

DIVISION 5. - LANDSCAPING REQUIREMENTS

Sec. 86-430. - Generally.

Wherever in any zoning district off-street facilities are provided for parking or any other vehicular uses as provided in this chapter, such off-street facilities and land shall conform to the minimum landscaping requirements set forth in this division; except that single- and two-family residential uses on individually platted lots and all uses in the ILW zoning district shall be exempt from such requirements. All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops or other similar devices.

(Code 1982, § 20-7.13; Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-431. - Plant material.

- (a) *Quality and suitability.* Plant materials used in conformance with the provisions of this division shall conform to the standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, Part I, 1963, and Part II, State of Florida Department of Agriculture, Tallahassee, or equal thereto as approved by the zoning administrator or his designee. Plant materials shall be indigenous to the city area or of a hardy species adapted to the climate and soils of the area. Exotic species or those requiring watering in excess of the city's normal rainfall are discouraged.
- (b) *Trees.* All trees shall be species having an average mature spread or crown of greater than 15 feet in the city area and having trunks which can be maintained in a clean condition over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of a 15-foot crown spread. Tree species shall be a minimum of ten feet in overall height and four feet in spread and a minimum of three inches in diameter measured six inches above the ground immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than six feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five feet square and five feet deep, and for which the construction requirements shall be four-inch-thick concrete reinforced with #6 wire mesh (six by six by six) or equivalent. All trees shall be approved by the zoning administrator. Existing trees, as defined in this subsection, may be used to meet the requirements of this section. For the purpose of this subsection, palms shall not be considered trees.
- (c) *Shrubs and hedge plants.* Shrubs shall be a minimum of two feet in height when measured immediately after planting. Hedge plants, where required, shall be planted not more than three feet on center, and maintained so as to form a continuous, unbroken, solid visual screen within a maximum of one year after time of planting.
- (d) *Vines.* Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.
- (e) *Ground covers.* Ground covers in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage and shall be used with a decorative mulch such as pine or cypress bark or other material of a similar nature.
- (f) *Lawn grass.* Grass areas shall be planted in species normally grown in permanent lawns in the city area. Grass areas may be sodded, plugged, sprigged or seeded; except that solid sod shall be used in swales or other areas subject to erosion. In areas where other than solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

(Code 1982, § 20-7.13.a; Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-432. - Single- and two-family front yard landscaping requirements.

For all single- and two-family residential uses on individually platted lots, a minimum of one third of the required front yard area shall be planted with lawn grass, ground cover or shrubs and hedge plants.

(Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-433. - Plan approval.

Except for single-family and two-family dwellings and as otherwise permitted in section 86-50, prior to the issuance of any permit for paving or surfacing under the provisions of this chapter, a plot and planting plan shall be submitted to and be approved by the building division of the city. The plot plan shall be drawn to suitable scale, and shall include all pertinent dimensions and indicate clearly by delineation the existing and proposed parking spaces or other vehicular use areas, access aisles, driveways, hydrants, the source of water supply for plantings, and the location and size of all landscape materials, including the location of planting protective devices, and the location and size of buildings, if any, to be served and the relation of the off-street facilities thereto, and shall designate plantings by name and shall locate the plant material to be installed or, if existing, to be used in accordance with the requirements of this division. No construction permit shall be issued unless the plot plan has been reviewed and approved by the engineering division of the city as complying with the provisions of this section.

(Code 1982, § 20-7.13.b; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. [2019-09](#), § 4, 2-26-19)

Sec. 86-434. - Conformance with approved plan.

All landscaping required by this subdivision shall be installed in accordance with the plot plan as finally approved prior to issuance of a certificate of occupancy.

(Code 1982, § 20-7.13.c; Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-435. - Maintenance.

Maintenance and upkeep of all landscaping and landscaped areas required by this chapter is the responsibility, jointly and severally, of owners, tenants or agents, if any. Landscaping and landscaped areas shall present a healthy, neat and orderly appearance, free from refuse and debris. Dead or dying plant materials shall be promptly removed and replaced by materials meeting the requirements of the original landscaping plan. Failure to meet this requirement of continued maintenance and upkeep is a violation of this chapter.

(Code 1982, § 20-7.13.d; Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-436. - Landscaping adjacent to public rights-of-way.

On any parcel providing an off-street parking area or other vehicular use area in excess of 1,000 square feet or three off-street parking spaces, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, excluding alleys, landscaping shall be provided between such areas and such right-of-way in accordance with the following requirements:

- (1) *Trees.* A strip of land at least five feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped to include an average of one tree for each 50 linear feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area.

- (2) *Hedge or wall.* In addition, a hedge, wall or other opaque durable landscape barrier of at least two feet in height shall be placed along the entire length of such landscaped area. If such opaque durable barrier is of nonliving material, for each ten feet thereof, an average of one shrub or vine shall be planted abutting such barrier, but these need not be spaced ten feet apart. Such shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape treatment.

(Code 1982, § 20-7.13.e(1); Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-437. - Landscaping adjacent to property lines.

On any parcel providing an off-street parking area or other vehicular use area there shall be provided landscaping between such area and the property line as follows:

- (1) Where such area abuts property zoned or, in fact, used primarily for residential or institutional purposes, for that portion of such area not entirely screened visually by an intervening structure or existing conforming buffer from an abutting property, a landscaped buffer shall be provided in accordance with this division. Such landscaped buffer shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property so that the purpose of screening the off-street parking area or other vehicular use area is accomplished. The vertical requirement for such landscape buffer area may be reduced to not less than three feet by the administrative official where the only vehicular use area to be screened is a driveway not exceeding ten feet in width.
- (2) In addition, an average of one tree shall be provided for each 50 linear feet of such interior property line or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Each such tree shall be planted in at least 25 square feet of planting area with a minimum dimension of at least five feet. Each such planting shall be landscaped with grass, ground cover or other landscape material, excluding paving, in addition to the required tree.
- (3) Where such area abuts a dedicated alley or property zoned and, in fact, used for commercial or industrial purposes and exceeds 1,500 square feet or five off-street parking spaces, only the tree provision with its planting area as prescribed in subsection (2) of this section shall be required.

(Code 1982, § 20-7.13.e(2); Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-438. - Interior landscaping.

The following vehicular use area interior landscaping requirements apply for all off-street facilities other than multilevel parking structures:

- (1) Off-street parking areas in excess of 1,500 square feet or five off-street parking spaces shall have at least ten square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required by other provisions of this division. Other vehicular use areas in excess of 1,500 square feet shall have ten square feet of landscaped area for each 500 square feet or fraction thereof of vehicular use area.
- (2) Each separate landscaped area shall contain a minimum of 100 square feet, with a minimum dimension of at least five feet, and shall include at least one tree, with the remaining area adequately landscaped with shrubs, ground cover or other landscaping material. The total number of trees shall not be less than one for each 100 square feet or fraction thereof of required interior landscaping area. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and

direction. Where a landscaped area between abutting tiers of parking is provided, one tree shall be provided for each 50 linear feet of such landscaped area.

- (3) In other vehicular use areas where the strict application of this section will seriously limit the function of the area, such as off-street loading areas, the required landscaping may be located near the perimeter of the paved area. Such required interior landscaping which is relocated as provided in this subsection shall be in addition to the perimeter landscaping requirements.
- (4) The front of a vehicle may encroach upon any interior landscaped area or walkway when the area is at least 3.5 feet in depth per abutting parking space and protected by motor vehicle stops or curbing. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space.

(Code 1982, § 20-7.13.e(3); Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-439. - Visibility at intersections and points of access.

- (a) Where an accessway intersects a public right-of-way, all landscaping shall provide unobstructed cross-visibility at a level between 2.5 feet and ten feet within the areas of property on both sides of an accessway formed by the intersection of each side of the accessway and public right-of-way lines, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides; provided that trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. No buffer, structure or landscaping, except required grass or ground cover, shall not be located closer than three feet to the edge of any accessway pavement.
- (b) When the subject property abuts the intersection of two or more public rights-of-way, the provisions of section 122-391 shall apply.

(Code 1982, § 20-7.13.e(4); Ord. No. 2003-32, § 3, 10-28-03)

Sec. 86-440. - Applicability of requirements; appeals.

The provisions of this division shall apply to all new off-street parking or other vehicular use areas. At such time as existing off-street parking or other vehicular use areas are enlarged or expanded, such provisions shall apply to the previous existing areas as well as the new areas. Any appeal from an administrative determination relating to this chapter shall be to the planning commission. Prior to issuing occupancy permits for new construction, implementation and completion of landscaping requirements in off-street vehicular facilities shall be required.

(Code 1982, § 20-7.13.f; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2005-22, § 8, 4-26-05)

Secs. 86-441—86-459. - Reserved.