

ARTICLE 13 - LANDSCAPING

13.00 Landscaping for Vehicular Use Areas

All off-street parking areas containing more than 6,000 square feet of area, or 20 or more vehicular parking spaces, whichever is less, shall provide areas of landscaping plantings of grass, shrubs or trees according to the following minimum requirements:

- (A) An area equal to five percent (5%) of the total area devoted to parking spaces and parking lanes shall be landscaped and permeable with landscaped islands or internal landscaped strips.
- (B) Parking lots shall also have a perimeter buffer of a minimum of five feet with a vertical six inch concrete curb on the parking lot side. The perimeter buffer shall contain elements such as mounding, trees, ground cover and shrubs that will achieve an effective, continuous screen of a height of at least three feet at maturity. Mounding shall not exceed a 3 to 1 slope.
- (C) Trees installed in parking lot landscaped islands or landscaped strips shall have a clear trunk of at least five feet above the ground. The remaining areas of landscaped islands shall be landscaped with hardwood mulch, shrubs, and/or ground cover, not to exceed two feet in height. Trees shall be planted at least four feet from the edge of pavement where vehicles overhang.

13.01 Screening and/Or Landscaping For Areas with Residential Adjacency

Whenever a parking area is located in or adjacent to a Residential District, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably-designed wall, fence or planting screen. Such fence shall be not higher than three (3) feet in height extending from the right-of-way to the front of the adjacent building and shall be four (4) to six (6) feet high in all other areas. The fencing wall and planting screen shall be maintained in good condition. The space between such fence, wall or planting screen, and the lot line of the adjoining premise in any Residential District, shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then no such fence, wall or planting screen and landscaping shall be required.

13.02 Screening Required Trash Areas

All commercial, industrial and multi-family residential uses that provide common or shared trash and/or garbage collection areas shall enclose such areas on at least three (3) sides by a solid wall, fence or natural landscaping of at least four (4) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area/s for collection of trash and/or garbage as determine by the Trustees shall be required.

13.03 Landscaped Buffers

Landscaped buffers are intended to screen undesirable views and reduce the impact that one land use has upon another, and to help protect and preserve the appearance and property values of residential uses from adverse effects of adjoining non-residential uses and certain multi-family uses. Landscape buffers may be designed to include a range of natural and man-made materials such as decorative fencing, stone and earthen mounding. Landscape buffers may be structured/constructed landscape features, existing vegetated areas and plant material, or a combination of both.

- (A) **Requirements for Landscaped Buffers:** Landscaped buffers are required whenever a site plan is required pursuant to Article 14 and when the subject property is next to property that is, or can be, developed with residential land uses. Landscape buffers are also required in cases where the Zoning Commission determines that such features are needed to minimize local and unique land use impacts that present themselves in the course of a site plan review process pursuant to Article 14.
- (B) **Landscape Buffer Design:** Landscape buffers shall be of such width and height necessary to effectively provide necessary screening. Effective screening is achieved when the combination of all natural and manmade landscape reaches fifty percent (50%) winter opacity and approximately seventy percent (70%) summer opacity, between one foot above finished grade level to the top of the required planting. This degree of opacity must be achieved within one year of planting/installation. Multiple landscape elements (trees, shrubs, grasses, stone, manmade materials, mounding) are encouraged to create a more complex and interesting landscape feature. Tree planting shall be spaced no less than one for each 25 lineal feet of buffer feature. The use of plant material that is native to northern Ohio is preferred. When earthen mounding is included in the design of a landscape buffer, it should not include slopes that are steeper than 1 to 3 (one foot of height for every 3 feet of horizontal distance) and the landscape mound(s) must undulate in both horizontal and vertical directions.
- (C) **Sight Distances:** Landscape buffer design shall not restrict vehicular sight distances as they relate to internal turning movements, or turning movements related to access to the public street.
- (D) **Installation Timeframes:** All landscape buffer elements and plant material must be installed within 12 months of issuance of a zoning permit to begin construction.

13.04 **Landscape Plans and Requirements for Larger Developments**

Whenever a proposed development involves more than 100,000 square feet of total floor area (in one building or collectively), the applicant shall provide a Landscape Plan to accompany the site plan required in Article 14. Landscape Plans required pursuant to this Section shall be prepared by a Landscape Architect, registered in the State of Ohio. This landscape plan must depict all proposed landscaping for vehicular use areas, perimeter landscape treatments, foundation plantings, screening, Landscaping adjacent to rights-of-way, landscape buffer areas and existing vegetation conservation/protection. Existing landscape material in healthy condition shall be shown with provisions to protect existing trees when such material meets the requirements and achieves the objectives of this Article.

13.05 **Total Plant Material Required - Industrial Building Construction**

To achieve an appropriate level of overall landscaping on an industrial building construction site, the

following minimum number of plant materials shall be provided:

- (A) **Trees: One (1) deciduous shade tree, coniferous or ornamental tree for every ten thousand (10,000) square feet of developed area. Ornamental trees shall not make up more than twenty-five (25) percent of the total number of trees with coniferous trees being at least fifteen (15) percent of the total number of trees.**
- (B) **Shrubs:** One (1) shrub for every five thousand (5,000) square feet of developed area.
- (C) **Ground Cover:** All open areas of any site not occupied by a building, parking or storage shall be planted with turf grass or hardy ground cover. Undisturbed areas containing existing natural vegetation must be maintained and free of foreign and noxious plant materials.

13.06 **Total Plant Material Required – Commercial or Office Building Construction**

To achieve an appropriate level of overall landscaping on an industrial building construction site, the following minimum number of plant materials shall be provided:

- (A) **Trees: One (1) deciduous shade tree, coniferous or ornamental tree for every six thousand (6,000) square feet of developed area. Ornamental trees shall not make up more than twenty-five (25) percent of the total number of trees with coniferous trees being at least fifteen (15) percent of the total number of trees.**
- (B) **Shrubs:** One (1) shrub for every two thousand (2,000) square feet of developed area.
- (C) **Ground Cover:** All open areas of any site not occupied by a building, parking or storage shall be planted with turf grass or hardy ground cover. Undisturbed areas containing existing natural vegetation must be maintained and free of foreign and noxious plant materials.

13.07 **Total Plant Material Required – Multiple Family Residential Construction**

To achieve an appropriate level of overall landscaping in a multiple family residential construction site, the following minimum number of plant materials shall be provided:

- (A) **Trees: One (1) deciduous shade tree, coniferous or ornamental tree for every five thousand (5,000) square feet of developed area. Ornamental trees shall not make up more than twenty-five (25) percent of the total number of trees with coniferous trees being at least fifteen (15) percent of the total number of trees.**
- (B) **Shrubs:** One (1) shrub for every one thousand (1,000) square feet of developed area.
- (C) **Ground Cover:** All open areas of any site not occupied by a building, parking or storage shall be planted with turf grass or hardy ground cover. Undisturbed areas containing existing natural vegetation must be maintained and free of foreign and noxious plant materials.

13.08 Design Requirements by Water Body Type

- A. Standard Ponds.
1. Design Authorship. Standard Ponds must be designed by a registered Civil Engineer to meet the standards and specifications of the USDA Natural Resources Conservation Service.
 2. Minimum Size. Standard Ponds must be one-quarter (1/4) of an acre in area, and have a minimum depth of twelve (12) feet over twenty-five to fifty percent (25%-50%) of their area.
 3. Slope. The sides of standard ponds must have side slopes not exceeding three (3) feet horizontal to one (1) foot vertical.
- B. Decorative Ponds. Decorative ponds must have a liner and operating pump system, and must be properly maintained to avoid silting and stagnant water.
- C. Detention Basins. Detention Basins must be maintained so as to preclude the development of larvae in stagnant pools, and so as to maintain the health of all plant materials within them.
- D. Constructed Wetlands. Constructed wetlands shall be placed in areas that are conducive to wildlife, and must be placed a minimum of five hundred (500) feet from a residence. Constructed wetlands have no minimum or maximum size.

Table 314

Type of Water Body	Setback from Property Lines	Minimum and Maximum Area	Designed By	Reviewed By*	Eaton Township Permits Required
Standard Pond	Fifty (50) Feet	Minimum of one-quarter (1/4) acre area	Registered Civil Engineer	Township	Yes
Decorative Pond	Twenty-five (25) Feet	Maximum of one-quarter (1/4) acre area	Landscape Architect or Landscape Designer	Township	Yes
Retention Pond or Detention Basin	Fifty (50) Feet	Per engineering requirements	Registered Civil Engineer	Lorain County Engineer's Office, Township	No
Agricultural Pond	Fifty (50) Feet	No minimum or maximum area	Biologist Consultant	Township	Yes
Constructed Wetland	Fifty (50) Feet	No minimum or maximum area	Ohio Division of Wildlife, Biologist Consultant	Township	Yes

*Note: The reviews herein are listed for convenience only. Additional approvals may be

required. (See Section 314.02 B)

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*** Note: the County Engineer can reduce the fifty (50) foot setback for retention/detention basing if warranted by topography and drainage of the specific site. (07/12/07)