

## ARTICLE F – LANDSCAPING, BUFFERING, AND SCREENING

### Section 156.F.001, Purpose and Applicability

A. **Purpose.** The purpose of this Section is to establish minimum standards to achieve the following objectives, which, combined, promote the health and general welfare of the citizens of Marshalltown:

1. *Appearance and Beauty.* Enhancement of the overall appearance and natural beauty of the community;
2. *Buffering and Screening.* Buffering of incompatible land uses and screening negative site elements;
3. *Heat Island Effect.* Reduction of heat generated from paved surfaces;
4. *Water Quality and Wildlife.* Protection of water quality and wildlife habitat;
5. *Vegetation and Topsoil.* Preservation of existing vegetation and topsoil; and
6. *Benefits.* Landscaping and landscaped open spaces provide multiple benefits including energy conservation, increased property values, and an enhanced aesthetic quality throughout the City.

B. **Applicability.** The standards of this Article apply to the following development activities:

1. *New Development.* New residential, nonresidential, or mixed-use development or change in use from residential to nonresidential or mixed-use;
2. *Increase in Intensity.* Increase in apartment units, manufactured home pads, nonresidential gross floor area, or impervious surface by 20 percent or more, cumulatively over a five-year period; or
3. *Change in Use.* Change in use requiring additional parking spaces.

### Section 156.F.002, General Requirements

A. **Generally.** Requirements for the planting of all landscape material is set out in this Section.

B. **Plant Material Standards.**

1. *Plant Variety.* All plants shall be of the type and species appropriate for the climate and location being planted. All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals. In order to reduce the threat and impact of plant disease, multiple plant types and species shall be utilized on each site.
2. *Prohibited Plants.* Refer to Parks & Recreation Department for a list of prohibited plants.
3. *Sizes.* All required plants shall meet the size and variety requirements in Table 156.F.002, Minimum Plant Sizes and Varieties.

Table 156.F.002-2,  
Minimum Plant Sizes and Varieties

Plant Type	Minimum Size or Varieties
Overstory Tree	2.0-inch caliper
Understory Trees	1.5-inch caliper
Evergreen / Coniferous Tree	6-feet in height
Shrubs	3-gallon container
Ornamental Grasses	1-gallon container

C. **Plant Locations.** All plantings shall comply with the following:

1. *Public Right-of-Way.* A permit shall be obtained prior to planting any street tree or landscape material in the public right-of-way.
2. *Sight Distance Triangle.* No landscaping may be planted in violation of the visibility triangle established in Subsection 156.B.008.a, Measurements. Corner lots, and in situations where driveways and alleys intersect with

street rights-of-way, shall be kept free of landscaping and plant materials that interfere with the vision of a motorist or pedestrian.

3. *Easements.* No trees shall be placed within any public utility easement. Any shrubs or ornamental grasses planted within public utility easement (if allowed by the easement) shall not be required to be replaced in the event maintenance, repair, or installation of a utility is needed.
4. *Fire Safety.* Landscaping shall meet minimum clearances from all fire hydrants and building sprinkler systems as required by the fire department.
5. *Spacing.* In general, all plants shall be sited and spaced in a manner to allow for appropriate growth to mature size.

D. **Plant Substitutions.** The following substitution of tree planting requirements may be made:

1. *Overstory.* One overstory tree may be substituted in place of 10 required shrubs.
2. *Understory.* One understory tree may be substituted in place of five required shrubs.
3. *Evergreen.* One evergreen/coniferous tree may be substituted in place of one required overstory tree.
4. *Substitution.* One overstory tree may be substituted in place of two required understory trees. Two understory trees may be substituted for one required overstory trees.
5. *Grasses.* Three ornamental grasses may be substituted for one required shrub.

## **Section 156.F.003, Development Landscaping**

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A. **Generally.**

1. *Applicability.* Site landscaping is required around multiple-family buildings, civic, institutional, commercial office and retail, industrial, and mixed-use buildings.
2. *Planting Requirements.* The required number of overstory and understory trees and shrubs or ornamental grasses as set out in the respective zoning district.

B. **Off-Street Parking, Driveways, and Loading Areas.**

1. *Generally.*

- a. *Landscape Plan Required.* A landscape plan for all parking lots regardless of size shall be prepared and submitted to the City for review and approval for any landscaping, buffer, or screening required by the City.
- b. *Preparation of Landscape Plan.* To encourage landscape plans to be thoughtfully arranged so site elements are artfully and technically organized in a way that conveys meaning, coherence, and spatial organization, a qualified individual or organization, as acceptable to the Zoning Administrator, shall prepare the landscape plan.
- c. *Landscape Plan Contents.* All landscape plans are subject to the contents set forth in the Site Plan procedures in [Section 156.J.004, Administrative Review Procedures](#).

2. *Parking Lot Design.*

- a. All rows of parking that exceed 20 stalls in length shall be terminated with a curbed landscaped island that is a minimum nine feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls).
- b. Off-street parking lots that exceed 100 stalls shall require no parking or loading area shall be more than 100 feet from a tree located within a landscaped open space area.
- c. Sidewalks that abut the front edge of any parking stall shall be no less than seven feet wide to accommodate a two feet vehicle overhang.

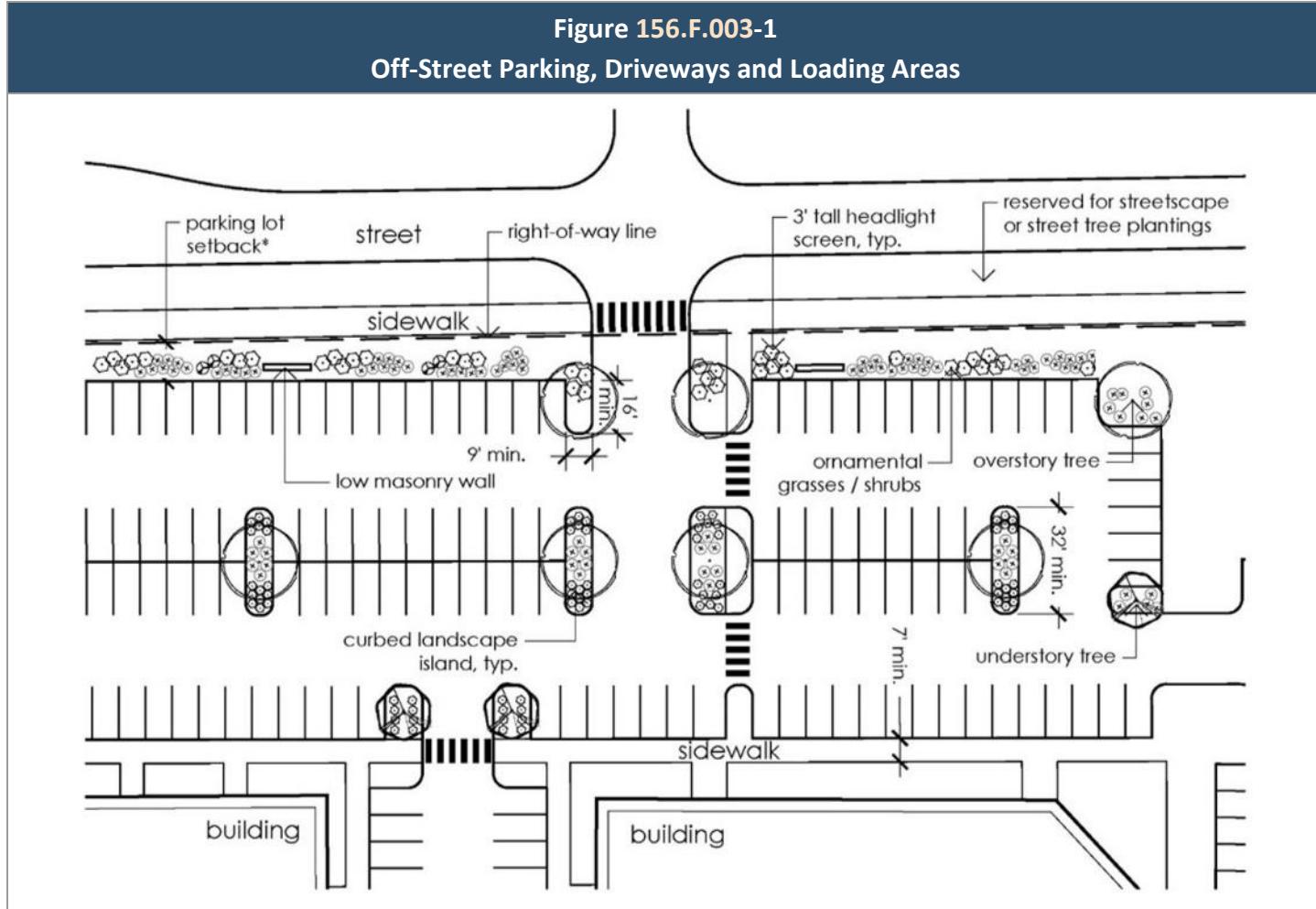
3. *Sidewalk Requirement.* Every parking lot of more than 100 spaces shall have at least one pedestrian walkway

4. *Landscaping Required.* All parking lot islands shall be landscaped with turf grass, ornamental grass plantings, plant beds, shrubs, trees, rock, and / or chip brick. The use of pavers in an island shall only be used in combination with plant-scaping materials. Sidewalks may be constructed within a parking lot island as necessary to

accommodate pedestrian circulation. See Figure 156.F.003-1, Off-Street Parking, Driveways, and Loading Areas. See Figure 156.F.003-1, *Off-Street Parking, Driveways, and Loading Areas*.

5. *Parking Lot Screening*. Whenever an off-street parking area fronts along a public street, an average of one overstory and two understory trees shall be planted every 75 feet within the parking lot setback area. In areas of public utility easement, no trees are required but the screening material must incorporate plant-scaping. Additionally, a minimum three-foot-tall screen shall be installed between the parking lot and the adjoining street along the entire frontage in accordance with minimum visibility requirements at intersections, driveways, and alleys. This screen can be constructed with any combination of ornamental grasses, shrubs, earth berming, low masonry walls, and decorative fencing. Shrubs and ornamental grasses shall have a mature height of at least three-feet.
6. *Parking Lot Setback*. The parking lot setback shall be a minimum width of five-feet.

**Figure 156.F.003-1**  
**Off-Street Parking, Driveways and Loading Areas**



- C. **Trees Required**. Trees shall be required in all zoning districts following the design standards provided within this Section.
  1. *Single-Family Detached*. A minimum of two overstory trees is required per single-family lot.
  2. *Single-Family Attached and duplex*. One overstory tree shall be required for every 40 feet of average lot width.
  3. *Other Residential and Non-residential*.
    - a. A minimum of 5 overstory trees per acre shall be required.
    - b. Unless otherwise approved by the City, required trees shall not be located within the street right-of-way, between the edge of the public street and any sidewalk or trail. The trees shall be shown on a Landscaping

Plan provided to the Zoning Administrator. The tree planting plan shall include the location, size, and species of all street trees being proposed.

## Section 156.F.004, Buffering

A. **Generally.** The bufferyards required in this Section provide transition and physical barriers between properties of differing land uses to reduce the effects of sight, sound, and other incompatibilities. The bufferyards are based on the amount of screening they provide, which are classified from less screening (Type A) to more screening (Type C), depending on the types and intensities of adjoining land uses.

B. **General Standards.**

1. *Groundcover.* In addition to the required plantings, walls, fences, and berms, remaining portions of all bufferyards shall contain groundcover.
2. *Plant Groupings.* Bufferyard plantings may be located in small groupings to appear more natural or evenly spaced.
3. *Earthen Berms.* Earthen berms within a bufferyard may vary and undulate to accommodate drainage and to provide a more natural appearance. Incorporation of a berm into a buffer yard may necessitate an increase in width of the bufferyard beyond what is required in Table 156.F.004-1, *Bufferyard Classifications*.
4. *Encroachment.* No part of any required bufferyard shall be used for structures, parking, storage, loading, locating refuse containers, or any similar activity which may create a nuisance.
5. *Extent.* All required bufferyards shall be located on the parcel proposed for development.
6. *Access Breaks.* Breaks for pedestrian, bicycle, and vehicle access are permitted on the condition that access shall be designed to cross a bufferyard at as near a perpendicular angle as practical.
7. *Low Impact Development.* Low impact development and other similar stormwater management features are permitted in a required bufferyard.

C. **Bufferyard Types.** There are three types of bufferyards, each of which varies in width and the numbers and types of plants required per 100 linear feet. The minimum planting requirements for each type of bufferyard are set out in Table 156.F.004-1, *Bufferyard Classifications*, except that parking lot setback plantings are set out in Section 156.F.003, *Development Landscaping*. Illustrative examples of bufferyards are in Figure 156.F.003-1, *Illustrative Bufferyard Types*.

**Table 156.F.004-1**  
**Bufferyard Classifications**

Type	Width	Required Plantings per 100 Linear Feet				Height of Berm, Wall, or Fence <sup>1</sup>
		Overstory Trees	Understory Trees	Evergreen Trees	Shrubs	
<b>Option 1: Landscape Only Bufferyard</b>						
Type A	5 ft.	0	2	--	10	N/A
Type B	10 ft.	1	2	1	12	N/A
Type C	15 ft.	2	1	1	15	N/A
<b>Option 2: Landscape with Berm, Wall, or Fence<sup>2</sup></b>						
Type A	3 ft.	--	--	--	10	6' tall fence or wall / 4' tall berm
Type B	5 ft.	--	--	--	15	6' tall fence or wall / 4' tall berm

Table 156.F.004-1  
Bufferyard Classifications

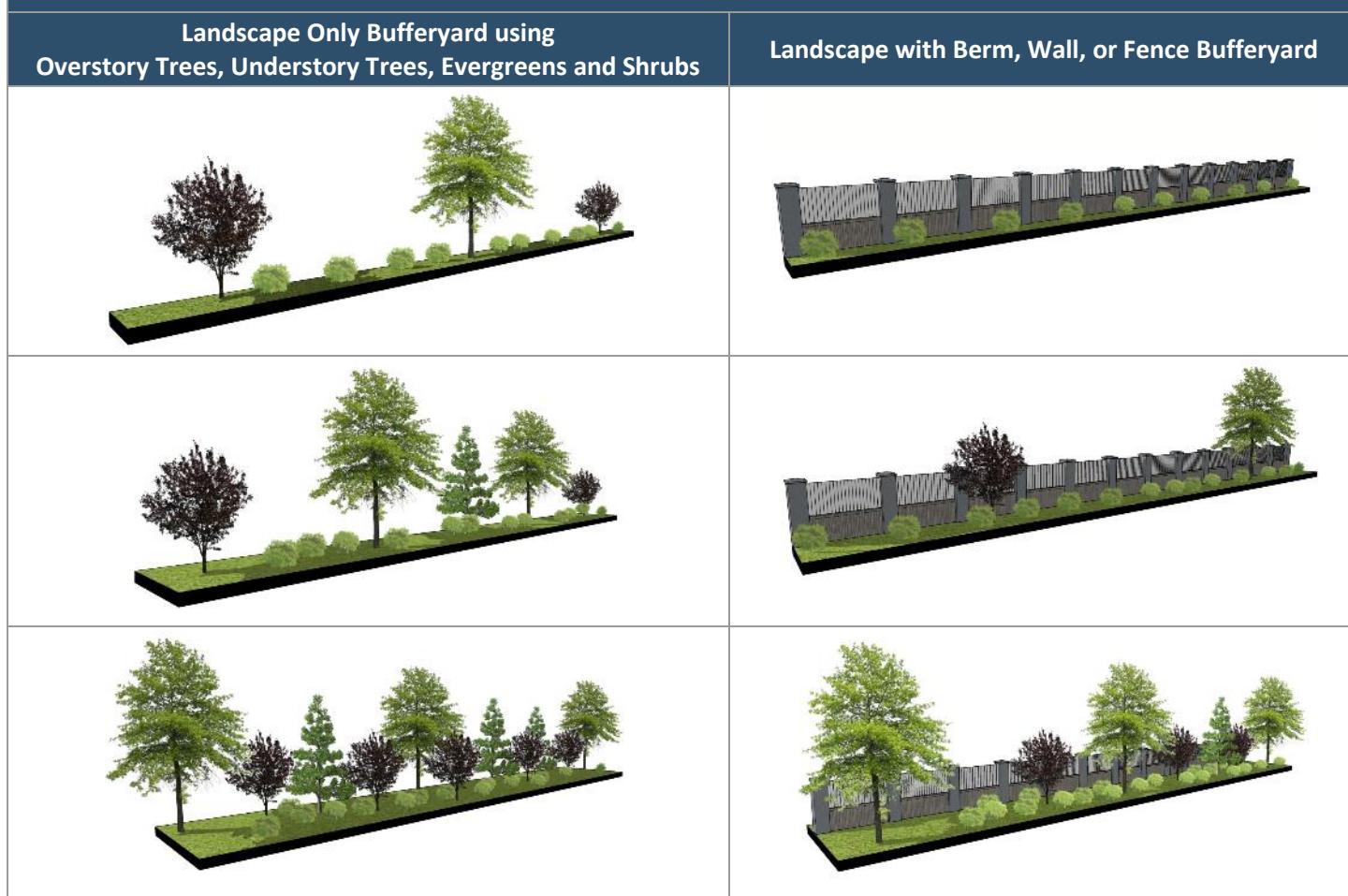
Type	Width	Required Plantings per 100 Linear Feet				Height of Berm, Wall, or Fence <sup>1</sup>
		Overstory Trees	Understory Trees	Evergreen Trees	Shrubs	
Type C	10 ft.	--	2	--	20	6' tall fence or wall / 4' tall berm

**TABLE NOTES:**

<sup>1</sup> A berm, wall, or fence is not required for landscape only bufferyards.

<sup>2</sup> Plant material, including overstory trees, may be installed on the inside or outside of the wall or fence facing the abutting properties. Plant material, including overstory trees, must be installed on the outside of the wall or fence facing the street.

Figure 156.F.004-1  
Illustrative Bufferyards



D. **Bufferyard Locations.** Bufferyards shall be established within a bufferyard easement on individual lots or parcels, unless a property owners' association is established in which case bufferyards may be within common open space. Properties separated by the public street right-of-way are not considered adjoining for the purposes of this Section. Bufferyards shall be required as follows:

1. *Between Zoning Districts.* The type of required bufferyard between two adjoining zoning districts or use category in the GI zoning district, with the type determined by the intensities of the districts. Table 156.F.004-2, *District Bufferyard Standards*, establishes the required bufferyard type between the zoning district of the parcel

proposed for development and the zoning of the abutting district. Where "--" is found there is no bufferyard required.

**Table 156.F.004-2**  
**District Bufferyard Standards**

Zoning of Parcel Proposed for Development	Zoning of Abutting District						
	AG, RR, RL	RM, RH	MU, UC	GC	PI, REC	GI - Heavy Industrial Uses <sup>1</sup>	GI - All Other Industrial Uses <sup>1</sup>
Residential (AG, RR, RL)	--	--	--	--	--	C	C
Residential (RM, RH)	B	--	--	--	--	C	C
Mixed-Use (MU, UC)	C	C	--	--	--	C	C
General Commercial (GC)	B	B	B	--	--	C	C
Nonresidential (PI, REC)	C	C	B	B	--	C	C
Heavy Industrial Use Category (GI)	C	C	C	C	C	--	--
All Other Industrial Use Categories (GI)	C	C	C	B	C	--	--

Table Notes:

<sup>1</sup> See [Section 156.C.003, Use Table](#), and associated specific uses and use categories as defined in [Section 156.M.002, Definitions](#).

2. *Along Corner and Rear Yards Abutting Collector and Arterial Streets.* When a corner or rear yard of a lot zoned RM, RH, MU, UC, GC, PI, or REC abuts collector and arterial street right-of-way, a Type B bufferyard is required. A Type C bufferyard is required for uses in the GI district.
3. *Single-Family Residential Through (Double Frontage) Lots.* Any single-family detached or attached residential lot having both its front and rear lot lines abutting a public street, private street, or interstate highway (a double frontage lot) or a corner lot which is adjacent to a double frontage lot shall be required to have a Type C bufferyard along that corresponding rear or side yard lot line. The rear yard and front side yard building setbacks shall be measured from the farthest extent of the bufferyard.
4. *Adjacent to Agricultural Land.* A Type A bufferyard is required for a parcel proposed for development when adjoining agricultural land that is not planned for development. At the time of development, unless no bufferyard is required, the adjoining property would also be required to provide the bufferyard required in Table [156.F.004-2, District Bufferyard Standards](#).
5. *Along a Natural Resource Feature, Park, or Recreation Area.* Development must meet applicable City Codes related to stream/riparian protection.
6. *Adjacent to Public Streets.* Refer to the requirements for trees and parking lot screening in [Section 156.F.003, Development Landscaping](#).

E. **Natural Area Exemption.** A parcel that would typically require bufferyards may be exempt from the requirement to provide bufferyards where the parcel is separated from the adjacent property by a natural area that meets or exceeds the number of plantings required by the applicable bufferyard. Natural areas shall be exempt from the shrub requirement.

F. **Warranted Exceptions of Bufferyard Requirements.** Should a bufferyard requirement overburden a property by making development impractical, in the sole discretion of the Zoning Administrator, the width of a required buffer may be reduced, and a privacy fence, screen wall, or other measures may be used to mitigate the impact on the property to be buffered.

G. **Credits for Existing Landscaping Improvements.**

1. *Generally.* Existing trees, fences, and landscape or retaining walls that meet, in part but not in whole, the bufferyard requirements set out herein, may be counted toward a bufferyard requirement, provided that the trees and landscaping are in good health or the fences or walls are structurally sound.
2. *Existing Landscaping Credit.* Credit shall be given for existing trees and landscaping within bufferyards and perimeter yards.

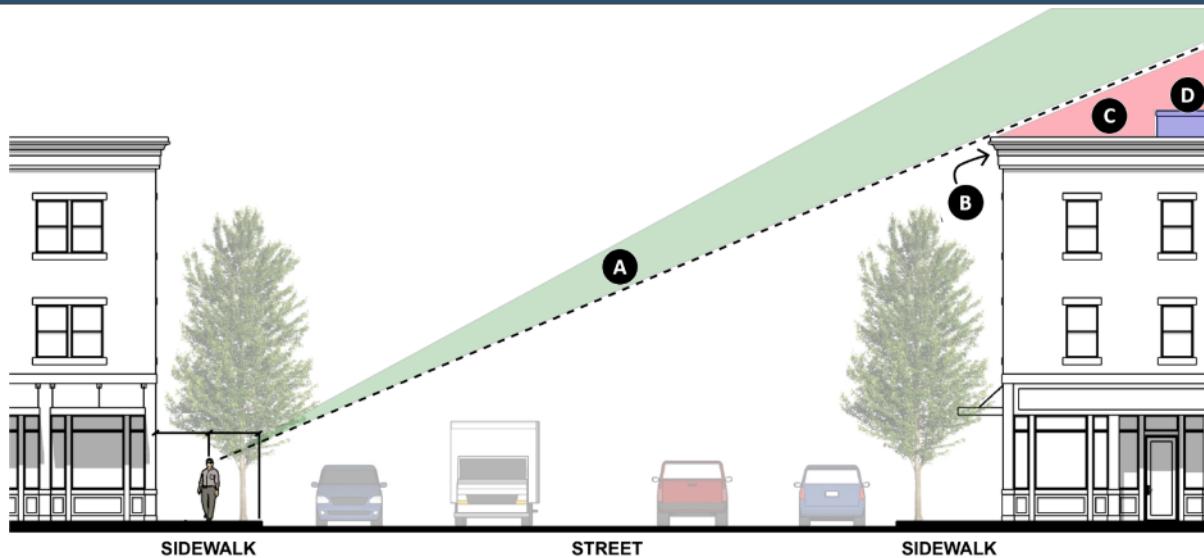
H. **Relationship to Other Bufferyard Requirements.** Some limited or special uses may have different requirements for bufferyards, as specified in [Section 156.C.004, Limited Use Standards](#), and [Section 156.C.005, Special Use Standards](#). If bufferyards are required by another section of this Zoning Ordinance along property boundaries that are also district boundaries, then the most restrictive bufferyard requirement is required.

## **Section 156.F.005, Screening**

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- A. **Generally.** This Section provides screening standards, including fences and walls, for the separation of adjoining residential and nonresidential land uses and screening standards for mechanical equipment, outdoor storage, and refuse containers.
- B. **Refuse Containers.**
  1. Refuse containers, including dumpsters, shall be screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed to visibly screen the receptacle from public view and from adjoining properties. The design of the pedestrian access to the receptacle or dumpster shall be designed to minimize the view into the enclosure.
  2. The enclosure shall be landscaped to minimize the visual impact of the enclosure on surrounding properties and public thoroughfares.
- C. **Mechanical Equipment.**
  1. *Overhead Utilities.* All electrical lines less than 30,000 volts must be placed underground, unless a utility provider determines that underground utilities are a safety hazard or impractical in which case this requirement may be waived by the Plan and Zoning Commission.
  2. *Ground-Mounted.* For all new development or redevelopment, all ground-mounted mechanical equipment, including, but not limited to, air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, and any other related utility structures and equipment that are visible from any adjacent public thoroughfare shall be visibly screened from public view by the use of one of the following approaches:
    - a. A screening wall built of materials compatible and consistent with the materials of the principal building;
    - b. Landscape plantings of predominantly evergreen type trees and shrubs to provide year-round screening;
    - c. Fencing that has at least 80% opacity;
    - d. Permanent earth-berming; or
    - e. A combination of the above.
  3. *Roof-Mounted.* Equipment must be 100 percent screened from ground level views at all property lines by structural improvements such as:
    - a. Parapet walls with cornice treatments;
    - b. Screening walls constructed of materials consistent with the principal building; or
    - c. Sloped-roof systems or other architectural elements.

Figure 156.F.005-1  
Roof-Mounted Equipment Screening



**FIGURE NOTES:**

A = Line of Sight | B = Parapet Wall | C = Screened Area | D = Mechanical Equipment

4. **Building-Mounted.** Mechanical equipment that is within public view must be enclosed, screened by opaque fencing or landscaping, or painted to match the building wall.
- D. **Outdoor Storage.** Except for industrial uses that are legally permitted, and uses in the GI district, all outside storage shall be screened from all rights-of-way with a fence or wall at least six feet in height. No outside storage shall be stacked in a way that it becomes visible from the public right-of-way.
- E. **Fences and Walls.** The following requirements apply to fences and walls on residential and mixed-use lots and all fences and walls with a height above average grade of 30 inches in nonresidential districts:
  1. **General.**
    - a. All fences and walls shall not adversely affect the public health, safety, and welfare of the City and shall conform to all applicable building code requirements.
    - b. Special fence requirements such as fencing provided around parks, recreation, and school facilities may be erected to a height in excess of the above limits upon approval of the Zoning Administrator.
    - c. All required screening walls shall be equally finished on both sides of the wall.
  2. **Height.** The maximum height of a fence or wall:
    - a. Within a visibility triangle shall be two feet (See [Subsection 156.B.008.a, Measurements](#));
    - b. Shall be six feet in all residential and mixed-use districts;
    - c. Shall be eight feet in nonresidential districts;
    - d. Shall be ten feet in the GI district East of 18<sup>th</sup> Avenue;
    - e. Within a required front or corner side yard setback shall be four feet;
  3. **Sight Distance.** No fence, wall, shrubbery, earthen berm, sign, or other obstruction to vision shall be permitted which serves to obstruct vision between a height of two feet and six feet, six inches on any corner lot within a triangle of 20 feet formed by intersecting street right-of-way lines.
  4. **Materials.**
    - a. **Non-residential and Mixed-Use Districts.** Fence and wall exterior materials and design shall be similar or complementary to the materials and design of the primary structure.

- b. *Allowed Materials.* Materials used for fences and walls shall be durable, and of a character commonly used in residential applications, including:
  - i. Weather-resistant or finished (painted or stained and sealed) wood;
  - ii. Ornamental wrought iron or powder-coated aluminum (except on fences/walls that are used for required screening purposes);
  - iii. Cement fiberboard;
  - iv. Vinyl;
  - v. Finished Bamboo (stained and sealed);
  - vi. Chain link with a top rail support;
  - vii. Split rail with treated wood;
  - viii. Masonry (brick, stucco-finished concrete, split face concrete masonry units, or stone), but not unfinished concrete block; or
  - ix. Combinations of these materials.
  - x. Wood, as long as any part of the fence contacts concrete or the ground is treated with preservatives approved by the U.S. Environmental Protection Agency (EPA) or is naturally resistant to decay, such as cedar or redwood. Fasteners and hardware used with treated or decay-resistant wood shall be hot-dipped galvanized, stainless steel, or coated per manufacturers standards for use with such woods.
- c. *Limited Materials.*
  - i. Used or reclaimed wood or other materials may be used provided they are in good condition and can be reasonably expected to last as long as new materials;
  - ii. Wire mesh fence may be permitted to enclose tennis courts and game and recreation areas on public land and residential lots; or
  - iii. Side or rear yard garden plots may use green garden fence, woven wire or chicken wire; provided, it does not exceed five feet in height using steel posts not exceeding five feet in height.
  - iv. In the GI district, barbed wire cradles facing inward toward the property may be placed on top of fences enclosing public utility buildings or wherever the Zoning Administrator finds that such is necessary to address security interest so long as the extension is no more than one foot.
- d. *Prohibited Materials.* The following materials are not allowed as fence or wall components:
  - i. Salvaged material or materials not specifically manufactured for fencing, including but not limited to complete or partial pallets, PVC pipe, scrap lumber, plywood, tree branches, tree trunks, sheet metal, trash, tires, junk, entry or garage doors, utility poles, landscape timbers, plastic or fiberglass sheets, spikes, nails, and razors.
  - ii. An electric, razor wire, barbed (except in the GI district, see limitations above in subsection E.4.c.iv), chicken, woven, snow (except from November 1 through March 31), plastic safety, concrete block, or grapestake fence.
  - iii. Agricultural fence products such as creosote posts, steel posts, wire panels, field fence, high tensile wire, tube gates and similar materials;
  - iv. A fence composed solely of fence posts;
  - v. Any incomplete fence consisting only of posts and supporting members;
  - vi. Any fence or wall material the Zoning Administrator determines that such structure creates a hazard to users of the street, sidewalk, or to nearby property.
- e. *Fence and Wall Orientation and Maintenance.*
  - i. *Maintenance.* Fences and walls shall be maintained in an upright position (not more than five degrees from vertical orientation), and in good condition (e.g., free of rust, peeling paint or coatings, missing or broken pickets, wood rot, and graffiti).

- ii. *Orientation.* The finished side of all fences shall face out toward neighboring property or adjacent rights-of-way. Where fences are located on the property line of residential property, the finished side of the fence shall face the yard that does not belong to the applicant, unless the applicant provides to the City written consent of the abutting property owner.

**F. Obstructions.**

1. No fence, screen, wall, or another visual barrier shall be located or placed to obstruct the vision of a motor vehicle driver approaching within 30 feet of any street intersection.
2. Where an alley intersects a street, no visual barrier taller than 30 inches may be placed within a sight visibility triangle.

**G. Residential District Maximums.** In the following residential districts (AG, RR, RL, RM, RH) or along the boundary between a residential and nonresidential district, the following standards apply:

1. *Rear and Side Yards.* No fence or wall shall exceed a height of six feet above grade.
2. *Front Yard.*
  - a. The maximum height of a fence or wall shall not exceed four feet.
  - b. Fences in the manufactured home parks shall not exceed a height of four feet.
3. *Corner Lot.* Where a corner lot is platted with two front yards, and a house is constructed facing one of the front yards, the second front yard shall also be deemed to be a front yard.

**H. Nonresidential and Multiple-Family Uses.**

1. *Contiguous to Residential.* Where a multiple-family or nonresidential use is contiguous to an AG, RL, or RM district, a solid wall, fence or opaque landscape screen of not less than six nor more than eight feet in height shall be erected on or near the property line separating these districts.
2. *Screening Dumpsters and Storage Facilities.* Any lot in a commercial or industrial district, with the exception of the UC and MU Districts, abutting any residential district shall be required to have adequate screening of dumpsters and storage facilities.
3. *Adjacent to Public Street.* When a side or rear yard of a multiple-family, civic, institutional, commercial, industrial, or mixed-use is adjacent to a public street, a solid wall, fence, or opaque landscape screen of not less than six nor more than eight feet in height shall be erected.

**I. Exceptions to Screening Requirements.** Screening requirements may be waived by the Zoning Administrator if an opaque screening of equivalent height or greater exists immediately abutting, and on the opposite side of the lot line.

## **Section 156.F.006, Installation and Maintenance**

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- A. **Generally.** The following provisions aid in ensuring that all required landscaping is installed and maintained and properly.
- B. **Installation Standards.**
  1. *National Standards.* All landscaping and all plant materials shall be true to name, variety, and size and shall conform to all applicable provisions of the [American Standards for Nursery Stock](#), latest edition as published by the American Horticulture Industry Association.
  2. *Installation.* Any required landscaping shall be in place at the time an occupancy permit is approved. Should completion of landscaping be delayed because of the season of the year, a temporary occupancy permit may be issued if the developer posts a bond or other acceptable guarantee in the amount of the landscaping as completed.
  3. *Plant Size Requirement.* All installed plant material shall be sized according to Table [156.F.002-2, Minimum Plant Sizes and Varieties](#), unless otherwise noted in this article
  4. *Tree Topping.* Unless a tree is interfering with an overhead power line, no trees may be topped if the limbs are three inches in diameter or greater.

5. *Nursery Stock.* Trees and shrubs planted pursuant to this Article shall be good, healthy nursery stock.
6. *Soil.* Landscaped areas associated with new development shall be prepared to achieve a soil depth of at least six inches with the depth consisting of a soil mix of compost and organic matter to reduce the need for fertilizers and increase water retention.
7. *Planters.* Architectural planters may be permitted in the UC, Urban Core zoning district and for infill development sites less than 6,000 square feet in area.
8. *Visual Clearance.* In addition to observing the sight triangle established in [Section 156.B.008, Measurements and Allowances](#), the branches of a tree in a landscape island shall maintain a minimum of five feet of clearance from the surface of the vehicle use area.

**C. Maintenance Standards.**

1. *Generally.* Maintenance and care of landscaping on mixed-use and nonresidential properties shall be according to the most current [ANSI A300 Standards for Tree Care Operations](#).
2. *Conformance.* All landscaping, buffering, and screening shall be maintained at all times to conform to the regulations established in this Article. Landscaping, which is not maintained in a manner consistent with this Article shall be subject to the penalties established in [Section 156.L.003, Judicial Remedies](#).
3. *Stormwater Drainage.*
  - a. Any landowner shall be deemed exclusively responsible for developing and implementing a plan to address stormwater drainage, which shall be submitted to the city as a part of the site plan.
  - b. The City shall not be responsible for any deficiencies which may later be determined to exist under the stormwater management plan.
  - c. The City shall undertake no corrective duties or actions concerning any said deficiencies pertaining to stormwater drainage and landscape maintenance.
4. *Other Maintenance Standards.* In other areas, maintenance and care shall meet the following standards:
  - a. Landscape areas, including abutting landscaped portions of public rights-of-way, shall be pruned as needed to present a healthy, neat, and orderly appearance at all times.
  - b. All landscaped areas shall be irrigated as needed to ensure continuous healthy growth and development. Maintenance shall include the removal and replacement of dead, dying, or diseased plant material.
  - c. Trees extending over a street shall be kept pruned so as to not interfere with street traffic.
5. *Tree Removal.* Nothing in this Section shall require any application or permit from any public utility provider prior to removing a tree whenever it has determined the tree poses a hazard, or interferes with restoration or continuation of utility services.