

A well designed landscape, when made an integral part of a development plan, provides aesthetic appeal and makes an important contribution to the health, safety, and general welfare of the community by:

- A. Reducing noise pollution, air pollution, and visual pollution;
- B. Lowering air temperatures and glare associated with heat islands, large impervious surfaces and reflected sunlight;
- C. Improving the appearance of *vehicular use areas* (VUAs) and property abutting public rights-of way, and;
- D. Preserving, protecting, and promoting the aesthetic appeal, character, and value of surrounding properties

Open space and Landscape Buffer Areas (LBA) are one of several options to provide needed relief from the effects of urbanization and make an important contribution to the health, safety, and general welfare of the community by:

- A. Creating suitable transitions where varying forms of development adjoin;
- B. Minimizing the negative impacts resulting from adjoining incompatible land uses;
- C. Decreasing storm water run off volumes and velocities associated with impervious surfaces, and;
- D. Filtering air borne and water borne pollutants.

### 10.2.1 Relationship to the Comprehensive Plan

The landscape design regulations proscribed by this Part are intended to implement the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.

Goals	Plan Elements
Community Form Goals C4; D4; E4; F4; G4; H4; J4	Guidelines 1, 2, 3, 13
Livability Strategy Goal F2	

### 10.2.2 Applicability

**NEW DEVELOPMENT** - No site development, building or structure shall hereafter be constructed nor vehicular use area (VUA) created unless landscaping is provided as required by the provisions of this part. Any building, structure or VUA that in its entirety is removed and reconstructed, or relocated to a new on-site location, shall be considered new development for purposes of this part. Any VUA that in its entirety is changed from gravel, stone or similar material to asphalt or concrete pavement shall be considered new development for purposes of this part.

- A. Existing Development is subject to this part as defined below:

1. Any increase/expansion of an existing building/structure's square footage by 20% or more
  2. Any expansion of an existing VUA square footage by 20% or more or a change of 20% or more of VUA surface from gravel, stone, or similar material to asphalt or concrete pavement (semi-pervious pavers exempted)
  3. Any increase in the combined square footage of building/structure and VUA (as described in #2) of 20% or more of the combined square footage.
- B. When such improvements are made, the following landscape provisions shall be required:
1. Expansion by greater than 20% and less than 50% - only the area of new improvements shall be subject to the requirements of this part.
  2. Expansion by 50% or greater - the entire site shall be subject to the requirements of this part.
- C. Small Sites (development which in its entirety occupies a site measuring no more than 10,000 square feet):
1. Expansion by greater than 20% and less than 50% - no landscaping required.
  2. Expansion by greater than 50% - only the area of new improvements shall be subject to the requirements of this part..

CHANGE OF USE - Change in the use of property, from a use not required to provide landscaping and buffering to a use that is regulated by this part, shall necessitate the provision of landscaping and buffering as required by this part.

NON-CONFORMANCE – No changes shall be made to sites that do not conform to this Part of Chapter 10 that would increase the non-conformance with this part. Existing Landscape Buffer Areas, screening, and plant material on non-conforming sites that partially meet the requirements of this part shall be retained.

Planting and Buffering required in this Part can count towards requirements in other parts of this regulation. However, compliance with Chapter 10 Part 2 does not substitute for compliance with other applicable Parts of this regulation.

### 10.2.3 Landscape Buffer Area Requirements

Landscape Buffer Areas minimize the potential for nuisances created when zoning districts or land uses of varying intensities abut, and shall be required for all new construction subject to these regulations. Landscape Buffer Area requirements shall be applied along property or right-of-way lines and at the

perimeter of Vehicular Use Areas. Landscape Buffer Areas shall also be applied adjacent to designated Parkways and Scenic Corridors.

Landscape Buffer Areas shall be provided on the site of the more intense use or zoning district except when the more intense use was present prior to the effective date of this regulation. When more than one Landscape Buffer Area requirement applies, the more restrictive standards shall be used.

### 10.2.4 Property Perimeter Landscape Buffer Areas

- A. General Requirements: Property Perimeter Landscape Buffer Areas shall be applied along all property boundaries of sites affected by this ordinance except for those boundaries adjacent to streets.

Zoning Districts and their associated land uses have been grouped into the following five intensity classes for the purpose of applying property perimeter Landscape Buffer Area requirements; refer to Table 10.2.1.

Table 10.2.1 Intensity Classes and Zoning Districts

INTENSITY CLASS	ZONING DISTRICTS
1	R-R, R-E, R-1, R-2, R-3, R-4, R-5, PRD, R-5B, PVD, PD (single family residential use)
2	R-5A, R-6, R-7, U-N, TNZD, Institutional Uses, PD (multi-family residential use)
3	R-8A, OR, OR-1, OR-2, OR-3, OTF, C-R, W-1 (residential use) , W-2 (residential use), PD (office use)
4	C-N, C-1, C-2, M-1, C-M, PTD, W-1 (commercial use), W-2 (commercial use), PD (commercial use), PEC (commercial use) <sup>1</sup> , PRO <sup>1</sup>
5	M-2, M-3, EZ-1, PD (industrial use), PEC (industrial uses), W-1 (industrial use), W-2 (industrial use), utility substations, landfills, treatment plants or similar uses

<sup>1</sup>-These Zoning Districts have additional landscape and buffering requirements.

CUP sites located in a residential zoning district shall provide buffering as per the requirements for uses permitted in the C-1 Zoning District, or alternative buffering and landscaping as approved by the Board of Zoning Adjustment.

Exceptions to the buffering requirements can be found in Section 10.2.5

All development subject to this Part, as defined in Section 10.2.2, shall provide Landscape Buffer Areas and plantings as defined in Tables 10.2.2, 10.2.3 and 10.2.4. Associated with each Landscape Buffer Area requirement is a planting density requirement. The planting density requirement indicates the minimum amount of landscape material to be provided within each Landscape Buffer Area to ensure an appropriate screen.

#### STEP 1

*Determine intensity class for the proposed use and adjacent sites.*

#### Step 2

*Based on intensity class of proposed and adjacent uses, determine applicable entries in Tables 10.2.3 and 10.2.4.*

Table 10.2.2 LBA Size and Planting Requirements

Intensity Class of Adjacent Site	Proposed Use			
	2	3	4	5
1	B.2**	B.3	C.4	D.4
2		A.2	C.4	D.4
3			B.4	C.4
4				A.1

\*\* - Letter entries in this table reference Table 10.2.3; numbers refer to requirements of Table 10.2.4.

Table 10.2.3 Property Perimeter Landscape Buffer Areas

Landscape Buffer Area Type	Width Options (in feet)	Planting Density Multiplier <sup>2</sup>
A	5 <sup>1</sup>	2
	10	1.5
	15	1
B	10 <sup>1</sup>	1.5
	15	1.5
	20	1
C	15 <sup>1</sup>	1.5
	25	1.5
	35	1
D	25 <sup>1</sup>	1.5
	35	1.5
	50	1

<sup>1</sup> This option is only available in the Traditional Neighborhood, Traditional Workplace and Traditional Marketplace Corridor Form Districts.

<sup>2</sup> The Planting Density Multiplier allows for a reduction in the size of Landscape Buffer Areas with a provision of an increased number of trees to offset the reduction in buffer width. (A "2" multiplier requires twice the number of trees to be planted as required in Table 10.2.4.)

Table 10.2.4 Planting Density and Screening

Planting Density Requirement Categories (per 100 linear feet)			
1	2	3	4
2 Large (Type A), Medium (Type B) or Small (Type C) tree + 3 foot screen	2 Large (Type A) or Medium (Type B) trees + 6 foot screen	3 Large (Type A) or Medium (Type B) (min. 50% Large (Type A)) trees + 6 foot screen	3 Large (Type A) or Medium (Type B) (min. 75% Large) (Type A)) trees + 8 foot screen

Step 4

Identify required plantings and screening

STEP 3

Select Buffer Yard width option and associated planting multiplier.

Example: In the Neighborhood Form District, construction of a C-1 retail establishment (Intensity Class 4) is proposed adjacent to the R-4 district (Intensity Class 1). A "C.4" buffer is required. A 35 foot buffer strip, 8 foot screening fence and 3 large trees per 100 feet of perimeter are required. The developer has the option of decreasing the buffer to 25 feet, and increasing the number of trees to 4.5 per 100 feet of common boundary with the R-4 property. If the site were in the Traditional Neighborhood Form, the developer would have the option of a 15 foot buffer, with 4.5 trees per 100 feet.

*Appendix 10A  
classifies tree  
species as type  
A, B, or C*

- B. Explanatory Text and Exceptions: Property perimeter Landscape Buffer Areas may contain walks, trails, or other similar elements, provided that the required plant material (as defined in the part to follow) is not eliminated and the Landscape Buffer Area is at least 25 feet wide. Property perimeter Landscape Buffer Areas shall be free from all other development including buildings, parking, driveways or other structures except those attendant to public utility service within a dedicated *easement*. Outdoor storage or stockpiling of materials is not permitted within property perimeter Landscape Buffer Areas.

*Retaining walls  
are not  
permitted within  
a required  
landscape buffer  
area*

For all development sites whenever possible , all utilities shall be located within a common trench (unless specifically approved by landscape architect).

Utility easements (e.g., drainage, sewer, gas/electric) are allowed to encroach into as much as 50% of the required width of property perimeter Landscape Buffer Areas provided the required screening can still be achieved and the design of such facilities is compatible with the purpose of the Landscape Buffer Area. If work is required within the easements causing removal or damage of landscape materials (including any required fences, walls or berms), the property owner shall be responsible for replacement of materials according to the approved landscape plan. Type 'C' trees may be planted under overhead utility lines at a minimum spacing of 1 tree per 30 feet of lineal boundary with approval of utility company to meet perimeter tree planting requirement.

The landscape material and buffer area required generally shall be provided by the property owner of the higher intensity activity. If the higher intensity use is already developed and the landscape material and buffer area, required in Chapter 10 has not been provided, the lower intensity use shall provide the required landscaping. If the requirements of this chapter have been fully complied with on an adjoining property, the property owner is not required to duplicate them along the common boundary.

Property perimeter Landscape Buffer Area requirements for schools, fire stations, and other similar community facilities structures shall be determined, as part of a Community Facility Review, and will be based on the form district, size (square feet), height, and location relative to adjacent land uses.

Private schools and churches are to be considered the same as Intensity Class 3 for the purposes of screening in accordance with this part.

Sites with a Conditional Use Permit that are located in a residential zoning district shall be considered the same as a C-1 Commercial use for the purposes of application of Chapter 10, sites located in non-residential districts will follow the landscaping requirements for the zoning district that they are in, unless the Board of Zoning Adjustment deems a different classification is appropriate.

Screens specified in Table 10.2.4 shall consist of shrubs, fences, berms or walls, individually or in combination, that meet the requirements outlined in Part 4, Implementation Standards. Evergreen tree plantings can be substituted for landscape material specified in Table 10.2.4, placement and species to be approved by Planning Commission staff to ensure an effective screen. The planting density multiplier (Table 10.2.3) does not apply to the minimum screen height established in Table 10.2.4.

In the PEC and PRO Zoning Districts (except for C-1 uses in the City of Jeffersontown): Unless a larger Landscape Buffer Area is required, a 15-ft wide Landscape Buffer Area shall be maintained at all side and rear property lines. The landscape strip shall be planted with a number of Large (Type A) or Medium (Type B) trees equal to 1 tree/75 Lineal feet of boundary. Trees do not have to be evenly spaced. Instead, tree placement should be based on site characteristics and compatibility with other landscaping.

Property perimeter Landscape Buffer Areas, unless specifically prohibited, may also count toward other yard, or setback requirements found elsewhere in these regulations. Property perimeter Landscape Buffer Areas may count towards open space requirements in accordance with Chapter 10 Part 5.

Cellular towers are considered the same as utility substations for the purposes of screening in accordance with this part.

Exceptions to Landscape Buffer Area requirements are as follows:

1. Property perimeter Landscape Buffer Areas are not required in the Downtown Form District.
2. Property perimeter Landscape Buffer Areas separating differing land uses within a Planned Development Zoning District shall not be required to meet the standards set forth in this Part but shall adhere to the Approved Master Plan for each development.
3. Landscape Buffer Area requirements are waived when a property boundary separates shared parking (as defined in Chapter 9) and may be reduced to Type A between parking when adjoining zoning districts are no more than 1 intensity category apart.
4. If property in intensity class 2 is developed as patio or town homes with a maximum of 6 units per building and no more than 2 stories, six foot high screening of adjacent single-family property is not

*“Type A” in part 3 refers to landscape buffer area in Table 10.2.3*

**NOTE:**  
*Paragraph 4 exemption applies only to screening; trees specified in Table 10.2.4 are required.*

required. (Landscaping for attached housing using the ADI regulations can be found in Chapter 4 Part 5.)

5. When offsite buffering and plantings exist on adjoining property, they may be applied toward the sites landscape buffer planting requirements if the adjacent property owner agrees in writing to preserve the planting materials.
6. Perimeter property landscape buffers are not required between a multi-family residential zone and a single-family residential zone when the multi-family residential property is developed as a single-family residential use.

### 10.2.5 Property Perimeter Planting

Planting within property perimeter Landscape Buffer Areas will serve a number of functions including screening, naturalizing, softening edges, and unifying architectural elements. Planting density requirements, as outlined in Table 10.2.4, have been established to allow for flexible design solutions while reinforcing the site design standards of each form district.

In situations where a property perimeter Landscape Buffer Area slopes, the required plantings shall be located where the staff of the Planning Commission determines they will most effectively screen the more intensive uses.

Existing landscape material which is proposed to be used to fulfill landscape requirements shall be shown on the required plan, and any plant material in satisfactory condition may be used to satisfy these requirements in whole or in part when, as determined by the staff of the Planning Commission or the agency to whom it delegates authority such materials meet the requirements and achieves the objectives of this article. Existing healthy trees may be substituted for trees required for property or Vehicular Use Area perimeter landscaping, or for interior landscaping by using Table 10.4.1 Credit for Existing Trees being Preserved.

### 10.2.6 Other Uses And Structures Requiring Screening

Screening shall be provided around all service structures (e.g., propane tanks, dumpsters, heating/air conditioning units, electrical transformers, telecommunications boxes) that exceed 42 inches in height and 42 inches in width or are visible from adjoining property when located on roofs. Loading docks and outdoor storage or maintenance yards shall also be screened when adjacent to any right-of-way or residential use or zone.

No landscape material shall be planted closer than 5 feet from the sides of any electric transformer box and all landscape material shall be planted a minimum of 10 feet from the door of such boxes.

Screening shall consist of a continuous fence, wall, berm, evergreen planting, or combination thereof designed to blend in with the architecture (when roof mounted) or character of the area. (Evergreen plantings are not permitted for dumpster screening.) Planting beds, when provided for screening material, shall be at least 6 feet wide. The mature height of the screening material shall be one foot greater than the height of the enclosed service structure, but shall not be required to exceed eight feet in height.

### 10.2.7 Expressway/Railroad Landscape Buffer Areas and Perimeter Plantings

Buffers have been established to protect and enhance visual quality and to reduce the impacts from high traffic/high speed roadways and railroads. Right-of-way buffer areas shall be provided for each zoning intensity class as indicated in Table 10.2.5.

Table 10.2.5 Right-of-Way Landscape Buffer Area Requirements

(See Table 10.2.1 for Zoning Intensity Classes, Table 10.2.4 for Planting Density and Table 10.2.3 for Buffer Standards)

Roadway Class	Zoning Intensity Classes				
	1	2	3	4	5
Expressway	D.4	D.4	C.3	B.3	B.3
Railroads	C.4	C.4	B.2	na	na

### 10.2.8 Street Trees

- A. **Mandatory:** Street trees are required for residentially zoned property along collector and arterial level roadways, as specified in the applicable form district. Street trees shall be provided in the public right-of-way, with permission of the agency having jurisdiction over the right-of-way. If the Public Works Department or Kentucky Transportation Cabinet refuses to allow plantings in the right-of way, street trees shall be provided adjacent to the right-of-way, in a minimum 6 foot wide planting area. All street trees shall conform to the minimum requirements of the Streetscape Master Plan Manual. If a streetscape master plan has been approved for a specific street, all street trees shall be planted in accordance with the approved master plan. Street trees shall be regularly spaced and planted at a ratio of no less than 1 Large (Type A) tree per 50 lineal feet of right-of-way, or 1 Medium (Type B) tree per 40 lineal feet, or 1 Small (Type C) tree per 30 lineal feet. Small trees are permitted only where utility lines or other site constraints will not allow installation of Large or Medium trees.
- B. **Voluntary:** Street trees may be provided adjacent to non-residentially zoned property, as well as residential sites abutting local streets or private access easements providing the principal means of access.
- C. **Tree Canopy Bonus:** Street tree plantings shall qualify for a 25% bonus in calculating compliance with tree canopy requirements refer to 10.1.5.D.

**NOTE:** See Appendix 10A for listing of Type A, B and C trees.

### 10.2.9 Riparian Trees

- A. **Suburban Form Districts.** A tree canopy bonus shall be given for tree plantings meeting the minimum requirements of chapter 10 of the LDC. These bonuses shall be given for plantings within the middle and outer areas of the waterway buffer required for solid blue-line streams as outlined within Chapter 4, Part 8 of the LDC for buffers with little or no existing vegetation. The tree canopy bonuses are outlined below:
  1. Middle Buffer – 10%
  2. Outer Buffer – 5%

- B. Traditional Form Districts. A tree canopy bonus of 10% may be obtained for additional tree plantings meeting the minimum requirements of chapter 10 of the LDC and approved by MSD to occur within the 25 foot buffer required adjacent to blue line streams. This bonus is applicable to new plantings within buffer areas with little or no existing vegetation. New tree plantings within 100 feet of the top of bank of the blue line stream and within an open space area may be approved at the discretion of the staff landscape architect for a 5% bonus for tree canopy calculations.

### 10.2.10 Vehicular Use Area Landscape Buffer Areas

Landscape Buffer Areas have been established to reduce the visual impact of Vehicular Use Areas including parking lots, loading docks and service areas. VUA Landscape Buffer Area requirements have been established for each form district based on intensity. These Landscape Buffer Areas shall be provided between any lot containing a VUA and a roadway; and between any lot containing a VUA and any lot zoned for residential use. A five foot LBA shall be provided (containing a 6 foot continuous screen and 1 type A tree per 50 feet of lineal distance) between any lot containing a VUA and a non-residentially zoned lot with a first floor residential use.

Table 10.2.6  
VUA Landscape Buffer Area Requirements

Area of VUA (sf)	Form District	Form District
	Downtown, Village, Traditional Neighborhood, Traditional Marketplace Corridor, Traditional Workplace	Regional Center, Town Center, Suburban Marketplace Corridor, Neighborhood, Suburban Workplace, Campus
up to 10,000	5-FT	5-FT
10,001-30,000	5-FT	10-FT
>30,000	10-FT	15-FT

Loading areas/docks are not required to be screened from adjacent industrial uses.

Landscape Buffer Areas shall be placed at the edge of pavement (or back of curb if present) when the elevation of the VUA is equal to or higher than the adjacent property. When the VUA is constructed at a lower elevation than the adjacent property, the buffer shall be placed at the common property line.

### 10.2.11 Vehicular Use Area Perimeter Planting

The equivalent of 1 Large (Type A) tree per 50 linear feet of boundary (or fraction thereof) shall be provided in all VUA perimeter Landscape Buffer Areas. Tree requirements may be deferred, if an equivalent number of street trees are

present in the right-of-way, until such time that the street trees are removed to allow for roadway widening or other improvements. Additional landscape requirements shall vary relative to adjacent land uses and proximity to common property lines as follows:

Table 10.2.7 VUA Perimeter Screening Requirements

Land Use	Distance From Property Line		
	Less than or equal to 30 feet	Greater than 30 feet and less than 50 feet	Greater than or equal to 50 feet
VUA (except loading area) adjacent to any residential use	6 foot continuous screen	3 foot continuous screen	3 foot screen for at least 50% of VUA
VUA is a loading area adjacent to any residential use	8 foot continuous screen	6 foot continuous screen	6 foot continuous screen if adjacent to residential
VUA adjacent to a Roadway	3 foot continuous screen	3 foot continuous screen	NA

The 3-foot or 6-foot screen requirement can be met using shrubs, evergreen trees, berms, or fencing individually or in combination. Continuous screens may be broken and staggered for visual interest provided the result is a visually continuous screen. The 3-foot screen requirement may be reduced to 18 inches when adjacent to financial institutions, nursing homes, or other uses where security is determined to be a factor.

All screening material including plants, fencing, walls, and berms used to satisfy these requirements shall conform to the standards found in Chapter 10, Part 4, Implementation Standards.

Landscape material in buffer areas shall be protected by the use of curbs, wheel stops, fencing, or planted at least 4 feet from the edge of pavement when sufficient buffer area exists.

### 10.2.12 Vehicular Use Area Interior Landscape Areas

Landscape areas shall be provided within all Vehicular Use Areas to break up large impervious areas and allow for a greater distribution of tree canopy coverage. Dimensional requirements have been established to insure that interior landscape areas serve the intended goals and provide enough ground area to support required plant material. Interior landscape areas shall not be required for enclosed VUAs that are secured from access by a fence, wall or similar barrier at least 3.5 feet in height and used for storage, loading docks or their associated maneuvering areas, or for loading, unloading, and storage areas in an industrial zone PD (industrial uses), C-M, M-1, M-2, M-3, PEC & EZ-1 or in loading dock & truck maneuvering areas in Commercial and Office zones.

ILA shall be provided that in total area equals or exceeds the applicable minimum percentage of the vehicular use area, as specified in the following table:

<u>VUA Size</u>	<u>ILA Area</u>
--under 6,000 sq. ft. or containing < 10 parking spaces	0%
--6,000 - 12,000 sq. ft. or up to 20 parking spaces --if in a Traditional or Downtown Form District	5% (2.5%)
--12,000 - 30,000 sq. ft. or up to 100 parking spaces -- if in a Traditional or Downtown Form District	7.5% (5%)
--over 30,000 sq. ft. or 100 parking spaces	7.5%

Any landscape area surrounded by or projecting into a Vehicular Use Area can be used to meet interior landscape area requirements provided they are no less than 133 sq. ft in area and no less than 8 feet in either dimension. Smaller interior landscape areas are not prohibited, but will not count toward interior landscape area requirements.

The maximum distance between interior landscape areas shall apply as follows:

- A. VUAs under 12,000 sq. ft. or less than 20 parking spaces - no maximum
- B. VUAs of 12,000 sq. ft. or over or 20 or more parking spaces - 120 feet

The maximum distance shall be determined by measuring both:

- A. radially from the closest perimeter landscaping area curb edge, and
- B. lineally in each row of parking spaces from the closest curb edge of each ILA.

### 10.2.13 VUA Interior Landscape Area Planting Requirements

When interior landscape areas are required, one Medium or Large deciduous tree shall be provided for every 4,000 square feet of vehicular use area. The ground plane of all interior landscape areas shall be planted using either shrubs, ground cover, or turf. All plant material used to satisfy these requirements shall conform to the standards found in Chapter 10, Part 4, Implementation Standards.

Light poles, sidewalks, benches or other landscape design elements are permitted in the interior landscape areas provided they do not occupy more than 25% of any one interior landscape area or reduce the width of any planted area to less than 4 feet. Provision of such facilities does not reduce the number of required trees.

*Note: the following requirement of Chapter 9, Part 1 may require additional interior landscape area:*

- Developments that provide more than fifty (50) off-street parking spaces and exceed the minimum number of parking spaces required by this Part shall either:
- a. Surface a portion of its total parking area proportional to the

extent to which the minimum number of parking spaces is exceeded using concrete; or

b. Surface the parking spaces in excess of the minimum using semi-pervious paving systems, or locate those parking spaces in excess of the minimum within parking structures or elevator parking systems: or

c. Provide 25% more trees within the required Interior Landscape Area (ILA) than is otherwise required by Chapter 10 of the Land Development Code for the site's entire parking area. The trees provided shall be Type A trees that maximize the amount of shade that is provided within the parking area. Additionally, the ILA's shall be designed to maximize their ability to absorb the site's stormwater runoff in an effort to improve the water quality of the stormwater runoff and to provide an adequate water supply to ensure the long term health of the canopy trees.

The Planning Commission may modify this requirement if the applicant demonstrates that an alternative site design, surfacing material or facility type offers greater environmental benefits

#### **10.2.14 Alternative Landscape Plans**

It is not the intent of this article to discourage innovative, aesthetically pleasing landscaping design. Thus, the developer may, at his/her option, submit a landscape plan which conforms to the spirit and intent of this article while varying from its specific requirements. The plan presented must be deemed a substantial improvement over the minimum requirements of this article by the Planning Commission or the agency responsible for plan review.

#### **10.2.15 Landscape Architect Seal Requirement**

Landscape plans with vehicle use area (VUA) 30,000 square feet in area or larger shall be required to have a landscape architect seal on the landscape plan.

#### **10.2.16 Form District Specific Landscape Requirements**

The following form district specific landscape requirements apply regardless of the applicability of general chapter 10 requirements.

1. See Section 7.1.84 for new single family residential subdivisions within a Suburban Workplace Form District.
2. Per Chapter 5 Part 5 regardless of the applicability of Chapter 10 requirements the following shall apply. When a property is located in the Suburban Workplace Form District. Industrial uses, including structures, loading and truck parking areas, and outdoor storage located within 200 feet of and having a common lot line with residentially used or zoned parcels shall include a 50 foot landscape buffer area with a 6 foot berm and canopy trees as required by planting density 1. In cases where trees are to be preserved within the 50 foot landscape buffer, staff landscape architect may waive the need for the six foot berm and replace it with another acceptable

continuous screening landscape element (e.g. fence, hedge, etc.).  
(NOTE: Same addition will be added to Section 5.5.4 B.1.)

When choosing plant materials, refer to the **Louisville and Jefferson County Preferred Plant List (Appendix 10 A)** for species that are either native to Jefferson County or that perform particularly well in the area, and to the **Louisville and Jefferson County Prohibited Plant List (Appendix 10 B)** for species that will not be accepted to meet the requirements of this code.

*The following terms relating to Landscape Design are included in the Definitions (Chapter 1 Part 2):*  
Vehicle Use Area (VUA) , Landscape Buffer Area (LBA), Interior Landscape Area Buffer Area (ILA), Tree, Type A, , Tree, Type B, , Tree, Type C,