

# CITY OF ANDOVER, KANSAS

## GUIDELINES FOR MISCELLANEOUS STRUCTURES AND MECHANICAL EQUIPMENT 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.

Miscellaneous structures and mechanical equipment screening and landscaping shall be designed to be part of the architectural concept. Whenever possible, miscellaneous structures and mechanical equipment shall be located within the site, so as to provide separation from the street and adjacent residential areas. Screening materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive while providing visual obstruction of unsightly objects equally in winter and summer.

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 Screening.**

- A. Screening and landscaping shall be used to soften the effects of miscellaneous structures and mechanical equipment on the aesthetics of a site and the surrounding area. Landscaping beds and plantings shall be designed and arranged so as to provide year-round visual barrier effects by using a variety of flowering plants, ground cover, shrubs, ornamental and shade trees, and evergreen materials.
  1. Solid screening shall be provided around mechanical equipment, including roof mounted equipment, to whatever height is necessary to block the view from the street, public parking areas, and surrounding properties. Screening may be accomplished by the use of planting materials, berms and or walls or fences.
    - a. At least 1/3 of the planting material shall be of evergreen/coniferous species.
    - b. The use of walls and fences at grade for screening along street frontages, public access ways, parking lots, and to screen the view from adjacent residential properties shall be augmented by the use of planting materials to soften the aesthetics.
  2. A minimum of six vertical feet of solid screening, measured from the parking lot surface, shall be provided around trash receptacles to block the view of the contents

and contain any possible blowing material. Screening shall be accomplished by the use walls or fences. Landscaping material shall be used around the trash receptacle screening structure when adjacent to residential properties to soften the aesthetics.

- a. The height of the trash receptacle and elevation of adjacent residential properties shall be taken into consideration when designing screening. Additional height or intensity of screening may be required to provide an adequate visual barrier.
  - b. Trash receptacle screening structures shall have gates that when closed completely obstruct the view of the contents. Whenever site conditions allow, the opening of the trash receptacle screening structure shall not face the street or adjacent residential properties.
3. The following standards shall be complied with in locating planting materials.
- a. Flowering plants, groundcover and shrubs shall be planted in mulched planter beds.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.