Intent: Landscaping is an essential element of the site design process, and is an important feature in promoting the public health, safety, comfort, general welfare and the quality of life of the Town. Landscaping regulations are intended to: reduce the negative impacts of higher intensity land uses on less intense adjacent land uses; provide visual and noise buffering between higher intensity districts and less intense districts; lessen the impact of development on the environment by reducing glare and heat buildup; promote energy conservation; and break up large expanses of paved areas so as to reduce impervious surface area, storm water runoff, and the level of pollutants from non-point sources.

General Provisions

(A) Applicability. Within the Town, a zone map change (re­zon­ing), request for special exception use, new building construction, additions to existing buildings, new parking areas and parking area expansions, shall provide landscaping as required by this Section. Single family and two-family residential structures shall be exempt from this Section.

(B) Utility Easements. In those instances where overhead utilities are located within required yards, plant material selections shall be limited to trees which typically do not exceed twenty-five (25) feet in height at maturity. Appropriate utility easement plant materials include ornamental trees such as the redbud, dog­wood and crabapple, or narrow-spread evergreen trees such as the emerald green arborvitae. In those instances where underground utilities are located within required yards, plant material selections shall be limited to ground cover, man-made elements or planting materials within raised beds which will not interfere with the underground utilities.

(C) Sight Triangle. Landscaping placed within the sight triangle of any entrance or drive shall meet the requirements of Section 1.20 Clear Sight Area Requirements.

(D) Live Vegetation. All trees and shrubs and applicable ground cover required by this Section shall be living vegetation, and shall comply with the size at time of planting as indicated in Table 8.02 Minimum Size at Time of Planting. Evergreen species that drops its lower branches (e.g., white pines) shall not be permitted as an "evergreen".

(E) Man-Made Elements. Man-made elements within landscape areas may consist of walls, berms, and fences.

(F) Placement of Landscaping. To the fullest extent possible, landscaping shall be placed on the development site. When circumstances dictate that landscaping required by this Section can only be placed in the public right-of-way to meet the requirements of this Section, permission must be sought and obtained from the Indiana Department of Transportation, or the Town prior to the placement of the landscaping.

(G) Credit for Preservation of Existing Trees, Vegetation and Fencing. In order to encourage the preservation of existing trees, vegetation and fencing, the Zoning Administrator may approve an alternative landscape plan which utilizes existing trees, vegetation and fencing in lieu of new plantings or fencing within required perimeter yards, building foundation areas, or interior off-street parking areas. Such alternative landscape plan shall:
(1) demonstrate that sufficient trees, vegetation or fencing shall be preserved to equal or exceed the level of screening required by the basic provisions of this Section; and,

(2) provide that, in the event trees, vegetation and fencing designated for preservation are damaged or die within three (3) years of completion of construction on the site, replacement trees, vegetation and fencing shall be replaced sufficient to provide landscaping and buffering which is equivalent to the minimum requirements of this Section for new landscaping.

(J) When multiple options are provided for a specific type of landscaping, a combination of the various options may be used in order to promote variation and interest.

(K) Location of Landscaping. Required landscaping areas shall consist of all five (5) of the following on a site:

(1) Streetscape Landscaping
(2) Perimeter yard landscaping
(3) Building foundation landscaping
(4) Off-street parking islands
(5) Off-street parking screening

8.03 Streetscape Landscaping

Streetscape Landscaping promotes and creates a pleasant visual experience from the public roads, while not obscuring the visual needs of a development. Type A: Open Landscaping is required along all street frontages. Planting elements consist of an option of either deciduous shade or ornamental trees, as follows:

(A) Option 1: A minimum of one (1) deciduous shade tree planted every sixty (60) feet (rounded up to the nearest whole number) of the applicable front lot line, but no less than one (1) per lot. Such trees may be evenly spaced or grouped together; or,

(B) Option 2: A minimum of one (1) deciduous ornamental tree planted for every forty (40) feet (rounded up to the nearest whole number) of the applicable front lot line, but no less than one (1) per lot. Such trees may be evenly spaced or grouped together.
Perimeter Yard Landscaping

(A) Except in the TC Town Center District, landscaping of perimeter yards are incorporated into three (3) Types, as follows:

(1) Type A: Open Landscaping. Type A: Open Landscaping promotes and creates a pleasant visual experience from the between certain uses. Type A: Open Landscaping is required between certain non-residential uses adjacent to single family residential uses. Planting elements consist of an option of either deciduous shade or ornamental trees, as follows:

(a) Option 1: A minimum of one (1) deciduous shade tree planted every sixty (60) feet (rounded up to the nearest whole number) of the applicable front lot line, but no less than one (1) per lot. Such trees may be evenly spaced or grouped together; or,

(b) Option 2: A minimum of one (1) deciduous ornamental tree planted for every forty (40) feet (rounded up to the nearest whole number) of the applicable front lot line, but no less than one (1) per lot. Such trees may be evenly spaced or grouped together.

(c) Option 3: When Type A: Open Landscaping is required along a side or rear lot line, an opaque man-made element may be substituted in accordance with the following:

1. Between the front lot line and the front building setback, a fence four (4) feet high above grade, and at least fifty percent (50%) open, and

2. Between the front building setback and the rear property line, a solid, opaque man-made element at least six (6) feet in height, or ten (10) feet in height in an industrial district; and

Figure 8.02 Example of Type A/Open Landscaping
3. Along a *rear property line*, a solid opaque man-made element at least six (6) feet in height, or ten (10) feet in height in an industrial district

(B) Type B: Partial Screening. Type B: Partial Screening creates a partial visual and sound barrier (buffer) and is intended for use on *lots* where the abutting lots include residential *uses* or other less intense non-residential uses which may be affected by operations of the subject property. Type B: Partial Screening requires the use of evergreen trees to provide year-around buffering while allowing flexibility to add color and interest with deciduous trees or shrubs/hedge plants, as follows:

(a) Option 1: Two (2) wide spread evergreen trees, evenly spaced, for every thirty (30) feet (rounded up to the nearest whole number) of the length of the *property line*, but no less than two (2) per *lot*;

(b) Option 2: Four (4) narrow spread evergreen trees, evenly spaced, for every thirty (30) feet (rounded up to the nearest whole number) of the length of the *property line*, but no less than four (4) per *lot*;

(c) Option 3: One (1) evergreen tree and one (1) deciduous shade or ornamental tree evenly spaced, for every thirty (30) feet (rounded up to the nearest whole number) of the length of the *property line*, but no less than one (1) each per *lot*;

(d) Option 4: Fifty Percent (50%) of the required landscaping may be substituted with solid, opaque man-made element in accordance with the following:

1. Between the *front lot line* and the *front building setback*, a fence four (4) feet high above grade, and at least fifty percent (50%) open, and

2. Between the *front building setback* and the *rear property line*, a solid, opaque man-made element at least six (6) feet in height, or ten (10) feet in height in an industrial district; and

![Figure 8.05 Example of 6' Berm with Mature Landscaping](image-url)
3. Along a rear property line, a solid opaque man-made element at least six (6) feet in height, or ten (10) feet in height in an industrial district.

(C) Type C: Full Screening. Type C: Full Screening creates a substantial visual and/or sound barrier between abutting properties, where one or more of the abutting properties of lesser use may be adversely impacted by the lights, sounds and regular operations of the higher intensity or use. Planting elements require significant use of evergreen trees and man-made elements to provide year-round buffering. Planting elements provide a continuous and effective barrier against light and noise between adjacent properties, as follows:

(a) Option 1: A minimum of four (4) wide-spread evergreen trees planted every thirty (30) feet (rounded up to the nearest whole number) of the applicable side and rear lot line. Such trees shall be evenly spaced in a staggered double row, where the rows are not more than 12.5 feet apart. The minimum requirements of this subsection may be reduced by half between the front lot line and the established front building setback;

(b) Option 2: A minimum of eight (8) narrow-spread evergreen trees planted every thirty (30) feet (rounded up to the nearest whole number) of the applicable side and rear lot line. Such trees shall be evenly spaced in a staggered double row, where the rows are not more than 12.5 feet apart. The minimum requirements of this subsection may be reduced by half between the front lot line and the established front building setback;

(c) Option 3: Fifty Percent (50%) of the required landscaping may be substituted with solid, opaque man-made element in accordance with the following:

1. Between the front lot line and the front building setback, a fence four (4) feet high above grade, and at least fifty percent (50%) open, and

2. Between the front building setback and the rear property line, a solid, opaque man-made element at least six (6) feet in height, or ten (10) feet in height in an industrial district; and

Figure 8.04 Example of Type C/Full Screening
(B) Placement of Landscape Types.

(1) All landscaping shall be located between the lot line and the building façade or building setback line, whichever is less.

(2) Perimeter landscaping shall be installed according to the following:

<table>
<thead>
<tr>
<th>Zoning of Subject Property</th>
<th>Zoning of Adjacent Property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R1 District, or Single-Family Residential Use (1)</td>
</tr>
<tr>
<td>Non-residential Use in R1</td>
<td>A</td>
</tr>
<tr>
<td>R2</td>
<td>B</td>
</tr>
<tr>
<td>OB</td>
<td>A</td>
</tr>
<tr>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>GI</td>
<td>C</td>
</tr>
</tbody>
</table>

(1) Apply this column before following 4 columns
Building Foundation Landscaping

(A) Except in the TC Town Center District, foundation landscaping shall be applicable to any elevation of a new building or building addition which:

(1) Has a street-facing façade; or

(2) Includes the primary customer entrance.

(B) Relationship to Buildings. Foundation landscaping shall be located along or adjacent to each applicable building elevation, provided, however, where a portion of the building elevation is devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones, foundation landscaping areas may be aggregated into one or more locations along or abutting such building elevation. In order to allow for a walkway or similar improvements adjacent to the building, foundation landscaping may begin within fifteen (15) feet of the building.

(C) Foundation landscaping shall be provided at a rate of at least (1) hedge plant or shrub, every three (3) feet of width of the applicable elevation.

Figure 8.06  Example of Foundation Landscaping
Off-Street Parking Islands

(A) Off-street parking areas shall be applicable to off-street parking areas and areas used for the parking or display of automobiles. Off-street parking areas shall not include areas used for semi-truck loading areas, semi-truck maneuvering areas and semi-truck parking areas.

(B) All new, off-street parking areas containing fifteen (15) parking spaces or more and all expanded surface off-street parking areas which are increased by fifteen (15) parking spaces or more, whether such increase occurs at one (1) time or in successive stages, shall provide interior off-street parking island landscaping.

(C) All such off-street parking areas shall include at least one (1) required interior landscape island for every fifteen (15) parking spaces (or fraction thereof).

(D) Each required interior landscape island shall measure a minimum of seventy-five (75) square feet with a minimum width of four (4) feet.

(E) Each required interior landscape island shall contain a minimum of one (1) deciduous shade tree or deciduous ornamental tree.

(F) Interior landscape islands, generally, shall be located at the end of parking bays so as to define vehicular and pedestrian traffic patterns.

(G) The area devoted to interior landscape islands shall be in addition to any required perimeter yard landscaping, foundation landscaping or parking area screening required by this Section.
8.07 Off-Street Parking Screening

(A) Perimeter screening of off-street parking areas shall apply to all new, off-street parking areas and expanded off-street parking areas for any use, except for single family and two family dwellings.

(B) In addition to the required Perimeter Yard Landscaping, an off-street parking area located between a building line and a front lot line, or adjacent to a residential use, the edge of the parking area facing such front lot line or residential use shall be screened across the edge of the parking area located between such front lot line or residential use, as follows:

(1) Option 1: a compact row of shrubs/hedge plants planted three (3) feet on-center. Minimum planting size shall meet the requirements for Hedge Plants/Shrubs of Table 8.02 Minimum Size at Time of Planting

(2) Option 2: Along a side or rear property line, a solid opaque man-made element at least three (3) feet in height

(C) In the case where the location of the parking lot requires parking area screening along a side or rear yard in which Type B: Partial Screening or Type C: Full Screening is provided, the parking area screening may be waived or modified by the Zoning Administrator provided the intent of the landscape regulations are met.

Figure 8.08 Example of Off-Street Parking Area Screening
8.08 Minimum Plant Sizes

All plant materials specified by this Section shall comply with the minimum sizes at time of planting as specified in Table 8.02 Minimum Size at Time of Planting, below.

<table>
<thead>
<tr>
<th>Plant Category</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Shade Tree (a.k.a. Overstory Tree)</td>
<td>2 ½ inch caliper at 6&quot; above the ground</td>
</tr>
<tr>
<td>Deciduous Ornamental Tree (a.k.a. Understory Tree)</td>
<td>1 ½ inch caliper at 6&quot; above the ground</td>
</tr>
<tr>
<td>Evergreen Tree</td>
<td>6' high</td>
</tr>
<tr>
<td>Hedge Plants / Shrubs</td>
<td>24&quot; high</td>
</tr>
</tbody>
</table>

8.09 Installation and Maintenance of Landscaping

(A) Installation. All landscaping required by this Section shall be installed prior to the issuance of a final certificate of occupancy for the use on the real estate. If seasons, weather conditions or other conditions beyond the applicant’s control create a situation which is not appropriate for the installation of landscaping immediately prior to the issuance of a final certificate of occupancy, the Zoning Administrator may issue a temporary certificate of occupancy pending the installation of landscaping required by this Section not later than three (3) months after the start of the next planting season after the use of the real estate is commenced. The start of planting seasons shall be March 15 and August 15 of each year.

(B) Maintenance. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur within three (3) months after the start of the next planting season.