

City of Andover, Kansas

GUIDELINES FOR LANDSCAPING AND PARKING LOT SCREENING

The purpose of these guidelines is to enhance the attractiveness of the community through the establishment of landscape requirements for urban development projects. The standards herein established shall apply to all new development and certain levels of redevelopment, renovation and/or additions within the corporate boundaries of the City of Andover, Kansas.

Properly established and maintained, landscaping can improve the livability of neighborhoods, enhance the appearance of commercial areas, increase property values, improve relationships between non-compatible uses, screen undesirable views, soften the effects of structural features, and contribute to a positive overall image of the community.

Definitions.

AVERAGE LOT DEPTH: The horizontal distance between the front and rear lot lines measured along the median between the side lot lines. For multiple-frontage lots, the average lot depth measured from each street shall be divided by the total number of streets to obtain one average depth for the lot.

BERM: An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

CONIFER TREE: An evergreen tree, usually of the pine, spruce or juniper genus, bearing cones and generally used for its screening qualities. For purposes of these regulations, a conifer shall be considered a shade tree if it is at least six feet tall when planted AND is one of the evergreen trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" AND will obtain a mature height of twenty feet or greater.

DECIDUOUS: Trees and shrubs that shed their leaves annually.

EVERGREEN: Trees and shrubs that do not shed their leaves annually.

GROUND COVER: Living landscape materials or low-growing plants, other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface, and which upon maturity normally reach the average maximum height of not greater than 24 inches.

LANDSCAPE MATERIALS: Living plants, such as trees, shrubs, vines, groundcover, flowers and grasses. It may include such nonliving features as bark, wood chips, rock, brick, stone or similar materials (monolithic paving not included) and structural and/or decorative features such as fountains, pools, gazebos, walls, fences, benches, light fixtures, sculpture pieces, and earthen berms, terraces and mounds.

LANDSCAPING: The product of careful planning and installation using any combination of landscape materials subject to the limitations set out in this chapter which results in the softening of building lines, the modification of environmental extremes, the definition of separate functional spaces and the presentation of a pleasing visual effect on the premises.

MULCH: Non-living organic, inorganic or synthetic materials customarily used in landscape design and maintenance to retard soil erosion, retain moisture, insulate soil against temperature extremes, suppress weeds, deter soil compaction, and provide visual interest.

ORNAMENTAL TREE: A deciduous tree possessing qualities such as flowers or fruit, attractive foliage, bark or shape, with a mature height generally under 40 feet. Trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" as small deciduous trees and medium deciduous trees will be classified as ornamental trees for purposes of administering these regulations.

PARKING LOT: An area not within a building or other structure where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. This definition shall include vehicle queuing or holding areas such as at car washes, drive-up windows, gasoline pumps, etc., but shall not include vehicle storage and display areas for new and used vehicle sales lots or parking for one-family and two-family dwellings.

SHADE TREE: Usually a deciduous tree -rarely an evergreen -planted primarily for its high crown of foliage or overhead canopy. Trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" as large deciduous trees and very large deciduous trees will be classified as shade trees for purposes of administering these regulations.

SHRUB: A deciduous or evergreen woody plant smaller than a tree and larger than ground cover, consisting of multiple stems from the ground or small branches near the ground, which attains a height of 24 inches or more.

SITE SPECIFIC: As used in this ordinance, 'site specific' shall mean that the plant material chosen to be used on a site is particularly well suited to withstand the physical growing conditions which are normal for that location.

STREET FRONTAGE: The length of the property abutting on one side of a street measured along the dividing line between the property and the street.

STREET WALL: Any building wall facing a street.

STREET WALL LINE: A line that extends from the building parallel to the street wall until it intersects a side or rear lot line or a wall line of another building.

STREET YARD: The area of a lot which lies between the property line abutting a street and the street wall line of the building. If a building has a rounded street wall or if the building is on an irregular-shaped lot, wall lines extending parallel to the street wall from the points of the wall closest to the side property lines shall be used to define the limits of the street yard.

XERISCAPE: Water conservation through creative landscaping which applies the following seven principles:

- 1) Plan and design carefully.
- 2) Improve the soil water holding capacity through use of soil amendments.
- 3) Use efficient irrigation methods and equipment.
- 4) Select site-specific, hardy plant materials, and then group all plants according to their sun and moisture needs.
- 5) Use turf grass appropriately in locations where it provides functional benefits.
- 6) Mulch.
- 7) Give appropriate and timely maintenance.

ZONING LOT: A parcel of land that is designated by its owner or developer at the time of applying for an occupancy certificate as a tract, all of which is to be used, developed or built upon as a unit under single ownership. Such lot may consist of:

- 1) A single lot of record; or
- 2) A portion of a lot of record; or
- 3) A combination of complete lots of record, complete lots and portions of lots of record, or portions of lots of record.

Required Landscaped Street Yard.

A. The minimum amount of landscaped street yard for all uses, which are required to have an approved site plan and are adjacent to a street.

1. On a zoning lot with an average lot depth of 175 feet or less -ten (10) square feet of landscaped street yard per lineal foot of street frontage.
2. On a zoning lot with an average lot depth of 175.01 feet to 275 feet -twelve (12) square feet of landscaped street yard per lineal foot of street frontage.
3. On a zoning lot with an average lot depth of 275.01 to 375 feet -fifteen (15) square feet of landscaped street yard per lineal foot of street frontage.
4. On a zoning lot with an average lot depth of more than 375 feet -twenty (20) square feet of landscaped street yard per lineal foot of street frontage.
5. Plants, installation and maintenance techniques meeting the principles of Xeriscape shall be utilized for landscaping required by these regulations wherever possible.
6. On a zoning lot with frontage on two or more streets, each of which requires a landscaped street yard, the landscaped area requirement shall be based on the sum of the street frontages, less the greatest perpendicular distance between the property line abutting a street and the street wall line, multiplied by the factor based on average lot depth as referenced above. On multiple-frontage lots where the use of the average lot depth, as defined, would require more landscaped street yard than would be required if each frontage were calculated individually, the lesser of the calculations may be used. Although the required amount of landscaped street yard does not have to be equally distributed to the various street frontages, there shall be no less than 20% of the total required landscaping within any street yard.

B. Minimum number of trees within street yards:

1. A minimum of three (3) shade trees or six (6) ornamental trees for every 1,000 square feet or fraction thereof of the required minimum landscaped street yard.

C. Design standards for landscaped street yards and required trees:

1. Trees shall be located in planter areas of sufficient size and design to accommodate the growth of the trees and protected to prevent damage to the trees by vehicles. A minimum of 25 square feet of permeable ground surface area per tree is recommended.
2. The required trees may be clustered along a particular facade or boundary of the project. Trees need not be spaced evenly, although it is permissible to do so, provided adequate distance is maintained between individual specimens. Minimum spacing for ornamental trees is recommended to be fifteen (15) feet and forty (40) or more feet for shade trees. The trees shall be selected from a list of tree types that are commonly known to grow in the area and are listed in the publication prepared by the Kansas Urban Forestry Council and titled "Preferred Tree Species for South Central Kansas". Trees not listed but which are substantially equivalent may be used if approved.
3. The minimum size at the time of planting of required trees shall be as follows: shade trees - 2-inch or greater caliper measured at a height of 6 inches above the ground; ornamental trees - 1 1/2-inch or greater caliper measured 6 inches above the ground; conifer trees 6 feet or more in height.
4. Shrubbery may be substituted for up to one-third of the required trees at the rate of 10 shrubs for one required shade tree. Substitute shrubbery shall be of a site specific type that attains a mature height of at least two (2) feet and shall be no less than two-(2) gallon container size at the time of planting.
5. The required trees (shade trees or ornamental trees but not conifers) and/or shrubs may not be located in part or in total in adjacent public right-of-way area unless approved as to location and no conflicts exist with utility locations. Shade trees should be located no closer than twelve (12) feet to the curb line of adjacent streets. Trees should also be located no closer than six (6) feet to either side of a sidewalk unless root barrier materials are installed at the sidewalk on the tree side.
6. Shrubbery, walls and fences which are 25% or more opaque in design shall be constructed no higher than three (3) feet above the finished grade in a required landscaped street yard when located within a right triangle, the sides of which are formed by a line extending 25 feet toward the shrubbery, wall or fence from any vehicular access point along the street right-of-way line and a line extending six feet away from and perpendicular to the street right-of-way line from the same access point. Shrubbery, walls or fences located near the intersection of streets shall maintain sight visibility clearance. All opaque fences shall be located toward the private property side of required landscaped street yards along street right-of-way to maintain a landscaped appearance along the street.
7. The intent of the landscaped street yard is to visually soften the masses of building and parking lots and to separate building areas from parking areas through the use of plantings. Paved plazas, walkways, and bike paths connecting public sidewalks to buildings located on private property within a landscaped street yard may be credited to a maximum of 50% of required street yard landscaping area if such paved pedestrian areas have trees and/or shrubbery which provide(s) visual relief to those building elevations forming the major public views of the project.

Required Buffers.

A. Buffers Between Non-Residential and Residential Development:

1. Where Required -Such a buffer is required along the common property line of any non-residential project in any zoning district where such project is adjacent to a residential district.

B. Buffers Between Adjacent Multi-Family or Manufactured Home Parks and Single-Family/Two-Family Residential Projects:

1. Where Required -Such a buffer is required along the common property line of any multi-family project (a project with three or more dwelling units in one building) or manufactured home park in any zoning district where such a project is adjacent to a single-family or two-family zoning district.

C. Design Standards: Where screening and buffering of incompatible uses is required based on zoning district classifications the following matrix shall be used to determine the minimum screening and buffering efforts required.

Zoning	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	B-5	B-6	I-1
R-1	NR	NR	NR	LB	NR	LB	LB	SF	SF	ISB	ISB	ISB	ISB
R-2	NR	NR	NR	LB	NR	LB	LB	SF	SF	ISB	ISB	ISB	ISB
R-3	NR	NR	NR	NR	NR	NR	LB	SF	SF	SF	SF	ISB	ISB
R-4	LB	LB	NR	NR	LB	NR	LB	SF	SF	SF	SF	ISB	ISB
R-5	NR	NR	NR	LB	NR	LB	LB	SF	SF	ISB	ISB	ISB	ISB
R-6	LB	LB	NR	NR	LB	NR	LB	SF	SF	ISB	ISB	ISB	ISB
B-1	LB	LB	LB	LB	LB	LB	NR	LB	LB	LB	LB	LB	LB
B-2	SF	SF	SF	SF	SF	SF	LB	NR	NR	NR	LB	LB	LB
B-3	SF	SF	SF	SF	SF	SF	LB	NR	NR	NR	NR	LB	LB
B-4	ISB	ISB	SF	SF	ISB	ISB	LB	NR	NR	NR	NR	LB	LB
B-5	ISB	ISB	SF	SF	ISB	ISB	LB	LB	NR	NR	NR	NR	NR
B-6	ISB	ISB	ISB	ISB	ISB	ISB	LB	LB	LB	LB	NR	NR	NR
I-1	ISB	ISB	ISB	ISB	ISB	ISB	LB	LB	LB	LB	NR	NR	NR

NR – No requirement for screening and buffering.

LB – Landscaped buffer required. A minimum of three vertical feet of screening, measured from the surface, shall be provided to soften the transition and provide some physical separation between zoning uses. Screening may be accomplished by the use of planting materials, berms and or walls or fences.

- a. Earthen berms shall not have a level top elevation, but rather a rolling hill effect. The minimum side slope for berms shall be 3:1. Areas where berms are less than the required vertical height shall be in filled with other screening materials to reach the minimum three vertical feet of screening.

- b. In addition to the required three vertical feet of screening at least one shade tree per 40 linear feet or one ornamental tree per 30 linear feet of perimeter shall be provided in the screening plan. Required trees may be grouped or clustered.
- c. At least 1/3 of the planting material shall be of evergreen/coniferous species.
- d. The use of solid walls and fences for screening and buffering may be substituted for the requirement for the minimum three feet of vegetative screening, but the requirements for tree plantings shall still apply.

SF – Screening fence or wall required. A minimum of six vertical feet of solid screening fence or wall, measured from the surface, shall be provided to provide physical separation between zoning uses.

- a. In addition to the required solid screening fence or wall at least one shade tree per 40 linear feet or one ornamental tree per 30 linear feet of perimeter shall be provided in the screening plan. Required trees may be grouped or clustered. If traffic circulation, loading/unloading facilities, outdoor storage, etc. occur between the adjacent land uses the requirements for trees shall be increased by 50% and a minimum 20 foot landscape strip shall be provided.
- b. At least 1/3 of the planting material shall be of evergreen/coniferous species.

ISB – Intense screening buffer required. A minimum of six vertical feet of solid screening fence or wall, measured from the surface, and one hundred horizontal feet between non-residential and residential buildings shall be provided to provide visual and physical separation between zoning uses.

- a. In addition to the required solid screening fence or wall at least one shade tree per 40 linear feet or one ornamental tree per 30 linear feet of perimeter shall be provided in the screening plan. Required trees may be grouped or clustered. If traffic circulation, loading/unloading facilities, outdoor storage, etc. occur between the adjacent land uses the requirements for trees shall be increased by 50% and a minimum 20 foot landscape strip shall be provided.
- b. At least 1/3 of the planting material shall be of evergreen/coniferous species.

Parking Lot Screening and Landscaping.

A. Required Screening: All new parking lots or additions to parking lots shall be continuously screened from view except at points of vehicular and/or pedestrian ingress and egress, to a minimum height of three (3) feet above the parking surface by the use of berms and/or plantings, with the following exemptions: 1) open parking lots in one-family and two-family residential projects in any zoning district. Walls and fences may be used in combination with berms and plantings but may not be used as the sole means of screening a parking lot.

1. Walls or fences used in combination with berms and/or plantings shall avoid a bland and monotonous appearance by such measures as architectural articulation and placement of vines, shrubs and/or trees.
2. All screening and landscape elements may be located within and be substituted for required landscape buffers and street yards, provided sight clearances are maintained as specified above and provided further that the minimum number of trees otherwise required in the yard or buffer are established in the street yard. Shrubs used in meeting screening requirements shall not be substituted for required trees.
3. Where walls and fences are to be combined with vines and shrubs to create the screening effect, they should be located in a planting strip with a minimum width of no less than 3 feet from the edge of any adjacent sidewalk. Landscape materials shall be located on the public right-of-way side of the wall or fence, but not in the public right of way.
4. Where shrubs, trees and other landscape materials are used exclusively to create the screening effect, they should be located in a planting strip with a minimum width of no less than 5 feet from the edge of the parking lot paving to the edge of any adjacent sidewalk.

5. Where berms are to be combined with trees, shrubs, walls or fences to create the screening effect, they should be located in a planting strip with a minimum width of no less than 10 feet from the edge of the parking lot paving to the edge of any adjacent sidewalk. Earthen berms shall not have a level top elevation, but rather a rolling hill effect. The minimum side slope for berms shall be 3:1. Areas where berms are less than the required vertical height shall be in filled with other screening materials.
6. The minimum size at the time of installation of plant materials used for parking lot screening shall be as follows: shade trees -2-inch or greater caliper measured at a height of 6 inches above the ground; ornamental trees -1 1/2-inch or greater caliper measured 6 inches above the ground; conifer trees -6 feet or more in height; shrubs -18-inch height. Shrubs used for parking lot screening shall be expected to obtain a height of at least 36 inches within the third year after planting. Spacing between shrubs will depend upon the type of shrub but shall be close enough to achieve a visual screen when the plants reach maturity.
7. Evergreen and/or deciduous plant materials may be used, provided a solid screening effect is maintained on at least two-thirds (2/3) of the treated frontage during all seasons of the year.
8. All planting materials shall be designed so as not to encroach in the two foot front bumper overhang area adjacent to parking lot curbs or bumper blocks, or the two feet of door swing/unloading area on the side of a parking space.
9. Planting materials shall provide two feet of clearance from sidewalks at mature spread to provide the required clear zone for bicycle and pedestrian facilities.

B. Required Landscaping: All new parking lots or additions to parking lots shall also be required to provide interior landscaping.

1. A minimum of 200 square feet of landscape area shall be provided for every 15 parking spaces or fraction thereof to create some softening and separation of long rows of parked cars. Decorative paved plazas, walkways, and bike paths connecting public sidewalks to buildings located on private property within a landscape area may be credited to a maximum of 50% of required landscape area. All rows of parking spaces shall terminate in a landscaped island or landscape area, except single rows of parking that would effectively create a corner. Landscaping shall be accomplished by the use of planting and mulching materials and/or landscaped berms.
 - a. All rows of parking spaces, except single rows of parking that would effectively create a corner, should terminate at both ends in landscaped end caps. Landscaped end caps shall be at least 5 feet wide and extend the depth of the parking space.
 - b. Rows of parking spaces longer than 15 spaces shall have a landscaped area not less than 10 feet wide by the depth of the parking spaces to break up the appearance of long rows of parked cars.
 - c. Earthen berms shall be covered with turf grass and/or mulched landscape beds and not have a level top elevation, but rather a rolling hill effect. The maximum side slope for berms shall be 3:1.
 - d. At least one shade tree or two ornamental trees per 10 parking spaces, or fraction thereof, shall be provided in the parking lot interior landscaping plan.
 - e. At least 25 percent of the required landscaped area shall be covered with ground cover, flowering plants and/or shrubs.
 - f. At least 1/3 of the planting material shall be of evergreen/coniferous species.
 - g. All planting materials shall be designed so as not to encroach, at mature spread, in the two foot front bumper overhang area adjacent to parking lot curbs or bumper blocks, or the two feet of door swing/unloading area on the side of a parking space.
 - h. The grouping of required landscaped area to form large clusters at highly visible areas is encouraged.

Parking Lot Interior Pedestrian Circulation.

Interior parking lot pedestrian circulation shall be designed to be part of the architectural concept. Whenever possible, parking and vehicle access shall be located within the site, so as to provide the shortest pedestrian routes to the building. Landscaping materials and turf grass shall be used along pedestrian routes to provide separation from parked cars, and identify sidewalk locations.

Pedestrian sidewalks leading to the entrance of buildings from parking lots shall be designed and buffered in a manner that encourages their use. Site design should separate pedestrians and vehicles as much as possible. The use of landscaping in connection with sidewalks is encouraged. Landscaping beds and plantings shall be designed and arranged so as to provide year-round visual effects by using a variety of flowering plants, ground cover, shrubs, ornamental and shade trees, and evergreen materials.

- A. Large parking lots shall be divided into fields of 50-100 spaces by landscape strips with pedestrian sidewalks to reduce the visual impact of large expanses of paving and to identify the location of pedestrian sidewalk routes to the entrance of the building. Smaller parking lots, of 50 spaces or less, where parking aisles are perpendicular to the face of the building or form blocks of spaces shall provide at least one pedestrian sidewalk route to the building entrance.
 1. Pedestrian sidewalks shall be a minimum of 5 feet wide, with an additional 2 feet of width where vehicle bumpers overhang or cars are parked parallel to the pedestrian way.
 2. Pedestrian crossings of driveways and access aisles shall be clearly marked with paint striping or colored/textured pavement.
 3. In large parking lots every other bank of parking stalls shall have a landscape strip and pedestrian sidewalk to the building entrance.
 4. A pedestrian sidewalk shall be provided to connect to the street sidewalk system or adjacent trails.
 5. Parking lots with spaces adjacent to the building shall provide a pedestrian sidewalk to the building entrance.
 6. Any shrub, groundcover or flowering plants adjacent to pedestrian sidewalks shall be designed so as not to encroach on the paved sidewalk at mature spread.
 7. Ornamental and shade trees must be designed so as to be pruned for a minimum seven feet of vertical clearance from the pedestrian sidewalk to the underside of the canopy.
 8. Landscape islands that include pedestrian sidewalks between parking rows shall be a minimum of 20 feet in width to provide adequate space for vehicle bumper overhang, landscaping and appurtenances.
 9. At least 1/3 of the planting material shall be of evergreen/coniferous species.
 10. All planting materials shall be designed so as not to encroach in the two foot bumper overhang area adjacent to parking lot curbs or bumper blocks.
- B. The following standards shall be complied with in locating planting materials.
 1. Flowering plants, groundcover and shrubs shall be planted in mulched planter beds.
 2. Flowering plants, groundcover and shrubs shall be planted a minimum of two feet from driveways, utility meters, manholes, storm sewer structures, power poles, utility pedestals, streetlights, parking curbs and sidewalks, measured at mature spread.
 3. Ornamental trees shall be planted a minimum of three feet from buried utilities, underground storm sewers, and driveways, and six feet from parking curbs, sidewalks, water or sanitary sewer lines, streetlights and power poles, measured from the trunk. Ornamental trees may be planted beneath overhead utility lines if the mature height is less than the height of the overhead line.
 4. Shade trees shall be planted a minimum of 12 feet from curbs or driveways, and six feet from sidewalks, water or sanitary sewer lines, buried utility lines, underground storm sewer and

power poles, measured from the trunk. Shade trees may not be planted beneath overhead utility lines, or in drainage or utility easements.

5. Minimum planting sizes for shade trees shall be two inch trunk caliper, ornamental trees one and a half inch trunk caliper, evergreen trees six foot height, and shrubs two gallon container.

Percentage in Living Materials.

Unless otherwise specified, required landscape area shall consist of a minimum of fifty-five percent (55%) in ground surface covering by living grass or other plant materials. The foliage crown of trees that may extend over monolithic paved surfaces beyond the required landscaped area or over non-living surfaces within the required landscaped area shall not be used in the fifty-five percent (55%) or other required percentage calculation. The remaining forty-five percent (45%) of the required landscape area may be covered with bark, wood chips, rock, bricks, stone, or similar materials (monolithic paving not included). An effective weed barrier shall be required in non-living landscaped areas. The use of non-living materials in required landscape areas for other than mulching around trees, shrubs and planting beds shall be on the basis of a landscape plan submitted for approval.

Monument and Sign Landscaping.

- A. Monuments, signs, and accessory landscaping shall be designed to be part of the architectural concept. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive. Landscaping shall be used to soften hard edges and contrast of signs and sign structures. Landscaping beds and plantings shall be designed and arranged so as to provide year-round effects by using a variety of flowering plants, ground cover, shrubs, ornamental and shade trees, and evergreen materials.
 1. A minimum ratio of three square feet of landscape planting materials, measured at mature spread, shall be provided around the sign base for every one foot of sign surface area for signs of 200 square feet or less.
 2. A minimum ratio of two square feet of planting materials, measured at mature spread, shall be provided around the sign base for every one foot of sign surface area for signs of 200 square feet or greater.
 3. At least 1/3 of the required planting material shall be of evergreen/coniferous species.
 4. Flowering plants, groundcover and shrubs around the sign base shall be planted in landscape planter beds.
 5. Flowering plants, groundcover, and shrubs shall be planted a minimum of two feet from driveways, utility meters, manholes, storm sewer structures, power poles, utility pedestals, streetlights, parking curbs and sidewalks, measured at mature spread.
 6. Monument and sign landscape planter beds may be incorporated in required screening and/or required landscaped street yard plans.

Other Landscape Regulations.

- A. Landscaping shall not conflict with the traffic visibility requirements.
- B. The use of artificial trees, shrubs, vines, turf, or other plants as an outside landscape material will not be allowed.
- C. The planting of *Ulmus pumila* (Siberian elm) in required landscape areas will not be allowed.
- D. The planting of female or cotton-bearing cottonwood trees will not be allowed in any required landscaped area.
- E. Clumped or multi-trunked trees, where used, instead of single-trunk trees, shall be credited as only one of the required trees.
- F. Landscaping shall not interfere with the general function, safety or accessibility of any gas, electric, water, sewer, telephone, or other utility easement. Landscaping shall be limited to an eight-inch (8") mature height within three (3) feet of a fire hydrant, traffic sign, traffic signal or utility structure.
- G. The existing indigenous vegetation on a site is encouraged to be retained in a development project and may be credited toward required landscaping, provided this vegetation is adequately protected during construction to insure long-term survival.
- H. Where a calculation of a requirement results in a fractional number (such as 14.2 required trees), the requirement shall be considered the next greatest whole number (such as 15 required trees).
- I. Landscaping in the right-of-way of a State Highway shall be approved by the District Engineer, where applicable.
- J. Prior to excavation for screening or landscape purposes within public right-of-way or easements, the location of all underground utilities shall be determined by calling the Kansas One-Call System at 687-2470.
- K. Berms, irrigation systems, street furniture, or similar landscape features may be located within public street right-of-way, provided adequate right-of-way exists and a minor street privilege is granted.
- L. Walls on permanent foundations and fences over 6 feet in height require a building permit. Walls shall not be constructed within utility easements or street right-of-way; provided, however, that wall segments on column footings may be permitted across easements if determined appropriate by the City Engineer.
- M. Landscape plans shall be submitted showing the location of all landscape materials and shall be drawn to scale with the scale and north arrow indicated as well as names of all adjacent streets, the lot dimensions, the location of all utility and drainage easements, and the legal description of the zoning lot. The plans shall contain a listing of the proposed plant materials indicating their numbers,

names (both botanical and common) and sizes at the time of planting. The plans shall also state how water is to be provided to plant materials. The number of parking spaces within parking lots shall be shown. Calculations of the amount of required landscaped street yard and number of parking lot trees, as well as the amount and number actually provided, shall be included as part of the landscape plan.

N. No more than 75% of the required landscape areas shall be covered by turf grasses unless the grass is buffalo grass.

O. Plants shall be high-quality nursery-grown stock which meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986 or as may be amended in the future.

Maintenance.

A. The landowner is responsible for the maintenance of all landscaping materials and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.

B. Maintenance shall include mowing, trimming, weeding, cultivation, mulching, tightening and repairing of guys and stakes, resetting plants to proper grades and upright position, restoration of planting saucer, fertilizing, pruning, disease and insect control and other necessary operations.

C. All landscaped areas shall be provided with a readily available permanent water supply; provided, however, that landscaped areas utilizing drought-tolerant plants may use a temporary above-ground system and shall be required to provide irrigation for the first two growing seasons only. Irrigation shall not be required for established trees and natural areas that remain undisturbed by development activities. Irrigation systems shall be designed and operated in a manner to avoid water on impervious surfaces and public streets. Long, narrow landscaped areas are difficult to irrigate efficiently, therefore landscaped areas less than five feet in any dimension shall not be irrigated with overhead spray sprinklers. Drip irrigation is acceptable.

D. Disturbed soil between trees and shrubs in the planting beds shall be mulched, planted or otherwise treated to prevent wind and water erosion.

Exceptions and Modifications.

The provisions of this chapter may be modified and/or trade-offs permitted with respect to dimension or location within a property boundary. Permitted forms of modification and exception are identified as follows:

A. For purpose of application of this chapter, no buffer or screening requirement located on an adjacent property may be utilized as a portion of a required buffer or screen, nor allowed to be used in a trade-off or modification of a standard.

B. The change in use or redevelopment of a site utilizing all or parts of an existing building(s) shall not be required to meet the landscaping requirements of this chapter, except as follows:

1. When the value of the new addition, renovation or redevelopment exceeds 50% of the value

- of the existing development, as determined by the County Appraiser's office; or
2. When there is more than a 30% increase of the gross floor area on the site.

New parking lots and additions to parking lots which are required to provide landscaping and/or screening shall do so even if there is no increase in gross floor area or value.

- C. Lots or tracts of land abutting the right-of-way of a railroad zoned for residential use and held by title separate from all abutting lands shall not be required to provide landscaped buffers along the common property line.
- D. In those instances where a development site abuts a public park or other permanent public open space and where at least 100 feet of undisturbed natural foliage exists along the common lot line, a landscaped buffer requirement along the common property line is not required; provided, however, loading docks, trash containers, and storage areas on the development site along the common line shall be screened as provided within this code.
- E. For purposes of this section, the Zoning Administrator or a designated representative, shall have the authority to interpret the language and specifics of application of the several exceptions. Appeals of the decisions of the Zoning Administrator shall be filed with the Site Plan Review Committee. In the opinion of the Zoning Administrator where there exist extraordinary conditions of topography, existing vegetation, land ownership, site boundaries and dimensions, adjacent development characteristics or other circumstances not provided for in this section, the Zoning Administrator may modify or vary the strict provisions of this section in such a manner and to such an extent as is deemed appropriate to the public interest, provided that the purposes and intent of these guidelines are maintained through such modification or variance.
- F. The preservation and protection from construction damage of each existing tree of 6 or more inches in trunk diameter (measured 6 inches above the ground) within the street yard, parking lot, or perimeter buffer area of a site shall account for the equivalent 2 trees required in the that landscaped street yard, parking lot, or perimeter buffer area of the site.

Water Conservation Measures.

When meeting the landscape requirements outlined in this section, property owners are encouraged to use water in the most efficient way possible. A number of principles for effective water usage are found in the accepted approach to landscaping called Xeriscape. The term Xeriscape is derived from a Greek word meaning 'dry'. The desired effect of a Xeriscape, however, is to provide an attractive and even lush-appearing landscape with a minimum amount of water usage. This is accomplished through the application of the seven basic principles of Xeriscape.

Information concerning the principles of Xeriscape is available from Botanica, the Wichita Water and Sewer Department, the Wichita Park and Recreation Department, the Wichita Public Works Department, the Wichita-Sedgwick County Planning Department and nurseries and garden centers throughout the community. Property owners are encouraged to take advantage of the water-saving practices set out in the principles of Xeriscape.

Regardless of the extent to which the principles of Xeriscape are applied, automatic irrigation systems installed in association with the landscaping requirements of this section shall be equipped with moisture-sensing devices or automatic rain shut-off devices that forestall scheduled watering cycles when moisture adequate to sustain healthy plant life is present.

Enforcement/Assurances for Installation and Completion.

Prior to the issuance of a certificate of occupancy for any structure where landscaping is required, except when a certificate of occupancy is obtained by providing acceptable assurance to the city guaranteeing the completion of such landscaping, all work as indicated on a landscaping plan shall be inspected and approved by the Zoning Administrator or designated representative.

At the time of inspection, the Zoning Administrator shall check the quantities and locations of landscape materials. At the time of such inspection, the landowner shall warrant that the completed landscaping complies with the requirements of this section. Such warranty shall include the quantities, locations, species and sizes of plants and other landscape materials used for compliance. In the event that an inspection is not conducted by the Zoning Administrator prior to the issuance of a certificate of occupancy because acceptable assurance has been provided to the city guaranteeing the completion of such landscaping, such inspection shall be done by the Zoning Administrator subsequent to the installation of such landscaping but prior to the release or expiration of the acceptable assurance.

A landowner may obtain a final certificate of occupancy for a structure prior to the completion of required landscaping work if the completion is not possible, due to seasonal or weather conditions, and if the landowner submits the necessary assurances to the Zoning Administrator for the completion of the landscaping. The acceptable assurance guaranteeing the completion of the landscaping -such as an irrevocable letter of credit, certified check, or other acceptable assurance -shall be equal to one hundred twenty-five percent of the cost of the landscaping work and shall be accompanied by a written assurance that such landscaping will be completed to the satisfaction of the Zoning Administrator.

Administrative Remedies.

Until the provisions of these guidelines, including the conditions of any permits issued thereunder, have been fully met, the city may withhold issuance of any building permit, certificate of occupancy or inspection required under the current city building code or zoning code or the city may issue cease and desist orders for further development.

Appeals.

Any person aggrieved by the administration or interpretation of any of the terms or provisions of this guideline may appeal to the Site Plan Review Committee of the city.