

## LANDSCAPING AND SCREENING STANDARDS

# 8

## ARTICLE EIGHT – LANDSCAPING AND SCREENING STANDARDS

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### 801 Purpose

The Landscaping and Screening Regulations provide additional guidance on the development of sites within Storm Lake by addressing landscaping and screening requirements. They are designed to improve the appearance of the community; buffer potentially incompatible land uses from one another; and conserve the value of properties within the City of Storm Lake.

### 802 Applicability

The provisions of this section shall apply to all new development on each lot or site upon application for a building permit or change in use that requires a rezoning application or site plan review, except for the following:

- a. Reconstruction or replacement of a lawfully existing use or structure following a casualty loss.
- b. Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements.
- c. Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than 20 percent. Where such additions or enlargements are 20 percent or greater, these provisions shall apply only to that portion where the new development occurs.

### 803 Landscaping Requirements

Landscaping shall be required adjacent to each street property line and within street yards a distance of 5 feet from any street side property line. In the CBD landscaping may be substituted with hardscape.

### 804 Landscaping Materials and Installation Standards

#### a. Use of Inorganic Landscaping Materials

No artificial trees, shrubs, plants or turf shall be used to fulfill the minimum requirements for landscaping. Inorganic materials, such as stone or decorative pavers, may be used provided that such material does not comprise more than 35% of the minimum required

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landscaped area. Other concrete and/or asphalt pavement surfaces may not be used within the minimum required landscaped area, except for walkways less than 5 feet in width.

### 805 Buffer Yard Provisions

These provisions apply when a use is established in a more intensive zoning district (District A) which is adjacent to a less intensive zoning district (District B). The owner, developer, or operator of the use within District A shall install and maintain a landscaped buffer yard on his/her lot or site, as set forth in this section. Buffer yard requirements apply only to those districts indicated in Table 8-1. Buffer yards are not required of single-family, 2-family, duplex, or townhouse use types in the more intensive zoning district.

- a. The buffer yard dimensions set forth in Table 8-1 apply to zoning districts, which share a common lot line or are adjacent but separated by an intervening alley.

**Table 8-1: Buffer Yard Requirements (in feet)**

	District B (Less Intensive Adjacent District)			
District A (More Intensive District) Note 3	RES (Note 1)	R-1 (Note 1)	R-2 (Note 1)	R-3, R-4 (Note 1)
R-4, IN 1, 2, 3	20	20	10	---
LC	10, 20RY	10, 20RY	10, 20RY	10, 20RY
CC	10, 20RY	10, 20RY	10, 20RY	10, 20RY
CBD	10, 20RY	10, 20RY	10, 20RY	10, 20RY
LI	30	30	30	30
GI	40	40	40	30

**Notes to Table 8-1:**

**Note 1:** Applies to residential uses previously established in the zoning district.

**Note 2:** Vertical screening only is required as set forth in Section 806.

**Note 3:** Buffer requirements do not apply to single-family, duplex, or townhouse residential uses established in District A

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- b. When a street separates adjacent zoning districts requiring a buffer yard, the size of the buffer yard shall be one-half the required buffer yard set forth in Table 8-1.
- c. Each required buffer yard must be entirely landscaped.

### 806 Screening Standards

#### a. Application

Screening is required between adjacent zoning districts indicated in Table 8-1 when one or more of the following conditions in the more intensive zoning district is directly visible from and faces toward the boundary of the less intensive zoning district.

1. The rear elevation of buildings.
2. Outdoors storage areas or storage tanks, unless otherwise screened.
3. Loading docks refuse collection points, and other service areas.
4. Major machinery or areas housing a manufacturing process.
5. Major on-site traffic circulation areas or truck and/or trailer parking.
6. Sources of glare, noise, or other environmental effects.

#### b. Opaque Barrier

A six-foot opaque barrier shall be provided which visually screens the conditions listed in Section 806(a) from less intensive uses as follows:

1. A solid wood and/or masonry fence or wall at least six feet in height.
2. A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting. Note: All planting materials shall conform to the minimum caliper/size requirements set in Section 807.
3. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts.
4. Any combination of these methods that achieves a cumulative height of six feet.

#### c. Location of Screening Wall

A screening wall or fence shall be installed no closer to the less intensive zoning district than one-half the width of the required buffer yard.

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d. Screening: Effect on Drainage

Screening shall not adversely affect surface water drainage.

e. Permitted Interruptions of Screening

Screening may be interrupted to provide pedestrian (sidewalk) or bike (trail) connections or access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed 20% of the length of the required screened area.

### 807 Tree Plantings

In any landscaped area for commercial uses only required by the Minimum Depth Requirements, the Buffer yard Requirements, or the Parking Lot Interior Landscaping Requirements (see Article 906 c), one tree of an approved species with a minimum caliper size of two inches shall be planted and maintained for each 500 square feet of required landscaped area. Existing trees approved for preservation shall be counted toward satisfaction of this requirement.

### 808 General Provisions

a. Time of Application

The provisions contained in this Article shall be applied for each individual lot or site when an application for a rezoning, site plan approval, conditional use permit, or building permit on such lot is made. For commercial, institutional, and multi-family development projects, landscape plans shall be prepared and signed by a licensed landscape architect.

b. Maintenance of Required Landscaping

Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistent with this Article.

c. Obstruction of View

Landscaping or screening installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk.

d. Earth Berm Locations

All earth berm locations shall be reviewed by the Infrastructure and Public Facilities Director, or his/her designee to determine how the berms shall relate to drainage and public utilities.

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e. Exceptions

A development may continue to comply with the buffer yard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with buffer yard or screening provisions.