

## ARTICLE NINE

### LANDSCAPING AND SCREENING REGULATIONS

#### 9-1 Purpose

The Landscaping and Screening Regulations provide additional guidance on the development of sites within Ralston 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 Ralston.

#### 9-2 Applicability

The provisions of this section shall apply to all new development on each lot or site upon application for a building permit, 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.

#### 9-3 Landscaping Requirements

Landscaping shall be required adjacent to each street property line and within street yards as set forth in Table 9- 1.

**TABLE 9-1: REQUIRED LANDSCAPING DEPTH**

<b>Zoning District</b>	<b>Depth of Landscaping Adjacent to Street Property Line</b>
DR	35 feet
R-1	20 feet
R-2	20 feet
R-3	15 feet
R-4	15 feet
MH	35 feet
LO	15 feet
LC	15 feet
GC	10 feet
TC	No Requirement
LI	15 feet
GI	10 feet

**9-4 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 bufferyard on his/her lot or site, as set forth in this section. Bufferyard requirements apply only to those districts indicated in Table 9-2.

- a. The bufferyard dimensions set forth in Table 9-2 apply to zoning districts, which share a common lot line or are adjacent but separated by an intervening alley.
- b. When a street separates adjacent zoning districts requiring a bufferyard, the size of the bufferyard shall be one-half the required bufferyard set forth in Table 9-2.
- c. Each required bufferyard must be entirely landscaped and free of paved areas, access ways, storage, or other disturbances, provided, however that a bufferyard may contain paving if all of the following requirements are met:
  - 1. The Building Official determines that said bufferyard area provides the only reasonable means of ingress and egress to the lot to serve both the restricted access requirement and safe traffic movement;
  - 2. The point of entry to such ingress and egress from the abutting roadway has been fixed by State, County, or Federal authority restricting vehicular traffic;
  - 3. The area proposed to be paved within the bufferyard be no more than necessary to accomplish ingress and egress so as to allow use of the lot within its use classification.

**Table 9-2: Buffer yard Requirements (feet)**

*Less Intensive District*

	<b>DR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>MH</b>
<b>R-4</b>	20	20	20	15		
<b>MH</b>	30	30	30	30	20	
<b>LC, LO</b>	20	20	15	15	10	15
<b>GC</b>	30	30	30	30	20	30
<b>LI</b>	60	60	60	60	50	60
<b>GI</b>	80	80	80	80	70	80

*More Intensive District*

## **9-5 Screening Standards**

### a. Application

Screening is required between adjacent zoning districts indicated in Table 9-2 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 elevations of buildings.
2. Outdoor storage areas of 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 as follows, to visually screen the conditions listed in Article 9-5 (a) from less intensive uses:

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.
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

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

### d. Screening: Effect on Drainage

Screening shall not adversely affect surface water drainage.

## **9-6 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 building permit on such lot is made.

b. Maintenance of Required Lands

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

c. Obstruction of View

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

d. Exceptions

A development may continue to comply with the bufferyard 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 bufferyard or screening provisions.