

§ 152.196 LANDSCAPED STREET FRONTAGE BUFFER.

The street frontage buffer is the planting area parallel to the public street right-of-way.

(A) *Purpose.* The landscaped street frontage buffer serves two primary purposes:

~~—(1) When a parking lot is located adjacent to a public right-of-way, a strip of landscaping helps shield projecting headlights that may impair the vision of passing motorists or pedestrians therefore creating a safer environment.~~

(2) It ~~also~~ provides an aesthetically pleasing transition from the public right-of-way to private property.

(B) *Prohibitions.* Parking, merchandise display and off-street loading are prohibited in the landscaped street frontage buffer.

(C) *Buffer options.* The site plan for any development, other than that exempt in § [152.193](#), shall show a landscaped street frontage buffer along all public rights-of-way. The applicant may choose one or a combination of five options illustrated below to meet the particular site constraints of the development.

(1) *Ten-foot buffer strip.*

(a) *Minimum width.* Ten feet.

~~(b) *Minimum number of trees required.* One shade tree and one ornamental tree per 25 linear feet of street frontage.~~

(c) *Minimum number of shrubs.* Ten shrubs per 25 linear feet of street frontage. A minimum of 50% of shrubs required shall be evergreen.

(2) *Earth berm.*

(a) *Minimum height.* Two and one-half feet higher than the finished elevation of the parking lot.

~~(b) *Minimum number of trees.* One shade tree and one ornamental tree per 25 linear feet of street frontage.~~

(c) *Minimum number of shrubs.* Three shrubs per 25 linear feet of street frontage. A minimum of 50% of shrubs required shall be evergreen.

(3) *Six-foot buffer strip.*

(a) *Minimum width.* Six-foot landscaped street buffer with three feet of fall.

~~—(b) *Minimum number of trees.* One shade tree and one ornamental tree per 25 linear feet of street frontage.~~

(c) *Minimum number of shrubs.* Three shrubs per 25 linear feet of street frontage. A minimum of 50% of shrubs required shall be evergreen.

(4) *Wall.*

(a) *Minimum height.* Three-foot high wall made of brick, stone, or finished concrete.

(b) *Minimum buffer area.* Four foot buffer area along street right-of-way.

~~(c) *Minimum number of trees.* One shade tree per 25 linear feet along street frontage.~~

~~—(5) *Twenty five foot buffer strip.* A landscaped buffer area with existing woodlands maintained in 25-foot strips along the street frontage.~~

(D) *Groundcover.*

(1) *Living material.* Living materials, such as grass, shall make up a minimum of 80% of the groundcover for the landscaped street frontage buffer. One hundred percent of living materials is strongly encouraged.

(2) *Mulch.* Wood mulch may make up 20% of the groundcover for the landscaped street frontage buffer. Weed barrier shall be required. Gravel, concrete, brick pavers or other pavement is not appropriate groundcover for the street frontage buffer.

~~—(E) *Massing.* Massing is multiple rows of alternating plant materials with a combination of trees and shrubs. Massing is strongly encouraged. The maximum distance between massing is 25 feet. Massing should be integrated into a bed or in a curb to ease maintenance.~~

(F) *Street Tree Corridor Plan.* For developments along a street designated on the Street Tree Corridor Plan, developers are encouraged to use the trees recommended in the plan. If a developer follows the Street Tree Corridor Plan, the Planning Commission may approve up to a 10% reduction in the number of shrubs required.

(Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-440, § 152.1300.07, passed 9-3-13)