

PROPERTY PERIMETER REQUIREMENTS (Zoning Ordinance Article 17.311 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
1	MHP zoned property	Residential zoned property, including across intervening streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high planting, hedge, fence, wall, or earth mound
2	Residential or MHP zoned property	Freeway, expressway, or railroad	10' adjacent to freeway, expressway, or railroad right-of-way	Same as 1D above
3	Business or industrial zoned property, other than items 5, 5a or 6 below	Residential or MHP zoned property, except across intervening streets or alleys and lots in Agricultural zones containing less than 10 acres with an existing residential use	10' adjacent to all common boundaries, except street or alley frontage	Same as 1D above
4	Building in B-2 zone	Street right-of-way, except alleys	3' adjacent to all common boundaries of building and street frontage, except alleys	Any combination of decorative shrubs, trees, flowers; up to 25% of length may be paved for building entrance walks
5	Outdoor storage areas or yards	Residential or MHP zoned property, including across streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high solid wall or fence
5a	Outdoor storage areas or yards	Any zone	Not applicable	6' high continuous solid wall or fence
6	Utility substation, junk yard, landfill, sewage plant, or similar use	Any property boundary, including any street or alley right-of-way	10' adjacent to all common boundaries, except only 5' for utility substations measured adjacent to the enclosure	Same as 1D above, except that junk yards, salvage/ scrap iron yards shall require a continuous solid wall or fence 8' high

VEHICULAR USE AREA PERIMETER REQUIREMENTS (17.312 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
7	Vehicular use area (VUA) on any property	Neighboring property in residential or MHP zone	3', where vehicles do not overhand, and 4' min. to all trees from VUA curbs or wheel stops, adjacent to buildings on neighboring property	1 tree per 40' of VUA boundary, plus continuous 3' high planting, hedge, fence or wall; or 3' high continuous earth mound in minimum 10' wide easement
8	Vehicular use area, except loading/ unloading areas in B-2 zone	Public or private street right-of-way	Same as 7C above	Same as 7D above, except for vehicular sales lots & service stations, continuous 3' high element may be replaced by 1 low shrub per 10' of boundary

Material Specifications

Walls and fences shall have a minimum opacity of 80%, and be no higher than 6' in front yards or 8' in all other yards in all zones except industrial.
Earth mounds shall be constructed with proper slopes and adequate plant material to prevent erosion.
Deciduous trees should be species having an average mature crown spread of at least 15' and a trunk diameter of 1-3/4" on planting. Willows, sycamores, box elders, silver maples and other trees whose roots are known to damage public works shall not be planted within 15' of such public works, unless the root system is completely contained in a barrier.
Evergreen trees shall be at least 5' high, 1-1/2" in trunk diameter and 3' in spread at planting.
Shrubs and hedges shall be at least 2' in average height or spread at planting for VUA perimeter easements, and at least 3' in average height or spread at planting for property perimeter easements. Within 4 years of planting, hedges shall achieve 50% winter opacity between 1' and 3' above grade for VUA boundaries, and between 1' and 6' above grade for property boundaries.

VEHICULAR USE AREA INTERIOR REQUIREMENTS (17.32 illustrated)
(Owensboro, Whitesville, and Urban Service Area)

Vehicular Use Areas containing at least 30,000 SF but less than 50,000 SF shall provide interior landscaping, except in industrial zones. The minimum total area shall be 3% of the area bounded by the perimeter of the paved area, not including access drives from the street. . **Vehicular use areas** containing 50,000 SF or greater shall provide interior landscaping, except in industrial zones. The minimum total area shall be 5% of the area bounded by the perimeter of the paved area, not including access drives from the street. The total may be divided among islands, peninsulas or medians within VUA boundaries, or may be achieved using the qualifying perimeter area (QPA) as defined below.

Qualifying Perimeter Area (QPA) outside of VUA boundaries may be used, but must be within 15' of the VUA boundary to satisfy distribution requirements below. QPA is counted at half value, therefore twice as much area is required to equal the value of islands, peninsulas or medians within the VUA boundary. Required VUA perimeter easements and materials cannot be counted as QPA.

Minimum Size. Each interior landscape area shall be a minimum of 64 SF with 4' minimum dimension to all trees from curbs or wheel stops where vehicle parking spaces overhang.

Distribution Requirements. Number, shape and maximum size of landscape areas is at owner's discretion, however, all portions of the VUA must be within at least 150' of a landscaped island, peninsula, median, or qualifying perimeter area.

Trees and other plant materials. One (1) tree is required for each 250 SF of total required interior landscape area. Remember that qualifying perimeter area has been doubled to equate with islands, peninsulas and medians. Required trees may be scattered among the landscape areas provided. The surface of these areas shall be landscaped with low shrubs, grass or other ground cover plants.

For additional details see text of Article 17.

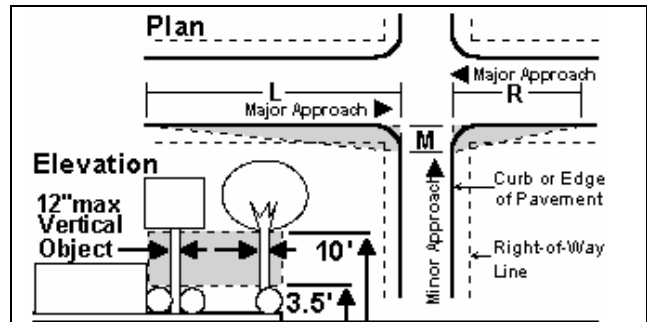
Plan Content

Type of Plan Drawing	Landscaping Information
Subdivision plat	Only property perimeter easements and materials must be illustrated on the plat.
Final development plan	All required landscape easements and materials must be illustrated on the plan.
Combined final development plan/ preliminary plat	
Construction permit landscape plan	
Preliminary development plan	Only required landscape easements must be shown on the plan, not the materials that will be placed in the easements.
<p>Whichever drawing type is applicable, it should be drawn to an easily readable scale, showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings (not for subdivision plats), VUAs including parking stalls (not for subdivision plats), water outlets, landscape material locations, typical elevations or cross-sections as may be required, title box with pertinent names and addresses, scale, date, north arrow and zoning classifications.</p>	
<p>If building permits will be sought prior to installation of materials, landscape surety must be posted in conformance with OMPC Form L2.</p>	

Sites affected by landscaping regulations. No new site development, building, structure or vehicular use area shall be created and used unless landscaping is provided as required by Article 17 of the Zoning Ordinance. No building, structure or vehicular use area may be altered or expanded unless landscaping is provided for the property to the extent of its alteration or expansion. The OMPC may require landscaping improvements for property when a change of zoning occurs.

Who provides landscape easements? Generally, landscape easements and materials are placed on the property where construction activity or zone change occurs, except for the following situations: 1. Adequate materials already exist on the activity property or adjoining property or street right-of-way that meet some or all requirements. 2. Easements and materials may be placed astride the boundary of adjoining properties having the same or different owners if a written agreement signed by involved parties is filed with the Zoning Administrator as a public record.

Easement conflicts. Whenever a parcel or activity falls under two or more of the categories listed on Page 1 of this form, the more stringent category will apply. Required landscape easements may be combined with utility or other easements as long as all landscape requirements can be fully met; otherwise, landscape easements must be separate from other easements.

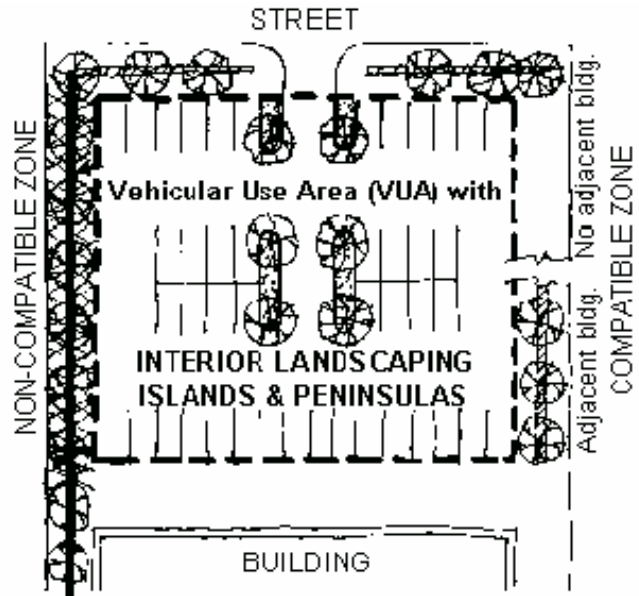
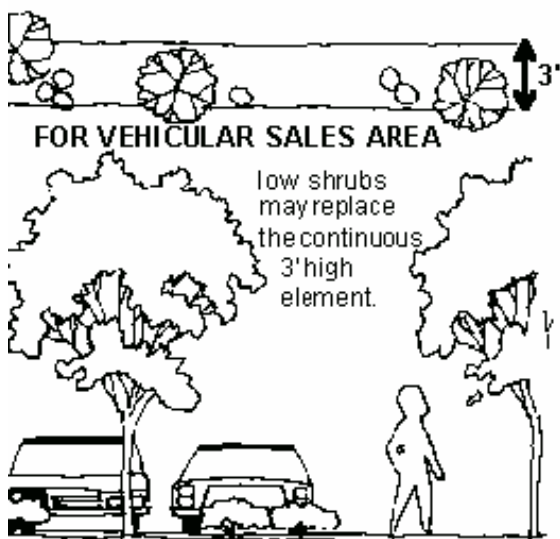
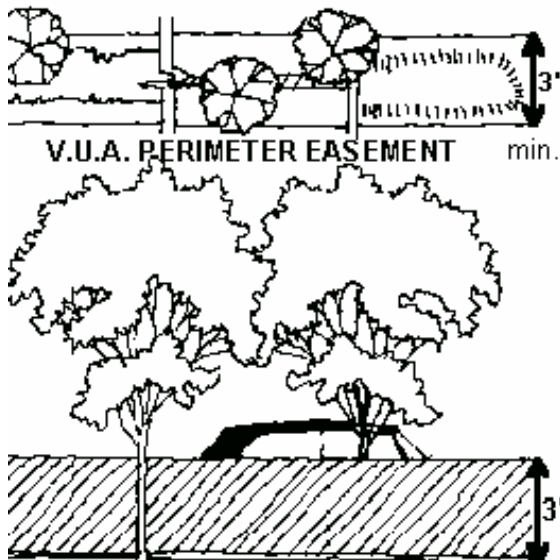
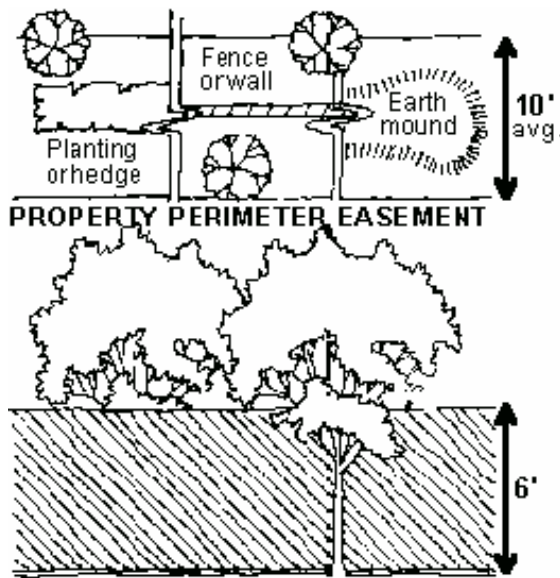


In Sight Triangle: Only vertical objects 12" or less in diameter, from 3.5 to 10 feet above street grade.

Sight Triangles at Intersections

Major Approach >	Arterial Street		Any Other Street	
	Street, not Alley	Alley or Driveway	Street, not Alley	Alley or Driveway
L =	300'	200'	150'	100'
R =	150'	100'	75'	50'
M =	15'	10'	15'	10'

Exceptions: One-Way Streets - On one-way streets, sight triangles do not apply at corners where traffic does not approach the intersection. On one-way streets, if the major approach traffic comes from the RIGHT, then the LEFT sight triangle dimensions shall be applied to the RIGHT corner. Principal Buildings - Sight triangles do not apply to principal buildings located in conformance with building setback requirements of the Zoning Ordinance. Utility Devices - Authorized utility devices -- poles, control boxes, traffic signs and signals, etc. -- are excepted from strict conformance with sight triangles. However, the location of these devices should adhere to limitations as closely as possible. Source: Article 3 of the Zoning Ordinance



Continuous element is 3' high



Continuous element is 6' high

Property perimeter easement
No additional V.U.A. easement required



Vehicular Use Area (V.U.A.) Boundary
for calculating interior landscaping

VUA Perimeter Easement or Interior Landscape Area
(Interior, Owensboro & Whitesville only)

