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Zoning and Sign Code Brief

Plant Sizes

Size at installation:

- Large Tree - 3 inch caliper
- Small Tree - 2 inch caliper
- Evergreen Tree - 6 feet in height

Tree Credits

Diameter at breast height of tree*:

More than	Credit
32 inches	5 large trees
24 inches	4 large trees
16 inches	3 large trees
8 inches	2 large trees
4 inches	1.5 large trees
2.5 inches	1 large tree

Other landscaping credited on a one to one basis

*must be healthy, undamaged, and located where the credit is applied

Plantings

All planting areas require ground cover such as sod, mulch, shrubs, etc. in addition to:

Front and street side – 1 large tree or 3 small trees per 30 lineal feet.

Non-street side – along elevations with standard materials, small trees spaced 20 feet or less apart.

Rear – If adjacent to a drive-through lane or parking lot, 1 large tree or 3 small trees per 30 lineal feet.



Subsection 25.05.090.2 Foundation Landscaping

Landscaping that is planted adjacent to the foundation of a building may be used as screening, buffering between adjacent buildings on the same or different sites, shade for windows or outdoor areas, a wind or snowbreak, or as an aesthetic element of the site design.

Applicability

Applies to the following situations for nonresidential, mixed use, and multiple-family sites:

- ⇒ To allow a reduction in the required percentages of decorative materials in the Mixed Use (MU), General Commercial (GC), Business Park (BP), and Public Institutional (PI) districts.
- ⇒ Along portions of non-street facing building elevations that are constructed of standard or limited materials in the Mixed Use (MU), General Commercial (GC), Business Park (BP), and Public Institutional (PI) districts..
- ⇒ All multiple-family development in any district.

Contact the Planning Division for exceptions or if the property is adjacent to a residential zoning district. Other standards may also apply for specific properties or districts.

Location

Foundation planting areas are not required in areas that are designed for vehicular access to the building, such as loading docks, service bays, and drive-through lanes on the side of the building with a service window.

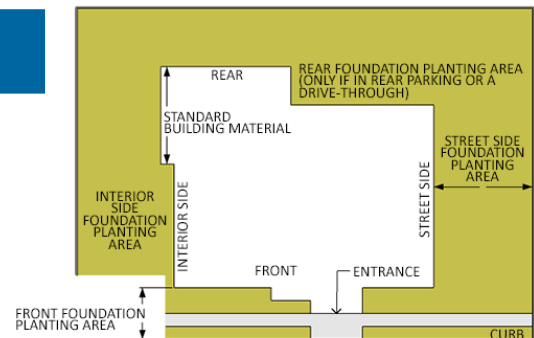


Table 25.05.090.2.1
Foundation Planting Areas

District	Minimum Radius Around Building		
	Front and Street Side	Interior Side	Rear
SR, GR, UR ² , SC	8'	8'	6'
MU ² , GC, BP, PI	12'	12'	8'
Building Scale	Minimum Radius Around Building		
	Front and Street Side	Side	Rear
Less than 50,000 sf.	Refer to the minimum dimensions required for the zoning districts		
50,001 to 100,000 sf.	16'	16'	12'
100,001 sf. or more	20'	20'	16'

