

..Number
181520
..Version
SUBSTITUTE 2
..Reference

..Sponsor
ALD. WITKOWSKI

..Title
A substitute ordinance relating to landscaping and screening requirements for various land uses.

..Section
295-405 rc
295-415-4-b-1 am
295-415-4-c-0 am
295-503-2-v-1 am
295-505-4-e-3 am
295-603-2-u-2 am
295-603-2-aa-1 am
295-605-4-e-3 am
295-605-4-f-3 am
295-703-2-w am
295-703-8-a am
295-803-2-o-3 am
295-803-2-q-3 am
295-803-2-nn-1 am
295-805-4-d (table) am
295-805-4-f am
295-805-4-g am
295-805-4-h-1 am
295-805-4-i-2-a am
295-805-4-i-2-b am
295-805-4-i-6 am
295-905-2-b-10-a am
295-905-3-d-2 am
295-905-3-d-3 am

..Analysis
This ordinance recreates the zoning code's landscaping and screening requirements for various land uses, including motor vehicle parking lots and outdoor storage areas, contractor's yards, outdoor storage facilities, outdoor salvage operations, transportation uses, industrial uses and utilitarian site features, such as mechanical equipment, dumpsters and loading docks.

..Body
The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 295-405 of the code is repealed and recreated to read:

295-405. Landscaping and Screening. 1. INTRODUCTION. a. Purposes. The standards of this section are established to promote and protect the health, safety and general welfare of the public in the following ways:

a-1. Protecting and enhancing the aesthetic quality of the city of Milwaukee by ensuring a well-defined and pedestrian-friendly public realm and by screening parking lots and unsightly uses and site features from public streets.

a-2. Mitigating the effects of excessive light, noise, and dust in neighborhoods by screening parking lots and unsightly uses and site features from adjacent properties and providing buffers between incompatible uses.

a-3. Increasing Milwaukee's urban tree canopy, providing areas for stormwater infiltration and improving water quality in streams, rivers and in Lake Michigan.

b. Applicability. b-1. New Construction. Any new building, parking lot or other site improvement shall comply with the requirements of this section. When a new principal building is added to a premises, and occupies at least 10 percent of the site area, the entire premises shall comply with the requirements of this section.

b-2. Addition or Expansion. When an existing parking lot is expanded by 25 percent or more within a 2-year period, the entire property shall be brought into compliance with the landscaping and screening requirements of this section. If the parking lot is expanded by less than 25 percent, compliance shall only be required for the added area.

b-3. Repaving or Reconstruction. When 25 percent or more of an existing parking lot is repaved or reconstructed within a 2-year period, the entire parking lot shall be brought into compliance with the landscaping and screening requirements of this section. If less than 25 percent of the parking lot is repaved or reconstructed, compliance shall only be required for the repaved or reconstructed area. For the purposes of this subdivision, repaving includes activities such as removing the top layer of asphalt through milling and replacing with new asphalt, applying a surface course of new asphalt on top of existing asphalt, or pulverizing and stabilizing existing asphalt. Reconstruction means replacement of the underlying base structure of a parking lot. Ordinary maintenance and repairs, including infrared patching, crack filling, seal coating and line striping, shall not necessitate application of the landscaping or screening requirements of this section.

b-4. Change in Use. When a use requiring screening changes, or an additional use requiring screening is added, the entire premises on which that use is located shall be brought into compliance with the landscaping and screening requirements of this section.

b-5. Substantial Improvement. When a substantial improvement is made to a principal building, the entire premises on which that principal building is located shall be brought into compliance with the landscaping and screening requirements of this section.

b-6. Applicability Waiver. If the landscaping and screening requirements of this section are applicable because of a repaving or reconstruction project, a change in use or a substantial improvement to a principal building, and the commissioner of neighborhood services determines that strict compliance with the requirements of this section is not possible, the commissioner may waive part or all of the landscaping and screening requirements provided that they are complied with to the fullest extent possible. If the commissioner determines that a waiver is not warranted, the property owner, developer or other applicant may appeal the commissioner's determination to the board. The board shall consider the appeal in the same manner it considers a request for a dimensional variance. Screening requirements may also be waived by the commissioner in whole or in part, or compliance with them may be delayed in whole or in part, if visibility of the use or object to be screened is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions. Parking lot landscaping requirements described in s. 295-403-3-c may be waived in whole or in part if the commissioner finds one or more of the following to be true:

b-6-a. Full compliance is not possible due to site dimensions or the location of existing buildings.

b-6-b. Full compliance would result in the number of parking spaces being reduced to below the minimum number required by s. 295-403-2.

b-6-c. Full compliance would result in the number of existing parking spaces being reduced by more than 10%, and a parking demand study indicates that a greater number of spaces is necessary to accommodate anticipated parking demand.

b-6-d. The adverse environmental effects of non-compliance with parking lot landscaping requirements will be offset by other mitigation measures approved by the commissioner, including but not limited to the creation or preservation of wetlands, acquisition of open space or implementation of storm water best management practices, as defined in s. 120-3-2, within the same watershed, as defined in s. 295-201-678.

c. Landscaping and Screening Plan Required. Prior to issuance of any permit for a site modification in which landscaping or screening is required by this section, a landscaping and screening plan illustrating how compliance with the standards of this section will be achieved shall be submitted to the department of neighborhood services for approval. The landscaping and screening plan shall be accurately drawn to scale and include the following:

c-1. Location of all existing and proposed buildings and the location of adjacent buildings if within 5 feet of the common property line.

c-2. The location of property lines, adjacent rights-of-way, and features within rights-of-way, including curb lines, driveways, sidewalks, street trees, light poles, transit stops, transit shelters, on-street parking spaces and loading areas.

c-3. The location of all on-site motor vehicle and bicycle parking spaces, including the exact number of spaces provided, and the square footage of all motor vehicle parking and operating areas, except those areas within structures.

c-4. The location, size and type of all permanent site features relevant to the landscaping plan, including but not limited to landscape areas, fences, walls, outdoor seating, pedestrian paths, lighting fixtures and signage.

c-5. The location, size, type, and quantity of all proposed plant materials and existing plant materials to be retained, along with a key or table referencing all plants by common or scientific name.

c-6. The location of mechanical equipment, trash and recycling collection equipment, dumpster and waste storage areas, substation/distribution equipment, and truck berths for loading docks, if applicable.

c-7. North arrow and scale.

d. Implementation Schedule. Required landscaping, screening and green infrastructure shall be installed as soon as practical, preferably prior to occupancy. A delay in the installation of plantings may be permitted by the department of neighborhood services for up to six months after permit issuance due to season.

e. Encroachment into Public Right-of-Way. Landscaped areas may encroach into the public right-of-way, but fences and walls used for screening shall not be constructed in the public right-of-way. No tree or shrub may be planted in the public right-of-way unless such planting is authorized by a permit issued by the commissioner of public works pursuant to s. 116-52. At no point may plants or other landscaping elements obstruct or encroach on public sidewalks.

f. Maintenance. All required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. In addition, any future alterations shall meet the minimum requirements of this section. Features shall be kept free of refuse and debris. Plant material shall be regularly maintained in a healthy, vigorous condition, free from disease, pests and noxious species. Maintenance shall include weeding, edging, mulching, fertilizing, trimming, sweeping, pruning and deadheading. Failure to regularly maintain the required landscaping, screening or green infrastructure shall constitute a violation of this section.

g. Vision Triangle. g-1. General. A vision triangle shall be provided at each intersection of 2 streets, an alley and a street, or an access drive and a street in the zoning districts specified in this paragraph. A vision triangle shall not be required at a residential driveway used exclusively by a single-family or 2-family dwelling.

g-2. Description. A vision triangle is the triangular area formed by connecting the point of intersection of the curbs at the intersection of 2 streets, or the point of intersection of

the alley or driveway line with the side of sidewalk closest to the property line, with 2 other points each located an equal distance away from the point of intersection along the 2 lines that intersect. Where sidewalks are not present, the point of intersection shall be 4 feet from the street side of the property line, along the alley or driveway line extended.

g-3. Required Vision Triangles. The measured distance along the intersecting lines, as specified in subd. 2, shall be the following:

g-3-a. In all zoning districts, 10 feet for the intersection of an access drive and a street.

g-3-b. In the RS6, RT4, RM4 and RO2 zoning districts, 15 feet for the intersection of 2 streets or an alley and a street.

g-3-c. In the RS5, RT3 and RM3 zoning districts, 20 feet for the intersection of 2 streets or an alley and a street.

g-3-d. In the RS1 to RS4, RT1 and RT2, RM1 and RM2, RO1, NS1, LB1, RB1, IO1, IL1 and PK zoning districts, 25 feet for the intersection of 2 streets or an alley and a street.

g-3-e. In all other zoning districts, no vision triangle shall be required at the intersection of 2 streets or an alley and a street.

g-4. Objects Within Vision Triangle. Opaque fences and other opaque objects, such as coniferous trees and shrubs and utility boxes, located in the vision triangle shall not exceed 3 feet in height. Semi-opaque and open fences and other semi-opaque objects, such as deciduous trees and shrubs, sign and utility poles, traffic standards, and masonry fence piers not exceeding 16 inches in width, shall be permitted.

2. LANDSCAPING AND SCREENING ELEMENTS. a. Canopy Trees. a-1.

General. When used to meet the requirements of this section, canopy trees shall be of a deciduous street tree variety with a leaf and branch structure that creates a uniform crown and an opaque tree canopy. In addition:

a-1-a. Tree species shall be approved by the commissioner of neighborhood services. The planting of ash trees and female ginkgo trees is prohibited.

a-1-b. Ornamental trees shall be considered canopy trees if they meet the minimum size requirements. Ornamental trees shall be set back at least 5 feet from any sidewalk. No more than 50 percent of total trees required may be ornamental trees.

a-1-c. Canopy trees located within 20 feet of the street lot line may be credited toward street frontage screening requirements.

a-1-d. Trees in the abutting public right-of-way immediately adjacent to the property may be counted towards the landscaping and screening requirements of this section if

authorized by a permit issued by the commissioner of public works pursuant to s. 116-52.

a-2. Tree Size. A canopy tree shall be at least 2.5-inch-caliper size at the time of planting measured as diameter at breast height, except that 2 canopy trees of at least 1.5-inch-caliper size may be substituted for one tree of 2.5-inch-caliper size, provided that the planting area required for each tree is not reduced below the minimum required.

a-3. Planting Areas for Canopy Trees. An area used for planting canopy trees shall have a minimum of 100 square feet of surface area and a minimum of 150 cubic feet of planting soil per tree. A planting area for canopy trees may include modular suspended pavement systems that contain healthy non-compacted soil, and the permeable surface area of such systems may be counted toward the minimum surface area required.

a-4. Credit for Existing Canopy Trees. An existing canopy tree on the premises may be counted towards the minimum tree requirements provided it complies with the standards of this subsection and no soil within 5 feet of the tree is disturbed. In addition:

a-4-a. An existing canopy tree greater than 12-inch-caliper size may be counted as 2 trees if no soil within 10 feet of the tree is disturbed.

a-4-b. An existing canopy tree greater than 18-inch-caliper size may be counted as 3 trees if no soil within 15 feet of the tree is disturbed.

a-5. Tree Diversity. When a site has 10 or more trees, no single species may comprise more than 50 percent of trees used to meet the requirements of this section.

b. Landscaped Areas. b-1. General. Landscaped areas consist of planting beds filled with low-level or eye-level plants. Low-level plants include low shrubs, perennials and ornamental grasses. Eye-level plants include evergreen trees and tall shrubs. When used for screening, low-level plants are intended to define spaces and allow for natural surveillance, while eye-level plants are intended to completely obscure the view of the use being screened. The type and number of plants required is determined by the use being screened, the presence of a fence or wall and the size of the landscaped area. Low shrubs are shrubs that are expected to grow to a mature height of not more than 4 feet, while tall shrubs are shrubs that are expected to grow to a mature height of not less than 6 feet. Low and tall shrubs may be deciduous shrubs or evergreen shrubs.

b-2. Planting Soil. Landscaped areas shall have healthy non-compact planting soil at least 18 inches deep.

b-3. Plant Combinations. When landscaped areas allow for multiple plant types, any equivalent combination of the permitted plant types may be used. One low or tall shrub is equivalent to 2 perennials or ornamental grasses. One evergreen tree is equivalent to 2 low or tall shrubs or 4 perennials or ornamental grasses.

b-4. Plant Size. Minimum and maximum plant sizes for low-level and eye-level plants are specified in table 295-405-2-b-4.

Table 295-405-2-b-4 PLANT SIZE			
	Minimum Container Size at Time of Planting	Minimum Height at Time of Planting	Maximum Height at Maturity
Perennials/ ornamental grasses	1 gallon	1 ft.	4 ft.
Low shrubs	3 gallons	1.5 ft.	4 ft.
Tall shrubs	3 gallons	4 ft.	none
Evergreen trees	n/a	6 ft.	none

c. Fences and Walls. c-1. General. Where a masonry wall, ornamental metal fence or opaque fence is used to meet the minimum screening requirements of this section, it shall be consistent with the type of fence required, the opacity and height standards for the use being screened, and the screening method selected. Where no fence is required, a fence or wall of any type is permitted if otherwise permitted in the zoning district. If any fence other than an ornamental metal fence is present between a use requiring screening and a street lot line, such fence shall be set back behind the required landscaped area as viewed from the street.

c-2. Masonry Walls. A masonry wall is intended to replace low-level and eye-level plants where space for sufficient planting does not exist. Where a masonry wall is used to meet minimum screening requirements, it shall be constructed of attractive, high-quality, durable-finish materials such as brick, cast stone, decorative block or stucco over standard concrete masonry blocks. The color, texture and type of materials used on masonry walls shall be similar to or compatible with the materials used on the building located on the premises where screening is required. If the primary structure on the premises is not of masonry construction, a solid wall at least 8 inches thick constructed of non-masonry materials may be used if approved by the commissioner of neighborhood services. An ornamental metal fence may be constructed atop a masonry wall, or a masonry wall may have openings consisting of ornamental metal fencing, provided the fence or wall meets the opacity requirements for the use being screened and the screening method selected. Where plants are not required due to the presence of a masonry wall, they are permitted and encouraged. Gabion walls are not considered masonry walls for the purposes of this section.

c-3. Ornamental Metal Fences. An ornamental metal fence is intended to complement low-level and eye-level plants where space for planting is limited. Where an ornamental metal fence is used to meet minimum screening requirements, it shall have decorative metal pickets at least 0.75 inches wide and spaced no farther apart than an average of 6 inches on center. The standards for picket width and spacing may be waived by the commissioner of neighborhood services for custom metal fences of exceptional design

with an opacity of not less than 15%. When a custom fence has an opacity of more than 50%, it shall be set back behind the required landscaping as viewed from the street. An ornamental metal fence may include piers constructed of masonry, stone, or wood. An ornamental metal fence may be constructed atop a masonry wall or have solid portions consisting of masonry, provided the fence meets the opacity requirements for the use being screened and the screening method selected. In an industrial district, a welded wire metal fence may be used as an alternative to an ornamental metal fence. A welded wire metal fence shall be rigid and composed of architectural metal panels or heavy-duty welded wire mesh with coated metal wires at least 1/8 inch in diameter (10 gauges or less).

c-4. Opaque Fences. An opaque fence is intended to completely obscure the view of the use being screened. An opaque fence may be constructed of masonry, stone, metal, wood, vinyl or composite material, gabions filled with stone material, or a combination of such materials. Chain link fences with slats or mesh screening are not considered opaque fences.

c-5. Masonry Piers. An ornamental metal fence or opaque fence used to meet minimum screening requirements shall have masonry piers if located in the LB3 zoning district or a downtown zoning district, or where used as an alternative to masonry walls as allowed by s. 295-405-3-a-4-b. Masonry piers shall be spaced not more than 25 feet apart and also provided on corners and at changes in direction. Masonry piers shall be at least 16 inches wide and 16 inches deep with a minimum height of 3 feet. The color, texture and type of materials used on masonry piers shall be similar to or compatible with the materials used on the building located on the premises where screening is required. If such building is not of masonry construction, the piers may be omitted or constructed of non-masonry materials if approved by the commissioner of neighborhood services.

c-6. Prohibited Fence or Wall Materials. A fence or wall used to meet the minimum screening requirements may not include corbeled masonry blocks or other dry stack blocks, structural corrugated metal, metal siding or a metal panel and batten system, or exterior insulation and finish systems (EIFS) or simulated stucco products.

c-7. Gaps in Fences and Walls. Where a fence or wall is used to meet the minimum screening requirements of this section, such fence or wall shall be provided throughout the length of the landscaped area except in the following circumstances:

c-7-a. Adjacent to Canopy Trees. In order to facilitate proper growth of canopy trees, a fence or wall is not required within 5 feet of new or existing trees.

c-7-b. Access Points. Gaps in a fence or wall may occur as necessary to accommodate vehicle and pedestrian access, bicycle parking spaces and transit shelters. A fence or wall is not required within 10 feet of an access drive.

c-7-c. Public Amenities. Gaps in a fence or wall may occur as necessary to accommodate public art, water features, street furniture or other public amenities.

c-8. Grade Changes. If there is an elevation difference between a use or object being screened and the street or adjacent property, the height of fences and walls shall be measured from the point of highest elevation.

d. Green Infrastructure. Green infrastructure is any combination of landscaping, facilities, or equipment that captures rain water at or near the site where it falls by infiltration into the soil, evapotranspiration by plants, or storage for reuse. The following green infrastructure features may be used for parking lot landscaping as described in s. 295-405-3-c:

d-1. Permeable Paving. Permeable paving is a surface paved with permeable pavers, porous concrete or porous asphalt that allows water infiltration into the soil. A parking lot or motor vehicle operating area paved with permeable paving shall comply with the standards of s. 252-74.

d-2. Rain Garden. A rain garden is a landscaped area specifically designed to capture and infiltrate storm water and filled with deep-rooted plants.

d-3. Bioswale. A bioswale is a depressed area designed to capture and infiltrate stormwater runoff and remove pollutants. Constructed wetlands and other bio-retention facilities may also be considered bioswales for the purposes of this section.

d-4. Rain Water Catchment Area. A rain water catchment area is an area from which rainfall flows into a rain garden, bioswale or other bio-retention facility.

e. Other Landscaping and Screening Elements. e-1. Berms. Berms are permitted in all zoning districts except downtown districts. A berm may not be used to meet the minimum screening requirements of this section.

e-2. Bollards. Bollards are permitted in all circumstances but may not be used to meet the minimum requirements of this section.

e-3. Boulders. Boulders and other hard, round elements greater than 18 inches in diameter with irregular surfaces meant to appear eroded by nature are prohibited within 10 feet of a street property line. Masonry objects and structures with flat, finished surfaces are permitted as a means to mark a gateway condition, provide pedestrian seating, or to define a street edge. Retaining walls consisting of boulders or stones are permitted, but may not be used to meet the minimum screening requirements of this section.

3. LANDSCAPING AND SCREENING REQUIREMENTS FOR LIGHT MOTOR VEHICLE PARKING LOTS AND VEHICLE OPERATING AREAS. a. Screening of Light Motor Vehicle Parking Lots and Vehicle Operating Areas from Public Streets. a-1. Purpose. The purpose of screening light motor vehicle parking lots and vehicle operating areas from public streets is to ensure a well-defined and pedestrian-friendly public realm and to protect the aesthetic quality of the city of Milwaukee.

a-2. When Required. Screening is required when a light motor vehicle parking lot or vehicle operating area is less than 20 feet from a street property line, provided screening is not required:

a-2-a. For a light motor vehicle parking lot or vehicle operating area with less than 5 parking spaces and less than 2,500 square feet of combined vehicle parking and operating area.

a-2-b. From alleys or at access drive locations.

a-3. Options for Screening from Streets. Screening shall be installed and maintained between the parking lot or vehicle operating area and the street by one, or a combination, of the options described in table 295-405-3-a.

a-4. Reduced Standards for Existing Parking Lots. When screening requirements are applicable because of a repaving or reconstruction, a change in the use being screened or a substantial improvement to an existing building, the following exceptions apply:

a-4-a. Reduced Landscaped Area. The minimum width of the landscaped area in table 295-405-3-a may be reduced by up to 50% if necessary to maintain existing pavement. No reduction shall be permitted for a principal use parking lot or where the maximum number of parking spaces allowed by s. 295-403-2 is exceeded.

a-4-b. Alternative to Masonry Walls. When existing pavement is less than 5 feet from the street lot line, an ornamental metal fence with masonry piers may be used in lieu of a masonry wall under option "C" in table 295-405-3-a.

a-5. Eye-level Visibility. In order to promote natural surveillance of both parking lots and public streets, low shrubs, perennials or ornamental grasses shall not be allowed to grow taller than 4 feet, and portions of fences or walls above 4 feet in height shall be less than 50% opaque. Trees shall be kept to a minimum height of 6 feet at the lowest branches.

a-6. Tree Placement. Canopy trees required along streets may be planted at regular or irregular intervals, but in no case may trees be spaced more than 50 feet apart as measured along the street frontage. Trees planted adjacent to the parking lot rather than between the parking lot and the street may also be counted as part of required screening provided they are within 20 feet of the street lot line and within 20 feet of the parking lot.

a-7. Public Amenities. Public amenities, such as transit shelters, benches, bicycle racks, sculptures, fountains and similar features, may be integrated as part of the required screening. Screening requirements may be reduced as needed to accommodate public amenities.

Table 295-405-3-a			
OPTIONS FOR SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM STREETS			
	Option A	Option B	Option C
Minimum width of landscaped area	10 ft.	5 ft.	none
Type and minimum number of plants required in landscaped area	4 low shrubs or 8 perennials/ornamental grasses per 10 linear ft.	4 low shrubs or 8 perennials/ornamental grasses per 20 linear ft.	none
Minimum number of canopy trees required	1 canopy tree per 20 linear ft.	1 canopy tree per 20 linear ft.	1 tree per 40 linear ft.
Fence/wall required	none	ornamental metal fence	masonry wall
Minimum fence/wall height	none	3 ft.	3 ft.
Fence/wall opacity requirement	Portions above 4 ft. shall be at least 50% open	Portions above 4 ft. shall be at least 50% open	Portions below 3 ft. shall be at least 50% opaque; portions above 4 ft. shall be at least 50% open

b. Screening of Light Motor Vehicle Parking Lots and Vehicle Operating Areas from Residential Districts. b-1. Purpose. The purpose of screening light motor vehicle parking lots and vehicle operating areas from residential districts is to mitigate the visual impact of parking lots in neighborhoods, to reduce glare from headlights and other sources, and to protect residential properties from the potential negative effects of excessive light, noise or dust.

b-2. When Required. Screening is required when a light motor vehicle parking lot or vehicle operating area is within 20 feet of an adjacent property in a residential zoning district, provided screening is not required:

b-2-a. For a light motor vehicle parking lot or vehicle operating area with less than 5 parking spaces and less than 2,500 square feet of combined parking and vehicle operating area.

b-2-b. Where a parking lot abuts an alley, another parking lot on an adjacent property, or a shared access drive.

b-2-c. Where an adjoining building or opaque masonry wall at least 4 feet in height is less than 5 feet from the interior lot line.

b-3. Options for Screening from Residential Districts. Screening shall be installed and maintained between the parking lot or vehicle operating area and the interior lot line by one, or a combination, of the options described in table 295-405-3-b. Screening requirements vary depending on whether the parking lot abuts a side yard, rear yard or front yard.

b-4. Screening from Vacant Parcels. If no building exists on an adjacent property in a residential zoning district, screening is required unless the commissioner of neighborhood services determines it unnecessary. Areas adjacent to the minimum front setback required on the vacant parcel shall be screened as if adjacent to a front yard.

Table 295-405-3-b OPTIONS FOR SCREENING LIGHT MOTOR VEHICLE PARKING LOTS AND VEHICLE OPERATING AREAS FROM RESIDENTIAL DISTRICTS				
		Option A	Option B	Option C
Adjacent to a Side or Rear Yard	Minimum width of landscaped area	10 ft.	5 ft.	none
	Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	none
	Fence/wall required	none	opaque fence or wall	masonry wall
	Fence/wall minimum height	none	4 ft.	4 ft.
	Fence/wall opacity requirement	none	portions below 4 ft. shall be 100% opaque	portions below 4 ft. shall be 100% opaque
Adjacent to a Front Yard	Minimum width of landscaped area	10 ft.	5 ft.	none
	Type and minimum number of plants required in landscaped area	2 low shrubs or 4 perennials/ornamental grasses per 5 linear ft.	2 low shrubs or 4 perennials/ornamental grasses per 10 linear ft.	none
	Fence/wall required	none	ornamental fence or opaque fence or wall	masonry wall
	Fence/wall minimum height	none	3 ft.	3 ft.
	Fence/wall opacity requirement	none	portions above 4 ft. shall be at least 50% open	portions below 3 ft. shall be at least 50% opaque; portions above 4 ft. shall be at least 50% open

c. Parking Lot Landscaping Requirements. c-1. Purpose. The purpose of parking lot landscaping is to break down the scale of large expanses of pavement, increase the urban tree cover, reduce heat build-up by providing shade for paved areas, reduce the

impact of storm water runoff on the city's storm sewers, and improve water quality in streams, rivers and Lake Michigan.

c-2. Where Required. Parking lot landscaping is required at any site with 5 or more off-street surface parking spaces.

c-3. Amount Required. A minimum of one canopy tree and 100 square feet of landscaped area is required for every 4 parking spaces or fraction thereof, provided:

c-3-a. Parking spaces within structures, designated motorcycle parking spaces and bicycle parking spaces are not included when determining the minimum amount of landscaping required.

c-3-b. Trees and landscaped areas used to meet the screening requirements of this section shall be counted toward total parking lot landscaping requirements.

c-4. Location and Distribution. Trees, landscaped areas and green infrastructure used to meet the requirements of this section shall be located within 50 feet of the parking lot. No portion of a parking lot or motor vehicle operating area may be more than 100 feet from an interior or perimeter landscaped area or more than 150 feet from an interior or perimeter canopy tree. Large parking fields shall be divided into areas of not more than 50,000 square feet each through the use of landscaped islands, peninsulas or medians.

c-5. Landscaped Areas. Landscaped areas shall be planted with low shrubs, perennials or ornamental grasses. A minimum of 4 low shrubs, or 8 perennials or ornamental grasses, are required per 100 square feet of landscaped area. Equivalent combinations of plants may be used, with 2 perennials or ornamental grasses equivalent to one low shrub.

c-6. Reduction Permitted for Green Infrastructure. The landscaping requirement may be reduced to not less than one tree and 100 square feet of landscaped area per 8 parking spaces if the following amounts of green infrastructure features are provided as a substitute for trees and landscaped areas:

c-6-a. Permeable Paving. One hundred square feet of permeable paving may be substituted for one tree and 100 square feet of landscaped area.

c-6-b. Rain Gardens. One hundred square feet of rain garden with a rain water catchment area of at least 1,000 square feet may be substituted for one tree and 100 square feet of landscaped area.

c-6-c. Bioswales. Fifty cubic feet (375 gallons) of bio-retention capacity with a rain water catchment area of at least 1,000 square feet may be substituted for one tree and 100 square feet of landscaped area.

c-7. Reduction Permitted for Existing Parking Lots. When landscaping requirements are applicable because of a repaving or reconstruction, a change in use, or a

substantial improvement to an existing building, and compliance with the requirements of this paragraph would result in a loss of more than 10% of total parking spaces or would result in the number of spaces being reduced to below the minimum number required by s. 295-403-2, the amount of landscaping required by subd. 3 may be reduced to a minimum of one tree and 100 square feet of landscaped area per 8 parking spaces, and may be further reduced to not less than one tree and 100 square feet of landscaped area per 16 parking spaces through the use of green infrastructure features as specified in subd. 6. This provision does not apply to principal use parking lots or when the maximum number of parking spaces allowed by s. 295-403-2 is exceeded.

4. LANDSCAPING AND SCREENING REQUIREMENTS FOR HEAVY MOTOR VEHICLE PARKING LOTS, OUTDOOR VEHICLE STORAGE AREAS AND CONTRACTOR'S YARDS.

a. Screening of Heavy Motor Vehicle Parking Lots, Outdoor Vehicle Storage Areas and Contractor's Yards from Public Streets. a-1.

Purpose. The purpose of screening heavy motor vehicle parking lots, vehicle storage areas and contractor's yards from public streets is to ensure a well-defined and pedestrian-friendly public realm and to protect the aesthetic quality of the city of Milwaukee. Plantings used for screening may be low-level or eye-level plantings, or a combination of low-level and eye-level plantings, depending on the amount of natural surveillance desired.

a-2. Where Required. Screening is required where a heavy motor vehicle parking lot, outdoor vehicle storage area, or contractor's yard is visible from an adjacent public street.

a-3. Options for Screening from Streets. Screening shall be installed and maintained between the heavy motor vehicle parking lot, outdoor vehicle storage area or contractor's yard and the street by one, or a combination, of the options described in table 295-405-4-a.

a-4. Reductions Permitted. The minimum width of the landscaped area in table 295-405-4-a may be reduced by up to 50 percent if either of the following is true:

a-4-a. Screening requirements are applicable because of a repaving or reconstruction, a change in use, or a substantial improvement to an existing building.

a-4-b. The heavy motor vehicle parking lot, outdoor storage area or contractors yard has an area of less than 15,000 square feet.

a-5. Tree Placement. Canopy trees required along streets may be planted at regular or irregular intervals, but in no case may trees be spaced more than 50 feet apart as measured along the street frontage.

a-6. Light Motor Vehicle Sales Facility. Where screening along a street is required for a light motor vehicle display area associated with a light motor vehicle sales facility, it shall be provided in the same manner as for a light motor vehicle parking lot as

described in sub. 3-a, except that the number of plants required may be reduced by 50%.

a-7. Heavy Motor Vehicle Sales Facility. Where screening along a street is required for a heavy motor vehicle display area associated with a heavy motor vehicle sales facility, it shall be provided in the same manner as for a heavy motor vehicle parking lot as described in table 295-405-4-a, except that the number of plants required may be reduced by 50%.

Table 295-405-4-a OPTIONS FOR SCREENING HEAVY MOTOR VEHICLE PARKING LOTS, OUTDOOR VEHICLE STORAGE AREAS AND CONTRACTOR'S YARDS FROM STREETS			
	Option A	Option B	Option C
Minimum width of landscaped area	20 ft.	10 ft.	5 ft.
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 shrubs or 4 perennials/ornamental grasses per 5 linear ft.	1 evergreen tree or 2 shrubs or 4 perennials/ornamental grasses per 10 linear ft.	none
Minimum number of canopy trees required	1 canopy tree per 20 linear ft.	1 canopy tree per 20 linear ft.	1 canopy tree per 40 linear ft.
Fence/wall required	none	ornamental metal fence	masonry wall
Fence/wall minimum height	none	4 ft.	4 ft.
Fence/wall opacity requirement	none	none	portions below 4 ft. shall be at least 50% opaque

b. Screening of Heavy Motor Vehicle Parking Lots, Outdoor Vehicle Storage Areas and Contractor's Yards from Non-Industrial Districts. b-1. Purpose. The purpose of screening heavy motor vehicle parking lots, outdoor vehicle storage areas and contractor's yards from non-industrial districts is to mitigate the visual impact of such uses on neighborhoods and to protect non-industrial properties from the potential negative effects of excessive light, noise or dust.

b-2. Where Required. Screening is required where a heavy motor vehicle parking lot, outdoor vehicle storage area or contractor's yard is visible from an adjacent property in a non-industrial zoning district. This includes a property directly across an alley. However, screening is not required where an adjoining building or opaque masonry wall at least 6 feet in height is less than 5 feet from the common property line.

b-3. Options for Screening from Non-Industrial Districts. Screening shall be installed and maintained between the heavy motor vehicle parking lot, outdoor vehicle storage

area or contractor's yard and the interior lot line by one, or a combination, of the options described in table 295-405-4-b.

b-4. Reductions Permitted. The minimum width of the landscaped area in table 295-405-4-b may be reduced by up to 50 percent if either of the following is true:

b-4-a. Screening requirements are applicable because of a repaving or reconstruction, a change in use, or a substantial improvement to an existing building.

b-4-b. The heavy motor vehicle parking lot, outdoor storage area or contractor's yard has an area of less than 15,000 square feet.

Table 295-405-4-b OPTIONS FOR SCREENING HEAVY MOTOR VEHICLE PARKING LOTS, OUTDOOR VEHICLE STORAGE AREAS AND CONTRACTOR'S YARDS FROM NON-INDUSTRIAL DISTRICTS			
	Option A	Option B	Option C
Minimum width of landscaped area	20 ft.	10 ft.	5 ft.
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	None
Fence/wall required	none	opaque fence or wall	masonry wall
Fence/wall minimum height	none	6 ft.	6 ft.
Fence/wall opacity requirement	none	portions below 6 ft. shall be 100% opaque	portions below 6 ft. shall be 100% opaque

5. LANDSCAPING AND SCREENING REQUIREMENTS FOR OUTDOOR STORAGE FACILITIES, OUTDOOR SALVAGE OPERATIONS AND OTHER OUTDOOR OPERATIONAL AREAS RELATED TO STORAGE, RECYCLING OR WHOLESALE TRADE USES, TRANSPORTATION USES OR INDUSTRIAL USES. a. Screening of Outdoor Storage Facilities, Outdoor Salvage Operations and Outdoor Operational Areas from Public Streets. a-1. Purpose. The purpose of screening outdoor storage facilities, outdoor salvage operations and outdoor operational areas from public streets is to ensure a well-defined and pedestrian-friendly public realm and to protect the aesthetic quality of the city of Milwaukee.

a-2. Where Required. Screening is required when an outdoor storage facility, outdoor salvage operation, or other outdoor operational area related to a storage, recycling or wholesale trade use, transportation use or industrial use is visible from an adjacent public street.

a-3. Options for Screening from Streets. Screening shall be installed and maintained between the outdoor storage facility, outdoor salvage operation or outdoor operational

area and the street by one, or a combination, of the options described in table 295-405-5-a.

a-4. Tree Placement. Canopy trees required along streets may be planted at regular or irregular intervals, but in no case may trees be spaced more than 50 feet apart as measured along the street frontage.

Table 295-405-5-a OPTIONS FOR SCREENING OUTDOOR STORAGE FACILITIES, OUTDOOR SALVAGE OPERATIONS AND OUTDOOR OPERATIONAL AREAS FROM STREETS			
	Option A	Option B	Option C
Minimum width of landscaped area	20 ft.	10 ft.	5 ft.
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	None
Minimum number of canopy trees required	1 canopy tree per 20 linear ft.	1 canopy tree per 20 linear ft.	1 canopy tree per 40 linear ft.
Fence/wall required	none	opaque fence or wall	masonry wall
Fence/wall minimum height	none	6 ft.	6 ft.
Fence/wall opacity requirement	none	portions below 6 ft. shall be 100% opaque	portions below 6 ft. shall be 100% opaque

b. Screening of Outdoor Storage Facilities, Outdoor Salvage Operations and Outdoor Operational Areas from Non-Industrial Districts. b-1. Purpose. The purpose of screening outdoor storage facilities, outdoor salvage operations and outdoor operational areas from non-industrial districts is to mitigate the visual impact of such uses on neighborhoods and to protect residential properties from the potential negative effects of excessive light, noise or dust.

b-2. Where Required. Screening is required when an outdoor storage facility, outdoor salvage operation, or other outdoor operational area related to a storage, recycling or wholesale trade use, transportation use or industrial use is visible from an adjacent property in a non-industrial zoning district. This includes a property directly across an alley.

b-3. Options for Screening from Non-Industrial Districts. Screening shall be installed and maintained between the outdoor storage facility, outdoor salvage operation or outdoor operational area and the interior lot line by one, or a combination, of the options described in table 295-405-5-b.

Table 295-405-5-b			
OPTIONS FOR SCREENING OUTDOOR STORAGE FACILITIES, OUTDOOR SALVAGE OPERATIONS AND OUTDOOR OPERATIONAL AREAS FROM NON-INDUSTRIAL DISTRICTS			
	Option A	Option B	Option C
Minimum width of landscaped area	20 ft.	10 ft.	none
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	none
Fence/wall required	none	opaque fence or wall	masonry wall
Fence/wall minimum height	none	6 ft.	6 ft.
Fence/wall opacity requirement	none	portions below 6 ft. shall be 100% opaque	portions below 6 ft. shall be 100% opaque

6. SCREENING REQUIREMENTS FOR UTILITARIAN SITE FEATURES AND EQUIPMENT. a. Screening of Mechanical Equipment, Trash and Recycling Collection Equipment and Dumpster Storage Areas. a-1. Purpose. The purpose of screening mechanical equipment, trash and recycling collection equipment and dumpster storage areas is to mitigate the visual impact of such site features on neighborhoods and to protect the aesthetic quality of the city of Milwaukee.

a-2. Where Required. Screening is required when mechanical equipment, trash or recycling collection equipment or a dumpster storage area is visible from an adjacent public street or an adjacent property in a non-industrial zoning district, including a property directly across an alley, except that screening is not required for:

a-2-a. Mechanical equipment or a dumpster storage area at a wholly residential property with 4 units or less.

a-2-b. Mechanical equipment or a dumpster storage area incorporated into the structure it serves.

a-2-c. A dumpster storage area for a building constructed before October 1, 2002.

a-2-d. Screening of mechanical equipment if that screening is waived by the commissioner of neighborhood services in whole or in part because the equipment is integrated with or used to display public art.

a-3. Options for Screening. Screening shall be installed and maintained between the mechanical equipment, trash and recycling collection equipment, or dumpster storage

area and the area of visibility by one, or a combination, of the options described in table 295-405-6-a.

TABLE 295-405-6-a OPTIONS FOR SCREENING MECHANICAL EQUIPMENT, TRASH AND RECYCLING COLLECTION EQUIPMENT AND DUMPSTER STORAGE AREAS FROM STREETS AND NON- INDUSTRIAL DISTRICTS			
	Option A	Option B	Option C
Minimum width of landscaped area	10 ft.	5 ft.	none
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	none
Fence/wall required	none	opaque fence or wall	masonry wall
Fence/wall minimum height	none	4 ft.	4 ft.
Fence/wall opacity requirement	none	portions below 4 ft. shall be 100% opaque	portions below 4 ft. shall be 100% opaque

b. Screening of Loading Docks and Truck Berths. b-1. Purpose. The purpose of screening loading docks and truck berths is to mitigate the visual impact of such site features on neighborhoods and to protect the aesthetic quality of the city of Milwaukee.

b-2. Where Required. Screening is required where berths for more than 2 truck bays are visible from an adjacent public street or an adjacent property in a non-industrial zoning district. This includes a property directly across an alley.

b-3. Options for Screening. Screening shall be installed and maintained between the loading docks or truck berths and the area of visibility by one, or a combination, of the options described in table 295-405-6-b.

TABLE 295-405-6-b OPTIONS FOR SCREENING LOADING DOCKS AND TRUCK BERTHS FROM STREETS AND NON-INDUSTRIAL DISTRICTS			
	Option A	Option B	Option C
Minimum width of landscaped area	10 ft.	5 ft.	none
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	none
Fence/wall required	none	opaque fence or wall	masonry wall
Fence/wall minimum height	none	6 ft.	6 ft.
Fence wall opacity requirement	none	portions below 6 ft. shall be 100% opaque	portions below 6 ft. shall be 100% opaque

c. Screening of Outdoor Substation/Distribution Equipment. c-1. Purpose. The purpose of screening outdoor substation/distribution equipment is to mitigate the visual impact of such site features on neighborhoods and to protect the aesthetic quality of the city of Milwaukee.

c-2. Where Required. Screening is required where outdoor substation/distribution equipment or associated structures are visible from a public street or an adjacent property in a non-industrial zoning district. This includes a property directly across an alley.

c-3. Options for Screening. Screening shall be installed and maintained between the substation/distribution equipment and all associated structures and the area of visibility by one, or a combination, of the options described in table 295-405-6-c.

TABLE 295-405-6-c OPTIONS FOR SCREENING OUTDOOR SUBSTATION/DISTRIBUTION EQUIPMENT FROM STREETS AND NON-INDUSTRIAL DISTRICTS			
	Option A	Option B	Option C
Minimum width of landscaped area	20 ft.	10 ft.	none
Type and minimum number of plants required in landscaped area	1 evergreen tree or 2 tall shrubs per 5 linear ft.	1 evergreen tree or 2 tall shrubs per 10 linear ft.	none
Fence/wall required	none	opaque fence or wall	masonry wall; shall be set back at least 5 ft. from any street property line
Fence/wall minimum height	none	6 ft.	6 ft.
Fence/wall opacity requirement	none	portions below 6 ft. shall be 100% opaque	portions below 6 ft. shall be 100% opaque

7. ADAPTATIONS FROM FORMER LANDSCAPING CODE. a. Landscaping Types. Any development agreement, board of zoning appeals condition, overlay zone, planned development district, policy statement, planning document, or other relevant document which refers to a landscaping type or types formerly described in this section shall have the following meaning:

a-1. Type “A” landscaping means 2 staggered rows of shrubs with plants spaced a maximum of 4 feet on center in each row in a planting area at least 5 feet in width and a minimum of one canopy tree every 25 feet.

a-2. Type “B” landscaping means 2 staggered rows of shrubs with plants spaced a maximum of 4 feet on center in each row in a planting area at least 5 feet in width, an ornamental metal fence or masonry wall at least 3 feet in height, and a minimum of one canopy tree every 25 feet.

a-3. Type “C” landscaping means a 3-foot-tall ornamental fence atop a 3-foot-tall masonry wall, to establish a 6-foot combination masonry wall/ornamental metal fence, and a minimum of one canopy tree every 25 feet.

a-4. Type “D” landscaping means one row of shrubs with plants spaced a maximum of 3 feet on center for light motor vehicle display areas, or 2 staggered rows of shrubs with plants spaced a maximum of 4 feet on center in each row for heavy motor vehicle display, in a planting area not less than 5 feet in width, and a minimum of one canopy tree every 25 feet. If located in an LB2 or LB3 district, an ornamental metal fence or masonry wall at least 3 feet in height is also required.

a-5. Type “E” landscaping means one row of 6-foot-tall shrubs with plants spaced a maximum of 3 feet on center in a landscape area at least 15 feet in width, a 6-foot-tall opaque fence, and a minimum of one canopy tree every 25 feet. If a chain link fence is present, 2 staggered rows of 6-foot-tall shrubs with plants spaced a maximum of 4 feet on center in each row are required.

a-5. Type “F” landscaping means one row of 6-foot-tall shrubs with plants spaced a maximum of 3 feet on center in a landscape area at least 5 feet in width, a 6-foot-tall opaque fence, and a minimum of one canopy tree every 25 feet. If a chain link fence is present, 2 staggered rows of 6-foot-tall shrubs with plants spaced a maximum of 4 feet on center in each row are required and the width of the landscaped area shall be increased to 15 feet.

a-6. Type “G” landscaping means 2 staggered rows of 6-foot-tall shrubs with plants spaced a maximum of 4 feet on center in each row, or one row of 6-foot-tall shrubs with plants spaced a maximum of 3 feet on center and an opaque fence or wall one foot taller than the object being screened. If a chain link fence is present, the landscaped area shall be at least 15 feet in width. If a loading dock is present, trees are also required.

a-7. Type “H” landscaping means one row of 6-foot-tall shrubs spaced a maximum of 8 feet on center, a 6-foot-tall opaque fence or wall, and one canopy tree every 25 feet. The fence or wall shall be reduced to 3.5 feet where adjacent to a residential front yard. When a parking lot or structure provides parking for single-family or 2-family dwellings, educational uses or community serving uses, shrubs and trees are not required.

a-8. Type “I” landscaping means one row of 6-foot-tall shrubs with plants spaced a maximum of 4 feet on center in a landscaped area at least 10 feet in width, a 6-foot-tall ornamental metal fence or masonry wall, and a minimum of one tree every 25 feet. If a masonry wall is provided, shrubs are not required.

Part 2. Section 295-415-4-b-1 of the code is amended to read:

295-415. Nonconformities.

4. NONCONFORMING STRUCTURES.

b. Enlargements, Alterations Or Relocation.

b-1. A nonconforming structure >>, not to include a parking lot,<< occupied by only conforming uses may be enlarged or structurally altered provided that the enlargement or structural alteration does not exceed 50% of the existing gross floor area and does not increase the existing dimensional nonconformity of the structure or create additional nonconformities.

Part 3. Section 295-415-4-c-0 of the code is amended to read:

c. Deterioration or Damage. A nonconforming structure >> except for a parking lot, << which has deteriorated or is damaged by fire or other casualty shall not be reconstructed unless either of the following is true:

Part 4. Section 295-503-2-v-1 of the code is amended to read:

295-503. Uses.

2. LIMITED USE STANDARDS.

v. Substation/Distribution Equipment, Outdoor.

v-1. All structures associated with the use shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >> in accordance with s. 295-405-6-c << .

Part 5. Section 295-505-4-e-3 of the code is amended to read:

295-505. Design Standards.

4. SITE STANDARDS.

e. Landscaping.

e-3. Dumpsters. A dumpster storage area for a non-residential building constructed after October 1, 2002, or a residential building containing more than 4 dwelling units and constructed after October 1, 2002, shall be screened ~~[[with type "G" landscaping, as described in s. 295-405-]]~~ >> in accordance with s. 295-405-6-a << , or shall be incorporated into the structure it serves.

Part 6. Section 295-603-2-u-2 of the code is amended to read:

295-603. Uses.

2. LIMITED USE STANDARDS.

u. Ground Transportation Service.

u-2. The vehicle storage area shall ~~[[meet the applicable perimeter landscaping and residential buffer standards of s. 295-405-1]]~~ >> be screened in accordance with s. 295-405-4 << .

Part 7. Section 295-603-2-aa-1 of the code is amended to read:

aa. Substation/Distribution Equipment, Outdoor.

aa-1. All structures associated with the use shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-c<< .

Part 8. Section 295-605-4-e-3 and f-3 of the code is amended to read:

295-605. Design Standards.

4. SITE STANDARDS.

e. Landscaping.

e-3. Dumpsters. A dumpster storage area for a non-residential building constructed after October 1, 2002, or a residential building containing more than 4 dwelling units and constructed after October 1, 2002, shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-a<<, or shall be incorporated into the structure it serves.

f-3. Screening. Where berths for more than 2 truck bays are in a yard facing and visible from a public street or a non-industrial district, the truck berths shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-b<< . This requirement may be waived in whole or in part, or compliance with it may be delayed, if visibility of the truck berths is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

Part 9. Section 295-703-2-w of the code is amended to read:

295-703. Uses.

2. LIMITED USE STANDARDS.

w. Substation/Distribution Equipment, Outdoor. All structures associated with the use shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-c<< .

Part 10. Section 295-703-8-a of the code is amended to read:

8. LANDSCAPING REQUIREMENTS.

a. Following Demolition of a Structure. In addition to requirements set forth in s. 218-6-8, whenever a structure in any downtown zoning district is demolished, the site shall be covered with sodded grass and shall have at least one tree planted for every 25 lineal feet of street frontage. ~~[[Type "B" landscaping, as specified in s. 295-405-1,]]~~ >>A continuous landscaped area at least 5 feet wide with 2 staggered rows of shrubs spaced 4 feet on center in each row and an ornamental metal fence<< shall be provided along all street frontages. If plans for new development on the site are submitted to the department, these landscaping requirements shall not apply.

Part 11. Section 295-803-2-o-3, q-3 and nn-1 of the code is amended to read:

295-803. Uses.

2. LIMITED USE STANDARDS.

o. Light Motor Vehicle Repair Facility or Light Motor Vehicle Body Shop.

o-3. Outdoor storage of motor vehicles shall be screened ~~[[with type "E" or type "F" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-4<< .

q. Heavy Motor Vehicle Repair Facility or Heavy Motor Vehicle Body Shop.

q-3. Outdoor storage of motor vehicles shall be screened ~~[[with type "E" or type "F" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-4<< .

nn. Substation/Distribution Equipment, Outdoor.

nn-1. All structures associated with the use shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-c<<.

Part 12. Table 295-805-4-d of the code is amended to read:

Table 295-805-4-d							
INDUSTRIAL DISTRICT RESIDENTIAL TRANSITION STANDARDS							
	Zoning District						
	IO1	IO2	IL1	IL2	IC	IM	IH
<i>Residential Buffer</i>							
Min. setback (Buffer width)	25 ft.	10 ft.	50 ft.	10 ft.	no buffer required		15 ft.
Evergreen trees (min.) per x lineal ft. of alley, street frontage or shared property line	1 per 5 ft.				n.a.		1 per 5 ft.
Evergreen tree spacing	2 staggered rows with trees a maximum of 10 ft. on center in each row				n.a.		same as IO1-IL2
Min. tree height at planting	6 ft.				n.a.		6 ft.
Max. tree height at maturity	no limit				n.a.		no limit
<i>Alternative Residential Buffer Standards</i> (Note: Where an alternative residential buffer is permitted, the use or industrial process shall not produce dust, odor, vibration, noise or light exceeding the standards specified in ch. 80 or elsewhere in this code at the nearest residential property line.)							
Min. buffer width	12.5 ft.	alternative standards not permitted	25 ft.	alternative standards not permitted	no buffer required		10 ft.
New building construction or addition	no alternative buffer standards permitted		see s. [[295-405, type "A" landsc.]] >>295-405-3<<		n.a.		>>see s. 295-405-3<<
Light motor vehicle parking	see s. [[295-405, type "A" landsc.]] >>295-405-3<<		see s. [[295-405, type "A" landsc.]] >>295-405-3<<		n.a.		see s. [[295-405, type "A" landsc.]] >>295-405-3<<
Dumpsters and trash collection equip.; loading docks	see s. [[295-405, type "G" landsc.]] >>295-405-6<<		see s. [[295-405, type "G" landsc.]] >>295-405-6<<		n.a.		see s. [[295-405, type "G" landsc.]] >>295-405-6<<
Outdoor storage, outdoor salvage, outdoor operational space	see [[e. 295-405, type "E" landsc.]] >>295-405-5<<		see s. [[295-405, type "E" landsc.]] >>295-405-5<<		n.a.		see s. [[295-405, type "E" landsc.]] >>295-405-5<<

Part 13. Section 295-805-4-f, g and h-1 of the code is amended to read:

295-805. Industrial Design Standards.

4. SITE STANDARDS.

f. Dumpsters and Waste Storage. A dumpster or common waste storage facility visible from a public street or a non-industrially-zoned district shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-a<< .

g. Loading Docks. Where loading for more than 2 truck bays is in a yard facing and visible from a public street or a non-industrial district, the loading docks shall be screened ~~[[with type "G" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-6-b<< . These standards may be waived in whole or in part, or compliance with them may be delayed, if visibility of the loading docks is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

h. Outdoor Storage.

h-1. Screening. The objective of the screening standard is to hide exterior storage areas from the view of properties located outside the industrial district or from public streets. Where an outdoor storage area or outdoor salvage operation is visible from a public street or a non-industrial district, the outdoor storage area shall be screened ~~[[with type "E" or "F" landscaping, as described in s. 295-405]]~~ >>in accordance with s. 295-405-5<< .

Part 14. Section 295-805-4-i-2-a and b of the code is amended to read:

i. Fences.

i-2. Fences Along Streets.

i-2-a. A fence may be erected to a height of 9 feet if it is set back at least 5 feet from the street property line and provided with ~~[[trees and shrubs in accordance with the type "A" landscaping requirement of s. 295-405]]~~ >>a continuous landscaped area at least 5 feet in width with 2 staggered rows of shrubs spaced 4 feet on center in each row and a minimum of one canopy tree per 25 linear feet of street frontage<< .

i-2-b. An ornamental metal fence or a combination ornamental metal fence and masonry wall may be constructed on the street property line provided the wall is no higher than 6 feet, the combined height of the wall and fence does not exceed 9 feet and the portion of the fence structure above 6 feet high is at least 50% open. ~~[[An ornamental metal fence or a combination ornamental metal fence and masonry wall may be constructed to a height not exceeding 9 feet if it is set back at least 5 feet from the street property line and provided with trees and shrubs in accordance with the type "A" landscaping requirement of s. 295-405.]]~~

Part 15. Section 295-805-4-i-6 of the code is amended to read:

i-6. Barbed Wire. Barbed wire may be used for fence purposes provided it is located not less than 6 feet above the grade directly below the fence and is not located within a residential buffer or within 15 feet of a street lot line. If visible from a public street, ~~[[trees~~

and shrubs shall be provided in accordance with the type "A" landscaping requirement of s. 295-405]] >>a continuous landscaped area at least 5 feet in width with 2 staggered rows of shrubs spaced 4 feet on center in each row and a minimum of one canopy tree per 25 linear feet of street frontage shall be provided<< . Razor wire and concertina wire are prohibited in all circumstances.

Part 16. Section 295-905-2-b-10-a of the code is amended to read:

295-905. Institutional District (TL).

2. USES.

b. Limited Use Standards.

b-10. Utility Substation/Distribution Equipment, Outdoor.

b-10-a. All structures associated with the use shall be screened [[with type "G" landscaping, as described in s. 295-405]] >>in accordance with s. 295-405-6-c<< .

Part 17. Section 295-905-3-d-2 and 3 of the code is amended to read:

3. DESIGN STANDARDS.

d. Site Standards.

d-2. Dumpsters and Waste Storage. A dumpster or common waste storage facility visible from a public street or any real property that is not zoned industrial-light or industrial-heavy shall be screened [[with type "G" landscaping, as described in s. 295-405]] >>in accordance with s. 295-405-6-a<< .

d-3. Loading Docks. Where loading for more than 2 truck bays is in a yard facing and visible from a public street or any real property that is not zoned industrial-light or industrial-heavy, the loading area shall be screened [[with type "G" landscaping, as described in s. 295-405]] >>in accordance with s. 295-405-6-b<< . These standards may be waived in whole or in part, or compliance with them may be delayed in whole or in part, if visibility of the loading docks is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

..LRB

APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____

..Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

..Requestor

Dept. of City Development

..Drafter

LRB173305-3

Jeff Osterman

03/15/2019