

158.11. LANDSCAPING AND SCREENING**158.11.01 Purpose**

These landscaping requirements are intended to foster aesthetically pleasing development which will preserve and enhance the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses, and, in doing so, minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby uses. These regulations are also intended to promote the prudent use of water and energy resources.

158.11.02 Enforcement of Landscaping Requirements

Wherever the submission and approval of a landscape plan is required by this code, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without Town approval of a landscape plan as required herein. Failure to implement the approved landscape plan shall be cause for revocation of the occupancy permit.

158.11.03 Landscape Plan**A. Landscape Plan Required**

A landscape plan shall be required for the following situations:

1. New construction of five (5) or more units in multiple-family buildings or complexes in the MF zoning district.
2. New construction of buildings in excess of 3,000 square feet in business and industrial zoning districts, excluding the DB zone.
3. Additions to buildings in excess of 3,000 square feet in business and industrial zoning districts, excluding the DB zone.

Such landscape plan shall be drawn in conformance with the requirements specified in this Section. Landscape plans must be reviewed for compliance and approved by the Planning Director as a part of Site Plan Review.

B. Content of Landscape Plan

All landscape plans submitted for approval shall contain the following information:

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Planning Director.
2. The location, quantity, size and name, both botanical and common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed.
3. The location, quantity, size (where applicable) and name, both botanical and common names, of all proposed plant material including but not limited to shade trees, shrubs, groundcover, annuals/perennials and turf.
4. Existing and proposed grading of the site indicating contours at two (2) foot intervals. Proposed berms shall be indicated using one (1) foot contour intervals.
5. Elevations of all fences and retaining walls proposed for location on the site.
6. Diagrams and maps shall be drawn using a scale of one (1) inch to fifty (50) feet.

158.11.04 Selection, Installation, and Maintenance of Plant Materials

A. Selection

Planting materials used in conformance with the provisions of this Section shall be of good quality, of a species hardy to East Central Indiana, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when selecting plant materials. The use of drought tolerant plant material is preferred. The use of salt tolerant plant material is preferred for landscaping near streets and other rights-of-way.

B. Installation

All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Planning Director.

C. Maintenance

Trees, vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of a project in the same manner as parking and other site details. The owner of the property shall be responsible for the continuous proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris and in good repair at all times.

1. Replacement

All unhealthy or dead plant material shall be replaced by the next planting season. Other defective landscape material shall be replaced or repaired within 3 months of the occurrence of the defect. The planting season is defined as the spring and fall time periods during which new plant material which is installed is most likely to survive the planting process. Generally these periods are from April 15 to June 15 in the spring and from October 15 to November 15 in the fall.

2. Alterations

Landscape materials are intended to grow, spread and mature over time. Landscaping materials used to fulfill requirements of this Chapter may not be pruned or otherwise treated so as to reduce overall height or level of opacity. Pruning, limbing-up, topping, and other inhibiting measures including removal may only be practiced to insure the public safety, to maintain a neat and attractive appearance, and to preserve the relative health of the material involved.

158.11.05 Design Standards and Guidelines

Landscape plans described above shall be prepared based on the following design standards and guidelines. Standards are numerically measurable and can be definitively evaluated for compliance. Design guidelines are not precisely measurable, but compliance can be determined through the evaluation process of landscape plan review.

A. Minimum Standards

1. Shade Trees

All shade trees shall have a minimum trunk size of one and one-half (1-1/2) inches in caliper, unless otherwise specified. The removal of trees within the public right-of-way is prohibited without the approval of the Planning Director.

2. Shrubs

All shrubs shall have minimum height of eighteen (18) inches at planting and a maximum height of four (4) feet at maturity, except for parkway shrubs, which shall

have no minimum height at planting and which shall have a maximum height of eighteen (18) inches at maturity.

B. Design Guidelines

1. Scale and Nature of Landscaping Material

The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scaled buildings, for example, should generally be complemented by larger scaled plants.

2. Selection of Plant Material

Plant material shall be selected for its form, texture, color, pattern of growth and adaptability to local conditions.

3. Evergreens

Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.

4. Softening of Walls and Fences

Plant material should be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.

5. Planting Beds

Planting beds should be mulched with bark chips, feather rocks, or similar materials. Mulch shall not be used as a substitute for plant materials.

6. Detention/Retention Basins and Ponds

Detention/retention basins and ponds shall be landscaped. Such landscaping should include shade and ornamental trees, evergreens, shrubbery, hedges, turf, groundcover and/or other plant materials.

7. Water Conservation

Landscape design pursuant to the requirements of this Chapter must recognize the need for water conservation. While sprinkler irrigation systems are required for certain landscape areas, and may be desirable for other applications, all irrigation systems shall be designed to minimize the use of water.

8. Domestic Turf Grasses

Domestic turf grasses should be used in areas with little or no slope to prevent the runoff of irrigation water.

9. Energy Conservation

Plant material placement will be designed to reduce the energy consumption needs of the development.

a. Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun.

b. Evergreens and other plant materials should be concentrated on the north and west sides of buildings to dissipate the effect of winter winds.

10. Preservation of Existing Plant Material

Existing plant material should be incorporated into the landscape treatment of a site. Effort should be made to preserve and protect existing trees with trunk diameters in excess of twelve (12) inches. Construction equipment and personnel should be kept away from such trees and their root systems by the installation of fencing materials at the tree's dripline.

11. Berms

Earthen berms and existing topographic features should be incorporated into the landscape treatment of a site whenever determined practical by the Planning Director, particularly when combined with plant material to facilitate screening.

158.11.06 Minimum Landscaping of Yards

A. Turf

All yards within the Town of Pendleton shall be landscaped primarily with turf or other plant materials. Pavement of yards other than for parking or loading purposes is prohibited.

B. Trees

One tree large or median sized tree per 2,500 square feet or one small tree per 1,000 square feet, or a combination thereof, shall be provided as the minimum landscaping for all yards.

158.11.07 Parkway Landscaping

A. Intent

The intent of these requirements is to maintain the appearance of, protect the users of, and improve environmental conditions along parkways.

B. Applicability

The following requirements shall apply to the ground area within the street right-of-way which is not covered by pavement or sidewalks.

C. General Landscape Requirements

All parkways shall be landscaped in conformance with the provisions of this Section and Table 158.11.07., Summary of Parkway Landscaping Requirements. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted. Parkway trees shall also be required.

D. Parkway Trees

1. Quantity and Spacing

Parkway trees shall be provided at the equivalent of not more than forty (40) feet apart in the right-of-way adjacent to the parcel. Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Planning Director.

2. Species

A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of tree species shall be reviewed and approved by the Planning Director with particular regard for site-appropriate species.

3. Alternate Location

Trees shall be planted adjacent to the right-of-way if adequate space is not available in the parkway. Trees shall be planted at least five (5) feet from any sidewalk.

E. Parkway Ground Surface Treatment

1. Prohibited Materials

Materials prohibited in parkways are referenced in Table 158.11.07. and include gravel, asphalt, and ground cover and shrubs which exceed 18" in height at maturity.

2. Exceptions To Parkway Standards

Due to the maintenance and irrigation difficulties associated with narrow vegetated parkways, impervious decorative materials including brick, slate, pavers, or decorative concrete are permitted in parkways less than or equal to 36" wide.

TABLE 158.11.07 PARKWAY STANDARDS¹

Parkway Materials	36"+ Wide Parkway
Turf ²	Permitted
Evergreen Ground Cover ³	Permitted - less than 18" in height at maturity
Shrubs ⁴	Permitted - less than 18" in height at maturity
Trees	Permitted - See Section 24-6.4
Flowers ⁵	Permitted - flower bed not to exceed 50% of parkway area
Bark, Mulch & Decorative Rock	Permitted - not to exceed 25% of parkway area and in combination with vegetation
Driveway & Walkways (carriage to street)	Permitted
Prohibited Materials ⁶	gravel & asphalt

Reference Notes:

1. *These standards apply to all properties in the Town that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to maintain landscaping within the public right-of-way. However, these properties shall not maintain rocks, gravel, bark, or other similar materials within the public right-of way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of 6".*
2. *Turf is recommended on slope grades up to 50% (2 horizontal: 1 vertical). Turf is not recommended on slopes greater than 50%.*
3. *Ground Covers are defined as any perennial evergreen plant material species that cover 100% of the ground all year. Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plant throughout the year. Ground covers shall not exceed 18" in height at maturity. Flowers as permitted above are an*

exception to this definition and shall not exceed 24" in height at maturity. Thorn bearing ground covers are prohibited.

4. *A limited variety of shrubs are available that will not exceed 18" in height at maturity. Thorn bearing shrubs are prohibited.*
5. *Flowers may include thorn bearing species.*
6. *Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited unless they are specifically approved through the Pendleton Revocable Permit and Review Process (not an automatic approval). Retaining wall is defined as a wall designed to resist the lateral displacement of soil or other materials.*

158.11.08 Parking Lot Landscaping

A. Applicability

All parking lots designed for fifteen (15) or more parking spaces shall provide landscaping in accordance with the provisions of this Section. Smaller parking lots shall provide landscaping as deemed appropriate by the Planning Director.

B. Interior Parking Lot Landscaping

1. Area Required

Not less than five (5) percent of the interior of a parking lot shall be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot beyond the curb or edge of pavement of the lot shall not be included toward satisfying this requirement.

2. Landscaped Areas

The landscaped areas defined in subsection (1), above, shall be improved as follows:

- a. Interior parking lot landscaping areas (planting islands at least six (6) inches above the surface of the parking lot) shall be dispersed throughout the parking lot in a design and configuration that aesthetically corresponds to the size and shape of the parking lot. Clustering of landscaping areas should be considered when possible.
- b. Interior parking lot landscaping areas shall be a minimum of one hundred (100) square feet in area and shall be a minimum of eight (8) feet in width, as measured from back of curb to back of curb.

c. Landscape Material

The plant material used to improve the landscape areas defined above shall conform to the following:

- (1) **Type:** The primary plant materials used in parking lots shall be shade tree species in conformance with applicable provisions of Sections 158.11.04 and 158.11.05. Ornamental trees, shrubbery, hedges, and other plant materials may be used to supplement the shade tree plantings, but shall not be the sole contribution to such landscaping.
- (2) **Quantity:** One (1) shade tree shall be provided for every one hundred (100) square feet of landscaping area.
- (3) **Groundcover:** A minimum of fifty (50) percent of every interior parking lot landscaping area shall be planted with an approved groundcover in the appropriate density to achieve complete cover within two (2) years. Mulch

may be substituted for other ground cover if it is applied to one hundred (100) percent of the landscaping area at a thickness of at least two inches.

C. Perimeter Parking Lot Landscaping

1. General Intent

The landscape requirements identified below provide for the enhancement of all parking lots by recognizing two distinct conditions. The first is where parking lots are located within front and corner side yards, and a uniform scheme of landscaping is required to protect the aesthetics along public streets. The second condition is where parking lots are located within rear and interior side yards, and minimum requirements for beautification of both residential and non-residential uses are desired. Here, the intent is to require a higher level of landscaping for residential uses (principally multi-family uses) than for non-residential uses. The improvements established below are required only for parking lots with fifteen (15) or more spaces and where the lot is located within a required yard or within twenty (20) feet of a lot line, as previously established. It should also be noted that the issue of reducing impacts between dissimilar uses is addressed by 158.11.09, Landscape Buffers. Where both parking lot landscaping and landscape buffers are required, the more restrictive shall apply.

2. Applicability

Where a parking lot is located within a required yard, or within twenty (20) feet of a lot line, perimeter landscaping shall be required along the corresponding edge of the parking lot in conformance with the following provisions.

3. Landscape Area

Where perimeter landscaping is required, it shall be provided within landscape areas at least seven (7) feet in width, as measured from the back of curb and excluding any parking space overhang area.

4. Required Improvements

Within the landscape area required above, landscape improvements shall be required as established below.

A. All Yards

1. **Shade Trees** One tree per forty (40) feet of yard length. Trees may be clustered based on specific site requirements.
2. **Shrubs** One shrub, measuring a minimum of eighteen inches at planting and not to exceed four (4) feet at maturity, per three (3) feet of yard length, clustered or spaced linearly as determined by the Planning Director across 100% of yard length.

B. Rear or Interior Side Yards Where the rear and interior side yards are abutting or across from nonresidential uses, one shrub, measuring a minimum of eighteen inches at planting and not to exceed four (4) feet at maturity, per three (3) feet of yard length, clustered or spaced linearly as determined by the Planning Director across 50% of yard length.

C. Groundcover Landscape Area outside of shrub masses shall be planted in turf or other groundcover.

158.11.09 Landscape Buffers

A. Applicability

The regulations of this Section shall establish the dimensions and improvement requirements of landscape buffers as required for transitions between uses and the screening of loading berths.

B. General Restrictions

Landscape buffers shall be reserved for the planting of material and installation of fencing as required within this Section. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the site plan review process. Landscape buffers may be located within required yards or required landscape yards as established in the applicable district regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.

C. Size and Improvement of Landscape Buffers

The size and improvement of landscape buffers for various situations shall be as follows:

1. AG Agricultural and ROS Recreation and Open Space Districts

Where an Agricultural District or Recreation and Open Space District abuts a residential district or use, a landscape yard a minimum of twenty-five (25) feet in width shall be provided. Landscape yards are yards devoted exclusively to landscaping except however, that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard. No specific improvements are required within landscape yards, except as provided below:

- a. Where active recreational areas such as ball diamonds or other athletic fields abut residential districts or uses, a landscape buffer a minimum of ten (10) feet in width shall be provided. Within this required landscape buffer, the following improvements shall be provided.
 - (1) Shade trees, a minimum of 1-1/2 inches in caliper, shall be planted at the rate of one (1) tree for every thirty (30) feet of landscape buffer.
 - (2) A continuous evergreen or dense deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have a mature height of not less than four (4) feet and shall be installed at a height of not less than eighteen (18) inches.
 - (3) Areas not planted with trees or shrubs shall be maintained as turf or other groundcover.
- b. All landscape areas not planted with trees and shrubs shall be maintained in turf or other approved groundcover.

2. RMH Manufactured Home or MF Multiple Family Districts

Where a multiple family or manufactured home development abuts a single- or two-family district or use, a landscape buffer a minimum of ten (10) feet in width shall be provided. Within this required landscape buffer, the following improvements shall be provided.

- a. Shade trees, a minimum of 1-1/2 inches in caliper, shall be planted at the rate of one (1) tree for every thirty (30) feet of landscape buffer.
- b. A fence not exceeding six (6) feet in height may be combined with the shrub hedge.
- c. Areas not planted with trees or shrubs shall be maintained as turf or other groundcover.

3. I Institutional District

Where a lot in the I Institutional District abuts a residential district or use, a landscape buffer of a width equal to the height of the principal building, or fifty (50) feet, whichever is less, shall be provided. Within the landscape buffer required, the following improvements shall be provided.

- a. Shade trees, a minimum of 1-1/2 inches in caliper, shall be planted at the rate of one (1) tree for every thirty (30) feet of landscape buffer.
- b. A fence not exceeding six (6) feet in height may be combined with the shrub hedge, subject to the approval of the Planning Director.
- c. Areas not planted with trees or shrubs shall be maintained as turf or other groundcover approved by the Planning Director.

4. PB Districts

Where a lot in the PB District abuts a residential district, a landscape buffer a minimum of seven (7) feet in width shall be provided. Within the landscape buffer required, the following improvements shall be provided:

- a. Shade trees, a minimum of 1-1/2 inches in caliper, shall be planted on an average of one (1) tree for every thirty (30) feet of the yard length.
- b. A solid fence not exceeding six (6) feet in height may be erected along one hundred (100) percent of the yard length in lieu of the landscaping requirement in subsection b. above.
- c. Areas not planted with trees or shrubs shall be maintained as turf or other groundcover.

5. PI Industrial District

Where a lot in the PI District abuts residential district or use, a landscape buffer thirty (30) feet in width shall be provided. Within the landscape buffer required, the following improvements shall be provided.

- a. Shade trees, not less than 1-1/2 inches in caliper, shall be planted on an average of one (1) tree for every twenty (20) feet of length of the yard length. Shade trees may be grouped or clustered, subject to site plan review approval. Evergreen trees may be used as substitutes for some of the shade trees.
- b. Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along one hundred (100) percent of the length of the yard length. Shrubs shall be installed at a height of eighteen (18) inches and shall reach a mature height of not less than four (4) feet. Berms may be used in conjunction with other landscaping materials to satisfy the height requirement.
- c. Areas not planted with trees or shrubs shall be maintained as turf or other groundcover approved by the Planning Director.
- d. A solid fence not exceeding six (6) feet in height may be erected along one hundred (100) percent of the yard length in lieu of the landscaping requirement in subsection b above.

158.11.10 Screening of Refuse Disposal Dumpsters

Refuse disposal dumpsters in all zoning districts shall be screened on all sides by a solid wood or masonry fence to a height of not less than six (6) feet but not more than eight (8) feet. This requirement shall not apply to recycling containers and devices.

158.11.11 Changes to Approved Landscape Plans

Any change or deviation to an approved landscape plan shall require the approval of the Planning Director. Changes which do not conform to this Chapter shall be subject to the

procedures for a variance as established in Section 154.08. of this code. Landscape improvements made to a lot that are not in conformance with an approved landscape plan shall be a violation of this code, and subject to the fines and penalties established herein.