

7.08 LANDSCAPING REQUIREMENTS

Purpose. The purpose of this section is to enhance the appearance of the Town by improving the quality of landscaping, buffering and screening at commercial and industrial properties. Criteria and standards are provided to ensure that building sites and off-street parking areas are sufficiently landscaped to protect and preserve the appearance, character and value of surrounding properties and public right-of-way, thereby promoting the general welfare, safety and aesthetic quality of the Town of Greenville.

- (1) **Applicability.** The provisions of this section shall apply to any developments allowed as a permitted use, requiring site plan approval, or a special use in the GC, CP, IND, AP, RMF and any developments allowed as a special use in the R1, R2 and the districts. Any development occurring on vacant land shall be in full compliance with the provisions of this section. Existing occupied developments that do not conform with the provisions of this section may be continued until such time that any of the following occur: the gross floor area of the building is increased by more than then (10) percent or 5,000 square feet, whichever is less, necessitates application of the bufferyard landscaping, and screening requirements; an increase in the number of parking or loading spaces beyond the number currently existing necessitates application of the interior landscaping, and screening requirements in the area occupied by the newly created spaces. The provisions of this section must be met within nine (9) months of occupancy to the extent that all other standards and requirements of the Zoning code can be maintained on the site.
- (2) **Approval Procedure.** A landscape plan is required in conjunction with site plans, pursuant Sec. 7.25(2)(c) of these Ordinances, and must be submitted before application for a building permit. The landscape plan shall be filed for review and approval with the Town Administrator along with submittal of a review fee as established by the Town Board. The Planning Commission or Town Administrator shall review, add conditions as appropriate and approve the landscape plan.

- (3) **Landscape Plan Requirements.** Landscape plans submitted for review shall be drawn to an appropriate scale and shall include at a minimum the following information:
- (a) The name and address of owner/developer, and name of the landscape architect/designer.
 - (b) Date of plan preparation, date and description of all plan revisions, name of project or development, scale of plan, and north marker.
 - (c) The location of all lot lines, locations of all existing and proposed easements and rights-of-way, and elevation, topography, and cross-section details as determined necessary by the Planning Commission.
 - (d) The location of all existing and proposed structures, parking and loading areas, parking spaces (numbered), driveways, sidewalks, ground signs, refuse disposal areas, fences, free-standing electrical and other utility equipment, and other site improvement features as determined necessary by the Planning Commission.
 - (e) The location and contours at one (1) foot intervals, of all proposed berms.
 - (f) The location, caliper size, and species (common and botanical name) of all existing plant material on the site and designation of intended treatment (save, move, remove).
 - (g) The location, caliper size at planting and species (common and botanical name) of all proposed plant materials, and location and description of all ground cover and turf grasses.
 - (h) A schedule of all new plants proposed for planting, and those existing plants that will be saved, including size (caliper, height, container size, etc.), condition (bare-root, balled-and-burlapped, container-grown, or pre-existing), planned installation date, and common and botanical names (genus, species, and variety).

(i) A schedule itemizing the total square foot area of all greenspace proposed on the lot, the total square foot area of off-street parking, the number of off-street parking spaces, the number and square foot area of each interior island and peninsula.

(4) **Landscape Standards.** Landscaping required under this section shall be of four (4) types as specified below: lot line landscaping, interior landscaping, bufferyard landscaping, and screening requirements:

(a) **Lot Line Landscaping.** A minimum 20-foot front strip extending along the lot adjacent to all road right-of-way plus a minimum 10 foot strip along all other lot lines shall be landscaped as described below.

(1) Lot Line landscape strips required in R3, GC, CP, AP, shall be planted with a minimum of one (1) shade tree and six (6) shrubs per 40 linear feet of frontage, excluding driveway openings.

(2) Lot Line landscape strips required in IND districts shall be planted with a minimum of one (1) shade tree and three (3) shrubs per 40 linear feet of frontage, excluding driveway openings.

(3) Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict view and/or to absorb noise, the Planning Commission can require this option for a landscape plan in any of the zoning districts. The slope of the berm shall be planted with a minimum of one (1) shade tree and three (3) shrubs per 40 linear feet of frontage, excluding driveway openings.

(b) **Interior Landscaping.** Curbed planting islands or peninsulas shall be provided in off-street parking areas as described below.

- (1) Parking spaces must be separated by a planting island or peninsula at the rate of (1) island/peninsula for each row of twelve (12) consecutive parking spaces for single row configurations, or for each twenty-four (24) consecutive parking spaces in double row configurations.
- (2) Each island or peninsula shall be at least 180 square feet in area for single row configurations, and 360 square feet in area for double row configurations.
- (3) One (1) tree shall be planted in each island or peninsula, or within ten (10) feet of the periphery of the parking area.
- (4) Where practicable, islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas. Planted boulevards within off-street parking areas may be considered as an alternative to islands and peninsulas.

(c) **Bufferyard Landscaping.** Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped bufferyard along the full length of the affected side and/or rear yard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required bufferyards shall be landscaped as described below. Combinations of trees, shrubs, berms and fences shall create screening which is at least fifty (50) percent impervious at planting to sight.

- (1) Bufferyards required for commercial shall be a minimum ten (10) feet wide and shall be planted with ten (10) evergreen trees, three (3) shade trees, five (5) ornamental trees, and 25 shrubs per 100 linear feet.
- (2) Bufferyards required for industrial developments shall be a minimum twenty five (25) feet wide and shall be planted with fifteen (15) evergreen

trees, three (3) shade trees, and five (5) ornamental trees per 100 linear feet.

- (3) As an alternative to these bufferyard landscaping requirements, a six (6) foot high sight-tight fence may be constructed near the lot line, with the remainder of the required bufferyard planted with a minimum of two (2) shade trees and five (5) evergreen trees per 100 linear feet.
- (4) The required bufferyard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

(d) **Screening Requirements.** The intent of these requirements is to provide a visual screen around service, equipment and vehicle storage, and trash collections areas contained within commercial and industrial properties. At the time of installation or planting, screening materials must be fifty (50) percent impervious at planting to sight, and be sufficiently high and long to accomplish the desired blockage of view year round.

(1) **Screening.** All loading, service and equipment and vehicle storage areas on commercial and industrial properties shall be screened from view to all adjacent properties. Screening materials may consist of the following:

- (a) For commercial properties there shall be a minimum ten (10) foot wide strip and shall be planted with ten (10) evergreen trees, three (3) shade trees, five (5) ornamental trees, and 25 shrubs per 100 linear feet.
- (b) For industrial developments there shall be a minimum twenty five (25) feet wide strip and shall be planted with fifteen (15) evergreen trees, three (3) shade trees, and five (5) ornamental trees per 100 linear feet.
- (c) As an alternative to these landscaping requirements, a six (6) foot high sight-tight fence may be constructed near the lot

line, with the remainder of the required strip planted with a minimum of two (2) shade trees and five (5) evergreen trees per 100 linear feet.

(d) The required strip shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

(2) **Trash Collection Areas.** All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial and industrial properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following: (a) A six (6) foot high sight-tight fence or wall; or (b) an evergreen screen (height, spacing, and variety to be determined and approved by the Planning Commission).

(5) **Planting Specifications.** Plant materials provided in conformance with the requirements of this section shall be equal to or better in quality than the standards of the American Association of Nurserymen. The minimum sizes of plant materials that shall satisfy the requirements of this section are as follows:

- a. Shade tree 2½ inch caliper
- b. Ornamental Tree 1½ inch caliper
- c. Evergreen Tree 5 feet height
- d. Shrub 18-24 inch height or spread

(6) **Substitutions and Modifications.** To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the Planning Commission may approve planting substitutions as described below.

- (a) Two (2) ornamental trees may be substituted in place of one (1) shade tree.
- (b) Two (2) evergreen trees may be substituted in place of one (1) shade tree.
- (c) One (1) evergreen tree may be substituted in place of five (5) shrubs.
- (d) One (1) shade tree may be substituted in place of ten (10) shrubs.

While plant materials should generally be distributed proportionately on the lot in accordance with the standards of this section, the Planning Commission can require alterations and variations in the planting pattern, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

- (7) **Installation/Certification.** All landscaping, buffering, and screening improvements required under this section must be completed on a schedule approved by the Planning Commission. Within thirty (30) days of the installation of plant materials, the owner/developer shall submit written certification to the Planning Commission that healthy plant materials were properly installed in accordance with the approved landscape plan.
- (8) **Maintenance.** The owner of the lot on which landscaping has been provided shall be responsible for protecting and maintaining all plant materials and landscape areas in a healthy and growing condition and shall be responsible for keeping them free from refuse, debris, and weeds. Failure to maintain or replace dead or diseased plant materials during the next appropriate planting period shall constitute a violation of the provisions of the Zoning Code.
- (9) **Airport Height Limitation Zones.** Owners of lots within an Airport Overlay Zone should be aware of height restrictions set by Outagamie County when planting a tree species that is meant to grow very tall.

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