

Title 33 - ZONING CODE
Chapter 3321
General Site Development Standards

3321.03 Lighting.

Lighting shall conform to the following standards.

A. Site lighting in commercial and institutional districts:

1. Light fixtures shall not exceed twenty-eight (28) feet in height.
2. Light fixtures located within one hundred (100) feet of a residentially zoned property shall not exceed eighteen (18) feet in height.
3. Lights shall have fully shielded, recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.
4. Canopy lighting shall be recessed within the canopy or use an opaque shield around the sides of the light.
5. Globe style fixtures shall be shielded to prevent upward lighting and shall not exceed fourteen (14) feet.

B. Site lighting in manufacturing districts:

1. Light fixtures located within one hundred (100) feet of a residentially zoned property shall not exceed eighteen (18) feet in height.
2. Lights shall have fully shielded, recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.

3321.07 Landscaping.

A. Front yard landscaping: The lot area between a required building line and a street line shall be landscaped and shall not be paved except for paved areas approved by the city.

B. Tree requirement on residential property: The purpose of the tree requirement is to reestablish plant cover over the built environment, reduce topsoil erosion and storm water runoff, mitigate the effects of sun and wind, offset carbon emissions, moderate temperatures, and conserve energy resources. On a residentially zoned lot, a minimum of one (1) tree, subject to minimum size requirements in General Landscaping Standards, is required on-lot for every ten (10) dwelling units or fraction thereof. No other code-required trees may satisfy this requirement. A minimum of one (1) tree is required on each lot containing one to ten dwelling units, a minimum of two (2) trees are required on each lot containing eleven to twenty dwelling units, and so on.

3321.09 Screening.

Screening of nonresidential districts abutting residential districts: The purpose of screening is to provide, in conjunction with existing yard, setback, and separation standards, a minimum buffer between abutting land uses.

A. Applicability: Screening in section 3321.09 applies to lots rezoned to a nonresidential classification after the effective date of this ordinance that abut, at the time of rezoning, property with a residential zoning classification. Screening must be installed within nine (9) months of occupancy of the rezoned lot.

B. A property with a nonresidential zoning classification abutting residentially zoned property shall provide screening that shall include a fence, wall, landscaped mound, densely planted planting strip, or combination thereof meeting the following standards:

1. Screening shall be provided and maintained within twenty (20) feet of all lot lines abutting residential zoning classifications.
2. Trees used to satisfy this section shall be planted no closer than three (3) feet to the property line, as measured from the trunk.
3. Screening is not required between a required residential building line and a street line. However, if applicable, the screening requirements in the Off-Street Parking and Loading chapter shall prevail and may apply in advance of a building line.

C. Height and opacity: For purposes of this section, required screening, and any portion thereof, shall be installed and maintained to a height of no less than five (5) feet above the finished grade and to a year-round opacity of not less than seventy-five (75) percent. When plant material is used for screening, compliance with height and opacity requirements shall be attained within three (3) years of planting. Screening is not required within one (1) foot above the finished grade.

3321.11 Screening of mechanical systems.

In commercial, institutional or manufacturing districts, all heating, ventilating, air conditioning and other building mechanical systems and equipment or other utility hardware on the roof of a building shall be screened to the height of the equipment to prevent the equipment from being visible from any adjacent public street or adjacent residential district. Decorative cornices may be used for screening. The color of the screening material shall match the building exterior or roof.

Mechanical or other utility equipment on the ground shall be fully screened to the height of the equipment by wall, fence, landscape material or a combination thereof to prevent the equipment from being visible from any adjacent public street or adjacent residential district. Whenever live plants are installed, alone or in combination with other materials for the purposes of this section, the plants shall be selected to achieve the height equal to the height of the equipment, and a density not less than 75% opacity within three (3) years of installation and shall comply with general landscaping standards of this chapter.

3321.13 General landscaping standards

A. Determining opacity: The percentage of opacity shall be determined by measurement of any typical square foot of the vertical plane from a point perpendicular thereto, exclusive of any area within one (1) foot of the finished grade. Permissibly open area (e.g., vision clearance, driveways) shall not be included in an opacity determination.

B. A landscaped earth mound shall have a maintainable slope of no greater than 3:1 (horizontal: vertical). Every one (1) foot of vertical rise shall be constructed in three (3) feet or more of horizontal space.

C. Minimum size: When used to meet a required landscaping or screening provision, plants shall have a minimum size at the time of planting as follows:

1. Two (2) inch caliper for a deciduous tree;
2. One and one-half (1-1/2) inch caliper for an ornamental tree;
3. Four (4) foot height for a conifer or evergreen tree;
4. Two (2) foot height for a shrub, and;
5. Number 2 size container for ornamental grasses.

D. All plants shall be maintained in a healthy live state and shall be replaced as needed to comply with code. Landscaping and screening plants that die shall be replaced during the current or next planting season.

E. Existing landscape vegetation or existing tree stands may be used as part or all of screening provided the height and opacity requirements are met.