

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>WATER ZONE</u>
<i>Pyracantha coccinea</i>	<b>Firethorn</b> <i>Pyracantha</i>	M
<i>Rhapis excelsa</i>	Lady <b>Palm</b>	H, M
<i>Raphiolepis indica</i>	Indian Hawthorn	M, L
<i>Rhododendron indica</i>	<b>Indica</b> Azaleas	H
<i>Rhododendron obtusum</i>	<b>Dwarf Azaleas</b>	H
<i>Rhododendron Kurume</i>	<b>Kurume</b> Azaleas	H
<i>Serrissa foetida</i>	Serrissa	H, M
<i>Severinia busifolia</i>	Boxthorn	M, L
<i>Temstroemia gymnanthera</i>	<b>Cleyera</b>	M, L
<i>Thuja occidentalis</i>	American Arborvitae	M
<i>Viburnum odoratissimum</i>	Sweet Viburnum	H, M
<i>Viburnum suspensum</i>	Sandankwa <b>Viburnum</b>	H, M
<i>Viburnum Tinus</i>	Laurustius Viburnum	M, L
<i>Zamia furfuracea</i>	cardboard Plant	M, L

NATIVE GROUNDCOVERS:

<i>Canna flaccida</i>	Wild Canna	H
<i>Ceratiola ericoides</i>	Rosemary	M, L
<i>Coreopsis gladiata</i> (or tinctoria)	Coreopsis	H
<i>Crinum americanum</i>	Swamp Lily	H
<i>Gelsemi sempervirens</i>	Carolina <b>Jessamine</b>	M
<i>Gaillardia pulchella</i>	Gaillardia	M, L
<i>Helianthus debilis</i>	Beach Sunflower	L
<i>Iris hexagona</i>	Prairie Iris	H
<i>Iris virginica</i>	Blue Flag	H
<i>Ipomoea stolonifera</i>	Beach Morning Glory	L
<i>Lantana depressa</i>	Yellow <b>Pineland</b> Lantana	M, L
<i>Liatris tenuifolia</i>	Blazing Star <b>Liatris</b>	M, L
<i>Muhlenbergia</i> spp.	Red Muhly Grass	M, L
<i>Nephrolepis</i> spp.	Sword or Boston Fern	H
<i>Osmanda cinnamomea</i>	Cinnamon Fern	H
<i>Osmanda regalis</i>	Royal Fern	H
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	H
<i>Phlox nivalis</i>	creeping Phlox	H, M, L
<i>Rudbeckia hirta</i>	Black Eyed Susan	M, L
<i>Sabal minor</i>	Dwarf Palmetto	H, M, L
<i>Serenoa repens</i>	Saw Palmetto	M, L
<i>Spartina</i> spp.	<b>Cordgrass</b>	M, L
<i>Thelypteris</i> spp.	Shield Fern	M
<i>Zamia floridana</i>	<b>Coontie</b>	M, L

NON-NATIVE GROUNDCOVERS:

<i>Agapanthus africanus</i>	Blue Lily of the Nile	M
<i>Ajuga reptans</i>	Bugleweed	H
<i>Asparagus</i> spp. (Sprengeri)	Asparagus Fern	M, L

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>WATER ZONE</u>
Aspidistra <b>elatior</b>	Cast Iron Plant	M, L
Billbergia spp.	<b>Billbergia</b> Bromeliad	H
Caladium x <b>Nortulanum</b>	Fancyleaved Caladium	M
<b>Catharanthus roseus</b>	Periwinkle, <b>Vinca</b>	H, M
Coreopsis auriculata 'Nana'	Dward Coreopsis	H
Convolvulus 'Blue Daze'	Blue Daze	M
<b>Cyrtomium falcatum</b>	Holly Fern	M
Dichondra micrantha	Dichondra	H, M
Dieris bicolor	Butterfly Iris	H
Euonymus <b>fortunei</b> 'coloratus'	Wintercreeper	M
Euphorbia milii	crown of Thorns	M, L
Ficus pumila	creeping Fig	M, L
Ficus <b>sagittata</b>	Trailing Fig	M, L
<b>Gerbera jamesonii</b>	<b>Gerbera</b> Daisy	M
Hedera <b>canariensis</b>	Algerian Ivy	M
Hedera helix	English Ivy	M
Hemerocallis spp.	<b>Daylilly</b>	M, L
Juniperus c. p. 'Nick's Compact'	Nick's Compact Juniper	M, L
Juniperus <b>conferta</b>	Shore Juniper	M, L
Juniperus <b>horizontalis</b>	Creeping Juniper	M, L
Juniperus <b>procumbens</b>	Japanese <b>Garden</b> Juniper	M, L
Juniperus <b>squamata</b> 'Parsonii'	Parson's Juniper	M, L
<b>Lantana</b> montevidensis	Weeping <b>Lantana</b>	M, L
<b>Liriope</b> spp.	<b>Lilly Turf</b>	H, M
<b>Lonicera Japonica</b> 'Halliana'	Hall's Honeysuckle	M, L
<b>Nandina domestica</b> 'nana'	Dwarf Heavenly Bamboo	H, M
Ophiopogon japonicus	Mondo Grass	M
Phlox subulata	Moss Pink	M
Pittosporum tobira 'nana'	Dwarf <b>Pittosporum</b>	H, M
Plumbago auriculata	<b>Plumbago</b>	H, M, L
Rhoeo spathacea 'nana'	Dwarf Oyster plant	H, M, L
Rumohra odiantiformis	Leatherleaf Fern	H, M
sedum spp.	<b>Sedum</b>	M, L
Trachelospermum <b>asiaticum</b>	Confederate Jasmine	H, M
Trachelospermum jasminoides	Star Jasmine	H, M
Tulbaghia violacea	Society Garlic	M, L
<b>Vinca major</b>	<b>Bigleaf</b> Periwinkle	M
Vriesea spp.	Bromeliad	H
Wedelia triloba	<b>Wedelia</b>	H, M
<b>NATIVE VINES:</b>		
Clematis virginiana	Sweet Autumn Clematis	H, M
Gelsmium sempervirens	Carolina Jessamine	M, L
Ipomeoa stolonifera	Beach Morning Glory	M, L
Lonicera sempervirens	Coral Honeysuckle	H, M
Panhenocissus quinquefolia	Virginia Creeper	M, L

<u>BOTANTCAL NAME</u>	<u>COMMON NAME</u>	<u>WATER ZONE</u>
<b>NON-NATIVE VINES:</b>		
Allamanda cathartica	Allamanda	M
Antigonon leptopus	Coral Vine	M, L
Clematis dioscoreifolia	Japanese Clematis	H, M
Hedera canariensis	Algerian Ivy	M
Hedera helix	English Ivy	M
Jasminum multiflorum	Downy Jasmine	M
Jasminum sambac	Arabian Jasmine	M
Lonicera japonica 'halliana'	Hall's Honeysuckle	M, L
Senecio confusus	Mexican Flame Vine	M, L
Trachelospermum asiaticum	Confederate Jasmine	H, M
Trachelospermum jasminoides	Star Jasmine	M
Wisteria sinensis	Chinese Wisteria	M, L

**TURFGRASSES:**

Bahia Grass	M, L
Bermuda Grass	H, M
Centipede Grass	H, M
St Augustine Grass	H, M
Zoysia Grass	H, M

**Note:** This approved plant list for Orlando is not **all inclusive** of the plant species suitable for **Central Florida**. Other plants may be used (except those on the Prohibited Plant List below), but they shall not be counted toward the requirements of this **Part**. See Section 60.223, Figure 2 for the Approved Aquatic Planting List.

FIGURE 3:

**PROHIBITED PLANT LIST**

<u>B OTANICAL 'NAME</u>	<u>COMMON NAME</u>
Melia azedarach	Chinaberry
Casuarina equisetifolia	Australian Pine
Schinus terebinthifolius	Brazillian Pepper Tree
Enterolobium cyclocarpum	Ear Tree
Malaleuca leucadendron	Punk Tree
Sapium sebiferum	Chinese Tallow
Eucalyptus spp.	Monkey Puzzle
Ricinus communis	Castor Bean
Grevillea robusta	silk oak
Acacia spp.	Acacia
Colocasia esculenta	Taro
Tetrapanax papyriferus	Rice Paper Plant

Low Water Use Zone - Plants which survive on natural rainfall without supplemental water.

- (b) Plant Selection - Plant material shall be selected that is best suited to withstand the physical growing, and soil conditions which are found in the microclimate of each particular location on a site. Plant species that are freeze and drought tolerant are preferred. Plants required to be installed by this Chapter shall be selected from the Approved Plant List. Figure 2.
- (c) Turfgrass - Turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as on slopes or in swales, where turfgrass is used as a design unifier, or other similar practical use. The Landscape Plan shall label the use of turf areas.
- (d) Mulch - A layer of organic mulch to a minimum depth of 2" shall be specified on the landscape plans in plant beds and around individual trees in turfgrass areas. Mulch shall not be required in annual beds.
- (e) Irrigation - The irrigation system shall be designed to correlate to the organization of plants into zones as described in (a) above. The water use zones shall be shown on the irrigation Plan, when required by this Part. Irrigation shall be required as follows:

High Water Use Zone - All portions of high water use zones shall be provided with central automatic irrigation systems.

Moderate Water Use Zone - All portions of moderate water use zones shall be provided with a readily available water supply within 25 feet.

Low Water Use Zone - All portions of low water use zones shall be provided with a readily available water supply within 50 feet.

Retained trees, shrubs and native plant communities shall not be required to be irrigated, unless directed to do so by the Parks Official as part of an Encroachment Permit. Turfgrass areas shall be irrigated on separate irrigation zones from tree, shrub and groundcover beds. Reclaimed or non-potable water shall be used for irrigation if a source is determined to be available by the City Engineer. Moisture sensor and/or rain gauge equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. The use of low volume, emitter, or target irrigation is preferred for trees, shrubs and groundcovers. No significant irrigation overthrow shall be allowed onto impervious surfaces.

Section 60.233 Lake Edge Landscaping

Development sites abutting surface water bodies or wetlands shall be planted with appropriate aquatic plantings as shown in Figure 4 along at least 75% of the littoral zone or as required by the City Engineer or by the Florida Department of Environmental Regulation. Lake edge landscaping shall not include wet detention areas unless determined as such by the Zoning Official.

BOTANICAL NAME

COMMON NAME

Hydrilla verticillata  
Eichhornia spp.

Hydrilla  
Water Hyacinth

Also, any plant species prohibited by the Florida Department of Natural Resources or *the* Florida Department of Agriculture.

## LANDSCAPE DESIGN STANDARDS

Section 60.232      Xeriscape®

**Purpose** - Xeriscape® is a set of landscape design and maintenance principles which promote good horticultural practice and the economic and efficient use of water. The term Xeriscape® is the registered trademark of the National Xeriscape Council and means water conserving, drought tolerant landscaping or simply the use of appropriate plant materials that do not require special attention and which require little supplemental water to grow properly. Xeriscape® designs do not resemble desert landscapes, but reflect the lush traditional appearance of Florida gardens. Because water restrictions have become a common occurrence in Central Florida, the City is incorporating water conserving landscape standards into this Pal-L

**Xeriscape® Design** - One and Two Family residential building sites are exempt from xeriscape® design requirements, although are encouraged to comply. The common areas of Planned Developments shall be abject to these requirements. For all other developments sites, the xeriscape® principles shall be implemented through the following standards:

- (a) **Design** - Retain and incorporate into the site plan any qualifying existing trees as required by Part 2B, Tree Protection. Installed trees and plant materials shall be grouped together with plants of the same water use needs into zones. The water use zones shall correlate to the water use zone designations of plants listed in Figure 2, Approved Plant List and as described below. Plant species may be grouped with other plants of the same water use zone or with plants of a higher water use zone. Plant species of a higher water use zone shall not be grouped with plants from a lower water use zone. The water use zones shall be shown on the Landscape Plan. All newly installed plants require regular, moderately applied watering for the first year to become established. Installed trees and vegetation shall be spaced and located to accommodate their mature size on the site. The Water Use Zones are as follows:

High Wafer Use Zone - Plants which are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes most turfgrass areas.

Moderate Water Use Zone - Plants which survive on natural rainfall with supplemental water during seasonal dry periods. This zone includes St Augustine, Bahia and other turfgrass areas.

Manual (**ESM**). Access to the utility equipment for maintenance, security surveillance or repairs shall be provided. Trees, shrubs, or vines used for screening **shall** meet the minimum requirements of Subpart **2A**. Screening for utility service **areas** in the right-of-way **shall** be installed by the **utility** company or the person who installed the service. On private property, the property owner shall install the plantings, as directed by the Utility Company. This requirement may **be** waived by the Zoning Official if screening of the **utility will** inhibit safety, accessibility and maintenance.

Lake edge landscape species selection shall be from the following approved aquatic plant list, **Figure 4**, or as approved by the Storm Water Management Division, Streets and Drainage Bureau, Engineering Bureau.

Wetlands preserved in their natural state shall **not** be required to install additional lake **edge** landscaping.

**FIGURE 4  
APPROVED AQUATIC PLANT LIST**

**UPPER LITTORAL ZONE (6" above or below the normal water level)**

Bald Cypress - *Taxodium disticum* (large native tree)  
Blue Flag Iris - *Iris hexagona* (native perennial)  
Giant Bulrush - *Scirpus californicus* (tall exotic sedge from the American West)  
Golden Canna - *Canna flaccida* (native plant)  
Soft Rush - *Juncus effusus* (native plant)

**MIDDLE LITTORAL ZONE (from 1' to 3' below normal water level)**

Arrowhead - *Sagittaria lancifolia* (native plant)  
Pond Cypress - *Taxodium ascendens* (large native tree)  
Pickerel Weed - *Pontederia cordata* (native perennial plant)

**LOWER LITTORAL ZONE (from 3' to 5' below normal water level)**

Fragrant White Water Lily - *Nymphaea odorata* (native water lily)

Other aquatic plants may be used from the List of Aquatic Plants Found in Florida, as prepared by the Florida Department of Natural Resources, Bureau of Aquatic Plant Management, and as approved by the City of Orlando Streets and Drainage Bureau.

All requirements of Chapter 63, Environmental Protection and Part 3. Surface Water Bodies & Wetlands shall also apply.

Section 60234            **Screening of Utilities and Refuse Containers**

**Purpose** - The purpose of the screening standards for utilities and dumpsters is to improve the appearance of these facilities.

**Screening Standards** - Front End Loading Refuse Containers shall be screened according to Chapter 58. Above ground utilities over 8 square feet in size (height x width of the largest side of the utility equipment) shall be vegetatively screened. Electric power poles, electric transformers, electric switchgear and traffic signal equipment shall be exempt from the screening requirement. The vegetative screening shall be installed on at least 2 sides of the utility equipment, and shall be located outside any fence as required by the Orlando Urban Storm Water Management Manual (OUSWMM) or Engineering Standards

## 2D. SHADE COVERAGE REQUIREMENTS

### Section 60.240 Purpose of Shade Coverage Requirements

The requirements of this Part are intended to promote the public health and welfare by protecting and enhancing to the maximum extent possible Orlando's existing urban woodlands, and by fostering and encouraging new or increased urban woodlands and shade coverage. It is intended that these requirements will assist in the natural control of solar heat, flooding, air pollution and noise. soil conservation, and improve the appearance of the community.

### Section 60.241 Minimum Shade Coverage Point Standards

Each development site shall achieve a minimum level of shade coverage by meeting the minimum tree point standards of Figure 5. Any qualifying trees on the site may be counted toward these standards, including those installed or retained to meet the other landscaping and buffer requirements of this Chapter, such as:

- (a) Parking Lot Landscaping required by Chapter 60, Part 2E.
- (b) Bufferyard plantings required by Chapter 60, Part 2F.
- (c) Existing Trees protected in accordance with Chapter 60, Part 2B; provided that trees located within any retained wetland shall not be counted toward more than 50% of the tree point standard in any given tree size category (small, medium, large).
- (d) Street Trees installed as part of the development in accordance with Chapter 60, Part 2C.

Replacement of Removed Trees - Wherever the removal of trees on a development site would result in failure to meet these minimum tree points standards, replacement trees shall be required in sufficient number and size to meet these standards.

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## FIGURE 5: MINIMUM SHADE COVERAGE STANDARDS

### A. Minimum Tree Points Required Per Acre

Each development site shall contain trees of a sufficient number, size and type to achieve the following minimum tree point standards per acre (excluding land dedicated for street rights-of-way):

Residential districts	(25) points per acre
O-1, O-2, O-3, I-P districts	(20) points per acre
AC-3A district	(8) points per acre
All other districts	(15) points per acre

B. Minimum Number of Small, Medium, and Large Trees

In order to ensure that each **development** site contains a **desirable** mixture of small, medium and large trees, a minimum number of trees in each size category shall be installed or retained on each development site in accordance with the following formulae:

**STEP 1** - DETERMINE THE TOTAL TREE (T) POINTS REQUIRED ON THE DEVELOPMENT SITE AS FOLLOWS:

$$T = \# \text{ Acres} \times \text{Points Required Per Acre}$$

**STEP 2** - DETERMINE THE MINIMUM NUMBER OF MEDIUM OR LARGE TREES NEEDED AS FOLLOWS:

$$\text{Minimum \# Medium Tree Points} = T \times 10\% \text{ (but not less than 1 tree)}$$

$$\text{Minimum \# Large Tree Points} = T \times 10\% \text{ (but not less than 1 tree)}$$

**STEP 3** - DETERMINE THE MINIMUM NUMBER OF SMALL TREES NEEDED AS FOLLOWS:

$$\text{Minimum \# Small Tree Points} = T \times 20\% \text{ (but not less than 1 tree)}$$

**Exceptions** - Where there are too few existing large trees (or no large trees) on the development site to meet this requirement, or where large trees meeting the tree removal standards of Chapter 65, Section 64.645 must be removed (resulting in too few retained large trees), the deficit shall be made up by installing or retaining additional medium trees in accordance with the following formulae:

**STEP 4** - SUBTRACT THE NUMBER OF LARGE TREES TO BE RETAINED FROM THE MINIMUM NUMBER IN STEP 2 ABOVE:

$$D = \text{Minimum \#} - \text{Retained \#}$$

**STEP 5** - DETERMINE THE NUMBER OF ADDITIONAL MEDIUM SIZED TREES NEEDED AS FOLLOWS:

$$\text{Additional \#} = D/2$$

- (d) In order to break the visual monotony of a masonry or wood wall when such walls are used, at least one shrub or vine shall be planted abutting the wall within each 10 feet but not necessarily evenly spaced 10 feet apart; and if a wood wall is used, at least one shrub shall be planted for each 10 feet, Such shrubs or vines shall be planted along the street side of the screen or be of sufficient height at the time of planting to be readily visible over the top of the screen.
- (e) In lieu of the vine or shrubbery requirements above, the Zoning Official shall be authorized to approve a masonry wall having a significant design variation evenly spaced at intervals of not more than 20 feet.
- (f) The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape materials.
- (g) All ground between the right-of-way and vehicular use area shall be landscaped.

Section **60.253**            Landscaping Adjacent to Contiguous Properties

Landscaping shall be provided between vehicular use areas and the contiguous property as follows:

- (a) A masonry wall or solid fence at least 5 feet high, or a durable landscape screen at least 4 feet in height above grade when planted, to grow to 5 feet within one year, between the common property line and the vehicular use areas. If a masonry or wood wall is used, the same vine, shrubbing or design variation requirements as in Section 60.252 above shall apply. Where contiguous properties are located within commercial or industrial districts, only the tree provision with its planting areas as prescribed in this subsection shall apply to the rear and sides.
- (b) Living screening materials (except trees) shall be planted in areas not less than 5 feet in width..
- (c) Sufficient canopy trees to receive at least 2 tree points per 100 lineal feet or fraction thereof, in planting areas of the size required by Section 60.208, Minimum Planting Areas for Trees.

Section **60.254**            Landscaping in Interior Areas

Landscaping areas shall be provided for interior vehicular use areas so as to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.

- (a) Interior vehicular use areas shall be deemed to be all vehicular use areas except those parking spaces contiguous to a perimeter for which a landscape screen is required, or parking spaces which are directly served by an aisle abutting and running parallel to this perimeter.
- (b) At least 2.5% of the gross area of the interior vehicular use area shall be landscaped. This interior landscaped area shall contain sufficient canopy trees to receive at least 1.0 tree points per 100 sq. ft. of gross landscaped area or fraction thereof.
- (c) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of 100 feet.

## 2E. PARKING LOT LANDSCAPING

### Section 60250 Purpose of Parking Lot Landscaping Requirements

Parking lot landscaping required by this Part is intended to promote the public health, safety and general welfare by providing minimum requirements for installation and maintenance of landscaped areas in connection with parking lots and other vehicular use areas; to protect the character and stability of residential, business, institutional and industrial areas; and to conserve the value of land and buildings on surrounding properties and neighborhoods.

### Section ~~60.251~~ General Reaquirements

The requirements of this Pan shall apply to all new vehicular use areas and those altered or improved subsequent to the adoption of these regulations; and whenever a structure is enlarged or a change of use occurs so that an increase in required parking or loading results under this Chapter. Landscaping shall be provided in accordance with this Pan prior to issuance of any determination of zoning compliance required for a Certificate of Occupancy.

### Section ~~60.252~~ Landscaping Adjacent to Street Right-of-Way

Landscaping shall be provided between vehicular use areas and any adjacent public street, walk, or right-of-way as follows:

- (a) A landscaped area at least five (5) feet wide.
- (b) Sufficient canopy trees to receive at least 3 tree points per 100 lineal feet or fraction thereof, in planting areas of the size required by Section 60.255 below, and arranged so that the trees are disbursed along the distance. Except that the Zoning Official may waive this requirement and allow the use of understory trees for a maximum of twenty-five percent (25%) of the requirement, if one of the following conditions exist:
  - 1. Mature, healthy, stable canopy street tree(s) exist on the site or within 10 feet of the property line on the adjacent property.
  - 2. Unusual lot configuration precludes the use of canopy trees.
  - 3. Placement of existing structures on the building site precludes the use of canopy trees.
  - 4. Adherence to the requirements of this part is inconsistent with the growth Management Plan or the purpose and intent of the Zoning District in which the property is located.
- (c) A masonry wall, solid fence, berm or hedge maintained at least 30 inches in height above grade except as provided in Section 60.252(d) below. See Section 60.207 for installation requirements for berms and hedges.

Interior Landscaping • Interior landscaping requirements for parking garages may be met in either of the following ways:

- (a) providing hanging baskets, landscape planters and/or flower boxes around the exterior of the first 3 levels of the parking garage structure; or
- (b) providing within ~~the~~ perimeter landscape ~~area~~ additional landscaping equivalent to that which would be required for interior landscaping for a surface parking lot of equal capacity, as determined by the Zoning Official.

- (d) Each separate required landscaped area shall contain sufficient canopy trees to receive at least 1 tree point, in a planting area of the size required by Section 60.208, Minimum Planting Areas for Trees.
- (e) If the specific application of the interior landscape requirements will seriously limit functions of the building site, the Zoning Official shall have authority to permit consolidation and relocation of these landscaped areas on the building site.

Section 60.255 Minimum Planting Areas For Trees

Understory Trees - Each understory tree shall be located in a planting area as required by Part 2A, Section 60.208 (Minimum Planting Areas for Installed Trees) and Part 2B, Section 60.216 - 60.219 (Tree Protection for Retained Trees).

Canopy Trees - Each canopy tree shall be located in a planting area or undisturbed area which conforms to the minimum area and setback standards of Part 2A and 2B.

Section 60.256 Sight Distance for Landscaping Adjacent to the Public Right-of-Way and Points of Access

No landscaping, tree, fence, wall or similar item shall be maintained in the vicinity of any corner, street, intersection or accessway intersecting a public right-of-way that the Transportation Engineering Department of the City of Orlando determines is an obstruction to visibility, extends into street corner visibility areas set forth in Chapter 60, Part 1L, or is a traffic hazard.

Section 60.257 Parking Garages

All parking garages shall be required to meet the parking lot landscaping requirements of this Part, except as follows:

Perimeter Landscaping - Perimeter landscaping for parking garages shall be the same as for parking lots. However, no perimeter landscaping shall be required for any portion of the parking garage frontage which incorporates ground floor active uses other than parking.

Exception in AC-3A District - Wherever a parking garage in the AC-3A district abuts a side or rear lot line with no setback, no perimeter landscaping shall be required. However, perimeter landscaping shall be required wherever the parking garage abuts a residential or office zoning district or a street right-of-way.

Interior Landscaping - Interior landscaping requirements for parking garages may be met in either of the following ways:

- (a) providing hanging baskets, landscape planters and/or flower boxes around the exterior of the first 3 levels of the parking garage **structure**; or
- (b) providing within the perimeter landscape **area** additional landscaping equivalent **to** that which would be required for interior landscaping for a surface parking lot of equal capacity, as determined by the Zoning Official.

Bufferyards may be counted toward satisfying zoning district ~~yardsetback~~ requirements, may be counted toward satisfying open space requirements, and may be used for passive recreation. **They** may contain pedestrian or bike trails, provided that: (a) no plant material is eliminated, (b) the total width of the bufferyard is maintained, and (c) all other regulations of this Chapter are met In no event., however, shall the following uses be permitted in bufferyards: playfields, stables, swimming pools, tennis courts, parking lots and vehicular use areas, equipment storage and other open storage, buildings or overhangs.

Stormwater Retention/Detention Facilities in Bufferyards - The Zoning Official shall be authorized to allow stormwater retention/detention facilities to encroach into bufferyards a maximum of 50% of bufferyard width, where he finds that all planting and structural requirements of this Part are met and the visual screen provided by the bufferyard will be fully achieved and the retention/detention facility meets the Visual Amenity Standards of Chapter 60, Subdivision and Building Site Design

FIGURE 6: LAND USE INTENSITY CLASSIFICATION

Use of this table to identify the land use intensity class of the proposed use and all contiguous use(s):

Class I if in a residential district  
Class III if in a non-residential district

1 family dwellings  
 2 family dwellings  
 Accessory apartments  
 Community Residential Homes & ASLR's  
 (1-14 residents)  
 Emergency shelters  
 Family day care homes  
 Golf courses  
 Vacant land zoned: R-1,  
 R-1A, R-1AA, R-1H, R-2A, P, C, H  
 Emergency Homes for Children

Class II  
**Attached/multiplex** dwellings  
 (Community Residential Homes) & ASLR's  
 (15+ residents)

Group housing, low intensity  
 Multifamily dwellings, up to 30 units/acre  
 Vacant land zoned: R-2B, R-3A

Class III

Adult cong. living facility  
 Group housing, high intensity  
 Child Care Centers  
 Hospitals & clinics, up to FAR 0.7  
 Medical & dental labs, up to FAR 0.7  
 Mobile home development  
 Multifamily dwellings, over 30 units/acre  
 Nursing homes  
 Offices, up to FAR 0.7  
 Residential-office mixed devel.  
 Vacant land zoned: R-3B, R-3C, R-3D,  
 MXD-1, O-1, O-2, O-c, MU-I  
 Residential-commercial mixed development  
 Service, entertainment

Class IV

Auto service station  
 Eating & drinking estabs.  
 Hospitals & clinics, over FAR 0.7  
 Hotels & Motels  
 Medical & dental labs, over FAR 0.7  
 Offices, over FAR 0.7  
 Parking lot - principal use  
 Recreation, outdoor and indoor  
 Retailing, light & intensive  
 Services, personal  
 Services, business  
 Shopping centers  
 Treatment & recovery facilities  
**Neighborhood Convenience Stores**  
 Vacant land zoned: MXD-2, O-3, MU-2, AC-N,  
 AC-1  
**Dwelling Units-Commercial**

Class V

Adult entertainment  
 Drive-in Facilities  
 Heliports  
 Manufacturing & processing, light  
 Parking garages, principal or accessory use  
**Plasmapheresis** facilities  
 RV parks  
 Whole Blood facilities  
 Wholesaling & Warehousing  
 Vacant land zoned: AC-2, AC-3 AC-3A, I-P  
 Warehouse Showrooms

Class VI

Services, intensive & major vehicle  
 Manufacturing & processing, heavy  
 Outside storage of materials  
 Vacant land zoned: I-G

\* Public Benefit Uses - Zoning Official determination

FIGURE 8: BUFFERYARD REQUIREMENTS AND OPTIONS

Use these specifications to select the desired bufferyard option for the building site. These bufferyard requirements are stated in terms of the width of the buffer-yard and the quantity of plantings required per 100 linear feet of bufferyard. Each illustration depicts the bufferyard to be located on the subject property.

Whenever a “durable landscape screen” is required within a bufferyard, these are shown as screen required” in the illustration, and their respective specifications are also shown in the upper right-hand portion of this chart.

When the requirements of this Part result in a fractional number of plantings, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one plant unit

DETERMINE BUFFERYARD SPECIFICATIONS AS FOLLOWS:

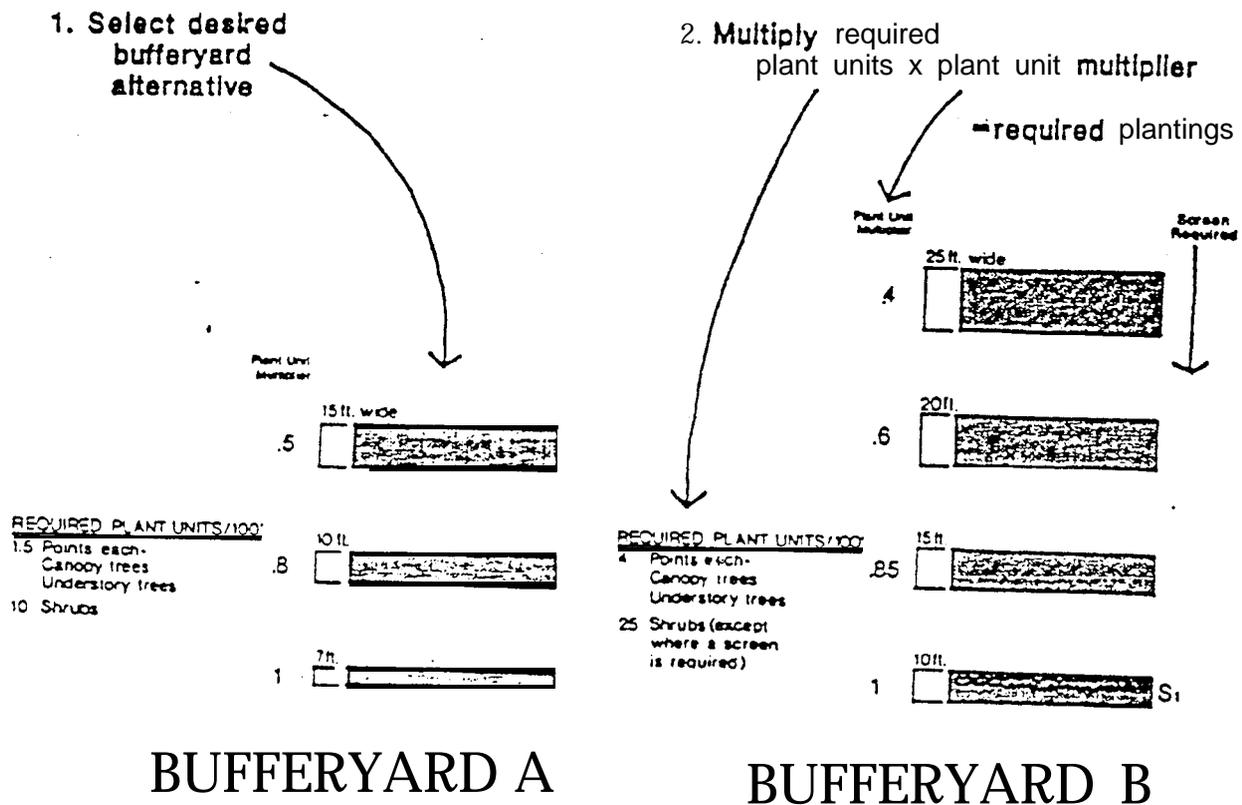


FIGURE 7: TABLE OF BUFFERYARD REQUIREMENTS

Use this table to determine the bufferyard required between abutting land uses. The letter designations in this table refer to buffer-yard standards contained in Figure 8.

Intensity Class of Proposed Use	Intensity Class of Abutting Use or Use						Abutting Thoroughfare		Abutting High	
	Across	Local	or Low	Collector	Street	Prin.	Intermed.	Minor	Collector	
	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>				
<u>I</u>	**	**	**	B*	C*	D*	C	C	B	B
<u>II</u>	A	A	A	B*	C*	D*	B	B	A	A
<u>III</u>	B	A	**	**	**	**	A	A	A	A
<u>IV</u>	B	B	A	**	**	**	**	**	**	**
<u>V</u>	C	C	B	**	**	**	**	**	**	**
<u>VI</u>	D	D	C	B	B	**	**	**	**	**

\* A bufferyard is only required where the existing abutting Class IV, V or VI has no bufferyard or an insufficient bufferyard. No buffer-yard required abutting vacant land.

\*\* No bufferyard required.

FIGURE 7: TABLE OF BUFFERYARD REQUIREMENTS

Use this table to determine the bufferyard required between abutting land uses. The letter designations in this table refer to bufferyard standards contained in Figure 8.

Intensity Class of Proposed Use	Intensity Class of Abutting Use or Use						Abutting Thoroughfare		Abutting High	
	Across	Local	or Low	Collector	Street		Prin.	Intermed.	Minor	Collector
	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>				
<u>I</u>	**	**	**	B*	C*	D*	C	C,	B'	B
<u>II</u>	A	A	A	B*	C*	D*	B	B	A	A
<u>III</u>	B A	**	**	**	•	*	A	A	A	A
<u>IV</u>	B	B	.	A	**	**	**	**	**	**
<u>V</u>	C	C	B	**	**	**	**	**	**	**
<u>VI</u>	D	D	C	B	B	**	**	**	**	**

\* A bufferyard is only required where the existing abutting Class IV, V or VI has no bufferyard or an insufficient bufferyard. No bufferyard required abutting vacant land.

\*\* No bufferyard required.

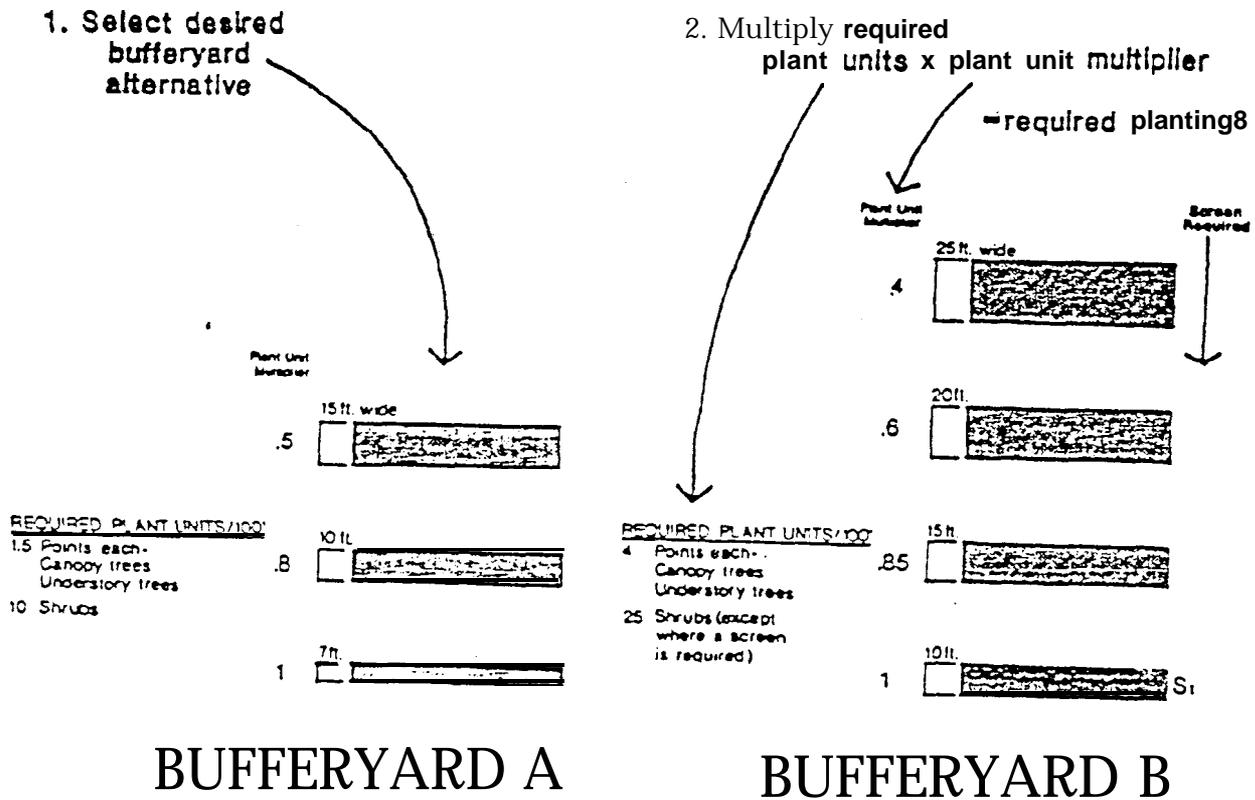
FIGURE 8: BUFFERYARD REQUIREMENTS AND OPTIONS

Use these specifications to select the desired buffer-yard option for the building site. These buffer-yard requirements are stated in terms of the width of the bufferyard and the quantity of plantings required per 100 linear feet of bufferyard. Each illustration depicts the buffer-yard to be located on the subject property.

Whenever a "durable landscape screen" is required within a bufferyard, these are shown as screen required" in the illustration, and their respective specifications are also shown in the upper right-hand portion of this chart.

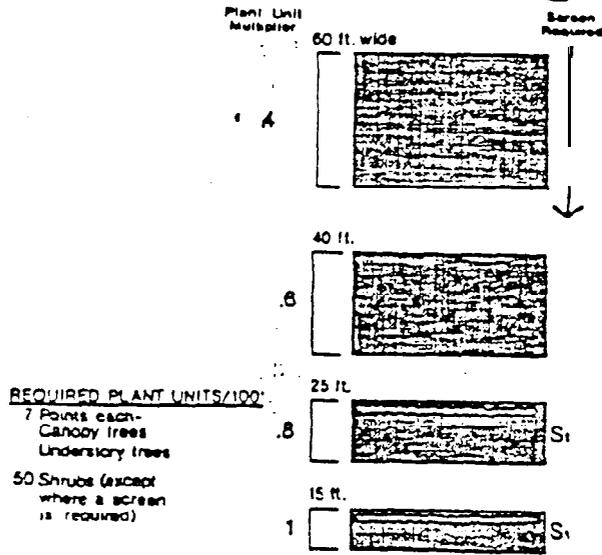
When the requirements of this Part result in a fractional number of plantings, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one plant unit.

DETERMINE BUFFERYARD SPECIFICATIONS AS FOLLOWS:

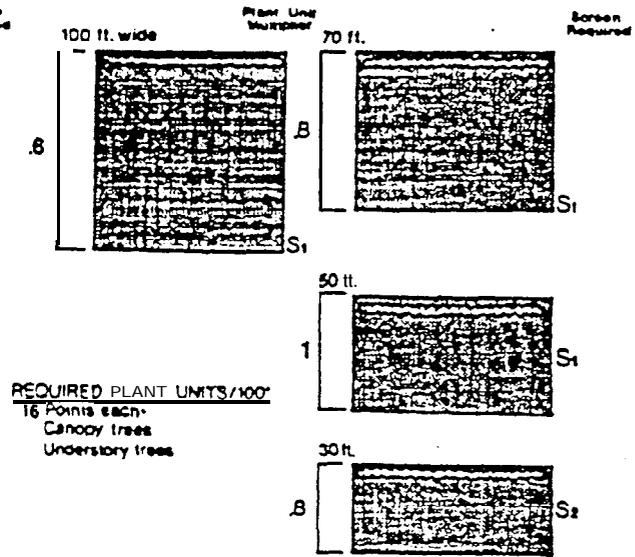


3. Check to see if a landscape screen is required

Note: Bufferyards abutting any front property lines are exempt from screen requirements.



BUFFERYARD C



BUFFERYARD D

DURABLE LANDSCAPE SCREEN

S<sub>1</sub> = 5 ft. masonry wall, or a durable landscape screen at least 4 ft. in height when planted, to grow to 5 ft. within 1 year. The requirements for this wall or screen shall be the same as for the parking lot landscaping screen described in Section 252(a).

S<sub>2</sub> = 8 ft. masonry wall

Section 60.266 Maintenance of Bufferyards

The maintenance of all buffer-yards, plantings and structures shall be the responsibility of the property owner or other authorized entity. Failure to maintain such structures and plantings in an attractive and healthy state shall be considered a violation of this Chapter subject to enforcement in accordance with the City Code.