on the exterior of the building, such as dust collectors, hoppers, stacks, etc., that cannot practicably be screened, shall be designed, located and/or painted to minimize the adverse visual impact.

4 Zoning Dist. & Permitted Uses

5 Schedule of Regulations

Section 138-10.311 Dumpster and Trash Storage Screening

A. Screening shall be required for trash receptacles or other outdoor storage of refuse or waste bins or materials whenever the storage area is visible from a public or private road or from an adjacent property. When the dumpster or trash storage area is accessory to an industrial use, and is not visible from a public road or from any property located in a zoning district other than the industrial district, screening may not be required at the discretion of the reviewing authority based on site conditions.

B. When screening is required for trash receptacles or other outdoor storage of refuse or waste, an enclosure constructed of masonry material and sturdy obscuring wood gates shall be provided. The enclosure shall be at least six feet in height or equal to the height of the receptacle or waste material being stored, whichever is greater. If the enclosure is in a conspicuous location or visible from a public road or residential zoning district, the Planning Commission or official approving the site plan may specify the type and/or appearance of masonry material to be used to construct the enclosure.

6 Supplemental Dist. Standards

7 Planned Unit Development

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Established Building Line

Issue

Adjust established building line requirements to clarify when 10 feet is subtracted from the existing setback of adjacent houses.

Discussion

The established building line provision is intended to maintain neighborhood compatibility. It adjusts the setback requirement based on the existing setbacks of nearby houses when there is a clear and consistent nearby building line. In most cases the established building line creates a setback that is larger than the minimum requirement, so the current EBL calculation takes 10 feet off of the existing setbacks to allow for modest expansions forward of the EBL.

However, this can create a loophole if the ordinance is strictly interpreted that could allow homes to be built with a setback less than the minimum requirement. If all of the houses on a block have a 30 foot front yard setback, then an argument can be made that the EBL is 30 feet, so an applicant could claim to be able to build a new house with a setback of 20 feet.

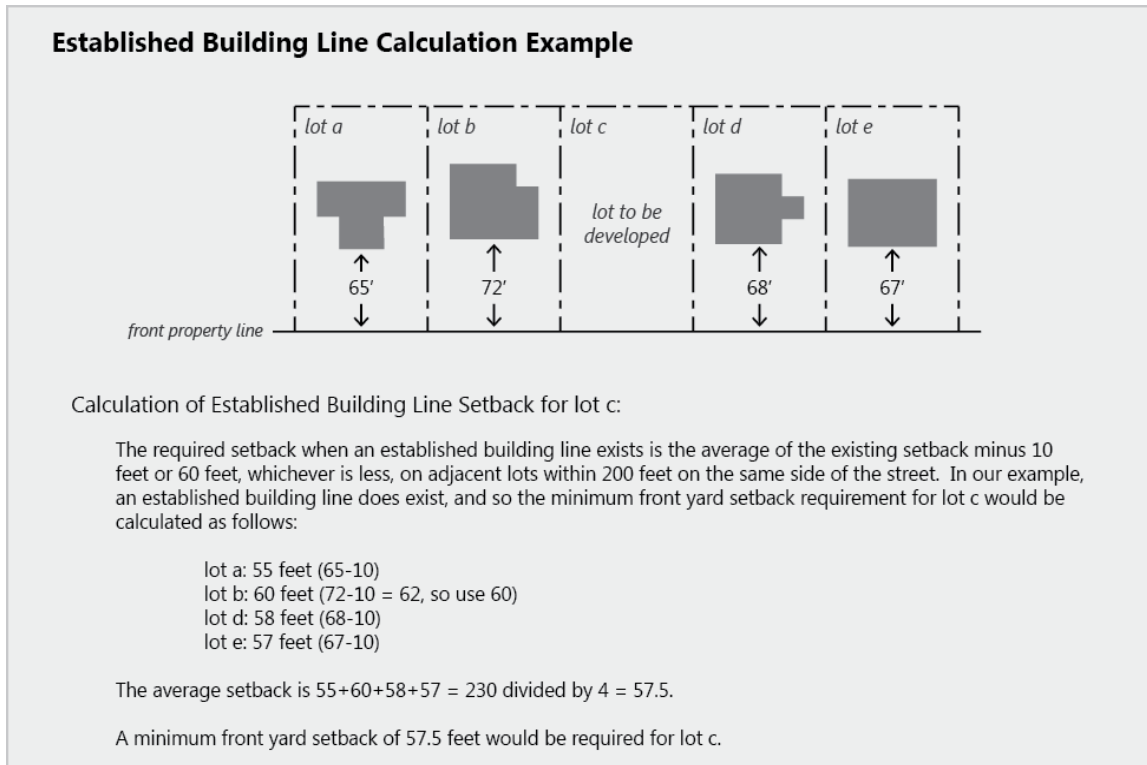
The EBL standards should be clarified to prevent this occurrence.

Potential Amendment

Proposed amendment to Section 138-5.101.B.

Section 138-5.101 Footnotes to the Schedule of Regulations

- A. **Building Height Measurement.** In the R-1 through R-4 and RE districts, building height shall be measured from the average grade on the front façade of the building.
- B. **Established Building Line.** In the event that there is an established building line along a street (as determined by the official reviewing the application), the front yard and/or side street yard setback requirement shall be the established building line. The established building line is the average front yard setback minus 10 feet of adjacent dwellings within 200 feet of each side of the lot and on the same side of the street as the subject parcel, or 60 feet, whichever is less. Refer to the following illustration for an example of an Established Building Line calculation:



The front setback of an adjacent structure shall be measured at the shortest distance between the structure's exterior surface and the front lot line. In the event that any of the parcels located within 200 feet of the subject parcel is vacant, the minimum setback required by [Section 138-5.100](#) shall be used as the front yard setback for that parcel in calculating the average setback.

Exceptions: If an established building line exists but the setback of the adjacent structures is greater than the minimum setback but less than 10 feet greater than the minimum setback, then the minimum setback for the district shall be the required setback. If an established building line exists that is less than the minimum setback for the district, then the minimum setback shall be the established building line without subtracting 10 feet from the setback of adjacent dwellings. In no case shall a front yard setback be reduced to less than 20 feet, regardless of the established building line, and in no case shall a garage door be located closer to the front property line than the minimum setback required in the zoning district by [Section 138-5.200](#).

- C. **Corner Lots.** For corner lots, the side yard abutting upon a street shall not be less than 15 feet in the R-4 district and 25 feet in the R-1, R-2, R-3, and RE districts unless a larger setback is required by footnote B because neighboring houses on the side street have a front yard relationship to the side street.
- D. **Reduced Side Yard on Narrow Lots.** If the lot or parcel is less than 60 feet in width, one side yard may be reduced to five feet providing the total of the two side yards shall be a minimum of 15 feet.

60 Foot Wide Lot Width Exception

Issue

The Zoning Ordinance used to have a clause that permitted a 60-foot wide minimum lot width in areas platted prior to 1962 with lot widths less than current standards. This provision was removed in the 2009 update.

Discussion

The City has received a number of requests to split lots to create 60-foot wide lots in the Brooklands and other subdivisions platted prior to 1962 when the first minimum lot width requirements were adopted. Those subdivisions platted prior to 1962 frequently were platted with lot widths less than 80 feet, sometimes with lot widths as little as 40 feet (as in the Brooklands, for instance).

As a result of the exception that allowed for 60-foot wide lots there is a well-established pattern of 60-foot wide lots in the Brooklands and other similar subdivisions. Allowing for such splits encourages reinvestment in these areas. For this reason, Staff recommends reinstating a provision that allows for the creation of 60-foot wide lots.

Potential Amendment

Add new footnote W to the minimum lot width and lot area requirement in the R-4 district in Table 5, and add a new Section 138-5.101.W.

Article 5 Schedule of Regulations

Chapter 1 Schedule of Regulations

Section 138-5.100 Schedule of Regulations

Table 5. Schedule of Regulations - RESIDENTIAL DISTRICTS

District	Minimum Lot		Maximum Building Height ^A		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear		
RE	43,560	120	2	35	40 ^B	15 ^{C, D}	30 ^D	35 ^T	1,500	25%
R-1	20,000	100	2	35	40 ^B	15 ^{C, D}	30 ^D	35 ^T	1,500	25%
R-2	15,000	100	2	35	40 ^B	15 ^{C, D}	30 ^D	35 ^T	1,400	25%
R-3	12,000	90	2	30 ^U	30 ^B	10 ^{C, D}	20 ^D	35 ^T	1,200	30%
R-4	9,600 ^W	80 ^W	2	30 ^U	25 ^B	10 ^{C, D}	20 ^D	35 ^T	912	30%
RM-1	See Article 6, Chapter 1 for multiple family district regulations									
RCD	See Article 6, Chapter 2 for one-family residential cluster district regulations									
RMH	See Article 6, Chapter 4 for manufactured housing park district regulations									
MR	See Article 6, Chapter 5 for mixed residential (overlay) district regulations									

Table 6. Schedule of Regulations – NON-RESIDENTIAL DISTRICTS

District	Minimum Lot		Maximum Building Height		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear		
B-1	(E)	(E)	2	30	25 ^N	0 ^{F, N}	50 ^N	50 ^I	--	--
B-2	(E)	(E)	2	30	50 ^N	0 ^{F, N}	50 ^N	50 ^I	--	--
B-3	5 acres	400	2	30	75 ^N	25 ^{F, N}	50 ^N	75 ^{H, I}	--	--
B-4	(E)	(E)	2	30	75 ^{N, S}	25 ^{G, N, S}	50 ^N	50 ^I	--	--
B-5	(E)	(E)	2	30	25 ^{J, N, S}	0 ^{G, J, N, S}	50 ^{J, N}	50 ^{I, J}	--	--
O-1	(E)	(E)	3 ^V	42 ^V	35	0 ^F	50	35	--	--
ORT	(E)	(E)	3 ^V	40 ^V	30 ^J	0 ^{P, R}	0 ^{P, R}	30 ^{P, R}	--	--
I	(E)	(E)	3	42	50 ^{L, N, O}	50 ^{M, N, O, P, Q}	100 ^{N, O, P}	50 ^{N, O, P, Q}	--	--
SP	(E)	(E)	2	30	50	50	100	50	--	--
CI	See Article 6, Chapter 3 for commercial improvement district regulations									
FB	See Article 8 for flex business (overlay) district regulations									

* Superscript text: see footnotes beginning on the following page

For purposes of this footnote, permanently dedicated open space shall be determined as provided in [Section 138-5.201](#) for open space option subdivisions. As to other residentially zoned property, dedicated open space shall be land dedicated for park, recreation and/or open space within an approved planned unit development (PUD) by way of recorded plan, easement, agreement or other satisfactory evidence, that the open space use is intended to be permanent.

- U. **Increased Building Height.** In the R-3 and R-4 districts, the maximum building height may be increased up to 35 feet when all of the following conditions are met:
 1. The building site shall contain at least 13,500 square feet of lot area.
 2. Minimum side yard setbacks, including the total of two, shall be increased by one-half foot for each one foot or part thereof by which the proposed building height is in excess of 30 feet.
 3. If an increase in building height is proposed on a lot which shares a common side yard with a lot occupied by an existing dwelling, the increased height of the proposed dwelling shall not be more than 190 percent of the height of a dwelling on a lot sharing a common side yard.

- V. **Increased Building Height.** The maximum height for buildings in the O-1 and ORT districts may exceed the maximum noted in [Section 138-5.100](#) in accordance with the following requirements:
 1. Height modifications for projects located on sites with less than 5 acres shall require conditional use approval in accordance with the procedures of [Article 2, Chapter 3](#) (Conditional Use Approval).
 2. Height modifications for projects located on sites with 5 or more acres of land are subject to Planning Commission approval.
 3. For those buildings with a pitched roof, the maximum height may not exceed 55 feet as measured to the mid-point of the roof system.
 4. Any structure in the O-1 or ORT district abutting land planned for one-family residential land uses on the Master Land Use Plan Future Land Use Map shall increase the required yard abutting the residential district by two (2) feet for every foot in height above 30 feet as measured to the top of the highest beam for flat roof systems or to the mid-point of pitched roofs.

- W. **Reduced Minimum Lot Width and Area in the R-4 District.** Where a proposed parcel is located within a plat where the underlying platted lots are less than the minimum lot width required in the R-4 district and where the resultant lot width would be consistent with the character of the existing one-family neighborhood the minimum lot width may be reduced to the width of the underlying platted lot or 60 feet, whichever is greater. When a reduced lot width is permitted the minimum lot area shall be 7,000 square feet. Buildings on such reduced lots shall comply with the minimum setbacks and all other requirements not involving lot width or area otherwise applicable in the R-4 district.

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Stormwater Management Pond Landscaping Requirement

Issue

Specify buffer type required around detention and retention ponds.

Discussion

Section 138-12.303.D states that a “perimeter greenbelt buffer shall be provided” but does not specify which type of buffer.

Potential Amendment

Amend Section 138-12.303.D to require a Type A buffer in accordance with Section 138-12.300.

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Section 138-12.303 **Stormwater Management Pond Landscaping**

Where any pond, retention basin, detention basin, or other constructed stormwater management facility is required, it shall comply with the following requirements:

- A. Basin configurations shall be incorporated into the natural topography to the greatest extent possible. Where this is not practical, the basin shall be shaped to emulate a naturally formed or free form depression. The basin edge shall consist of sculptured landforms to filter and soften views of the basin.
- B. Basins shall be designed to avoid the need for perimeter fencing. Where such fencing is necessary, the location and design shall be subject to Planning Commission approval.
- C. Basins shall be planted with a mixture of groundcover and wetland-based plantings native to Michigan, such as native grasses or wildflowers.
- D. A **Type A** perimeter greenbelt buffer shall be provided in accordance with [Section 138-12.300](#) (Buffer Requirements) and the following:
 - 1. Plantings shall be clustered around the basin to achieve a variety of plant materials and to replicate a natural environment. Deciduous shade trees ~~shall~~ **should** be clustered around the south and west sides of the basin to provide shade and minimize solar heating of the water.
 - 2. Trees shall be planted above the freeboard line of the basin. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions. The location of plant materials shall take into consideration the need to provide access for routine basin maintenance.

Section 138-12.304 **Right of Way Landscaping**

Public rights-of-way and other public open-space areas adjacent to required landscaped areas and development sites shall be landscaped in a manner that enhances the visual character of City streets and minimizes adverse impacts of vehicular traffic on adjacent uses. Right-of-way landscaping shall be subject to the following:

- A. **Street trees.** Street tree plantings shall be required for all development projects adjacent to or along the margins of street rights-of-way in the City, subject to the following:
 - 1. Street trees shall consist of deciduous shade trees planted at a minimum concentration of one (1) street tree per 35 linear feet of right-of-way. Required trees may be planted at regular intervals or in groupings.
 - 2. Existing trees in good condition and of a desirable species located near or within street rights-of-way shall be preserved where feasible, and be counted toward the street tree planting requirement should the existing trees be 4 inches in caliper or greater.
 - 3. Permits may be required by the Road Commission for Oakland County or Michigan Department of Transportation for installation of street trees within rights-of-way under their jurisdiction. Where such plantings are not permitted within a street right-of-way, required street trees shall be planted within the front yard setback area, or at an alternative location approved by the City.
- B. **Ornamental trees.** Ornamental trees shall be required along street frontages for all development projects in the City. One ornamental tree shall be planted for every 35 lineal feet of right-of-way frontage. Ornamental trees may be clustered or planted at regular intervals.
- C. **Groundcover plantings within street rights-of-way.** Street rights-of-way shall be irrigated and sodded with lawn grasses.
- D. **Maintenance of right-of-way landscaping.** Right-of-way landscaping shall be maintained by the owner of the abutting lot(s), including any irrigation of the right-of-way.

Plant Material Spacing

Issue

Remove redundant plant material spacing standards.

Discussion

Section 138-12.203.B and C require plant material spacing from fire hydrants and curbs or public walkways. These standards are not necessary and are redundant as other City ordinances have similar standards.

Potential Amendment

Delete 138-12.203.B and C.

of required interior landscape area. The vehicle use area includes all areas used for vehicular circulation and parking.

2. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one (1) shade tree. The Planning Commission may waive the requirement for terminal landscape islands in the interest of meeting barrier free requirements.
 3. Interior landscape islands shall have a minimum area of 160 square feet and a minimum width of eight (8) feet (measured from the back of curb). Each landscape island shall have a minimum of one deciduous shade tree unless waived by the reviewing authority consistent with [Section 138-12.308](#).
 4. Parking lot divider medians with a minimum width of eight (8) feet (measured from the back of curb) may be used to meet interior landscape requirements and shall form a continuous strip between abutting rows of parking. One shade tree or two ornamental trees shall be required for each 25 lineal feet of divider median or fraction thereof. Shrubs shall be planted to form a continuous hedge the full length of divider medians which separate parking areas from access drives.
 5. Two (2) feet of interior landscape areas (except parking lot divider medians) may be part of each parking space required by [Section 138-11.204](#) of this Ordinance. Wheel stops or curbing shall be installed to prevent vehicles from encroaching more than two (2) feet into any interior landscaped area. If a landscape area is used for parking overhang, at least two (2) feet of clear area planted with lawn or covered with mulch shall be provided where cars will overhang the curb to protect landscape plantings from damage.
- B. **Perimeter Landscaping.** Perimeter landscaping shall be provided along the edge of any parking lot facing and located 100 feet of a public right-of-way, unless, in the opinion of the Planning Commission, the parking lot will be sufficiently screened from view by buildings or other site features or improvements. Parking lot perimeter landscaping shall comply with the following standards:
1. Perimeter parking lot landscaping shall include a minimum of one (1) deciduous shade tree per each 25 linear feet or fraction thereof and one ornamental tree per each 35 linear feet or fraction thereof.
 2. Wherever a parking lot or vehicle parking space is located within 30 feet of a public street or right-of-way, the perimeter landscaping shall also include a continuous hedge of deciduous or upright evergreen shrubs planted not more than 30 inches on center between the parking area and the street.
- C. **Curbing Required.** All landscaping and perimeter screening shall be protected from vehicle encroachment with concrete curbing or similar permanent means.
- D. **Snow storage area.** Adequate snow storage area shall be provided within the site. Plant materials in snow storage areas shall be hardy, salt-tolerant groundcovers characterized by low maintenance requirements.

Section 138-12.302 **Loading, Storage, and Service Area Screening**

~~Vehicle use areas, including service areas and loading areas shall be screened from adjacent residential areas and from the public right-of-way. Such screening may be accomplished by a masonry wall, building wing wall, or densely planted landscape buffer, or other means acceptable to the Planning Commission. Storage and loading areas are subject to the requirements of [Section 138-4.430](#), and dumpsters and trash storage areas are subject to the requirements of [Section 138-10.311](#).~~

Section 138-12.303 **Stormwater Management Pond Landscaping**

Where any pond, retention basin, detention basin, or other constructed stormwater management facility is required, it shall comply with the following requirements:

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