

CHAPTER 12

WALLS, FENCES, SCREENS, AND LANDSCAPE REQUIREMENTS

SECTION

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11-1200. Walls, Fences, Screens, and Landscape Requirements. The following regulations establish standards for those districts where walls, fences, screens, and landscaping are required along lot lines and zoning district boundary lines. The standards established herein are minimum standards and shall be used by the City of Paris in the review and approval of permitted, accessory, or conditional uses which are subject to the requirements of this section.

11-1201. Walls and Fences. The following requirements shall apply to any non-residential development which abuts adjacent residential lots:

A. Development Requirements. Development standards shall be as follows:

1. Such development shall be screened from adjacent residential lots using an opaque fence or wall.
2. Non-residential lots adjacent to residential lots shall be screened on all rear lot lines and along side lot lines to the intersection of the front building line. Such screen shall be placed and maintained at the expense of the owner or occupant of the lot.

B. Minimum Standards. Wooden, brick or masonry fencing walls may be used as a screen provided such screen is sight-obscuring. Wire, plastic sheets, panels or corrugated sheet-metal or panels shall not be used as screening. All screening shall meet the following requirements:

1. Walls shall be designed to facilitate maintenance and shall not modify natural drainage so as to endanger adjacent property.
2. Brick or masonry walls shall be constructed of common or face brick, or of poured or precast masonry or decorative block and shall be approved by the building inspector.
3. All fences or walls shall be a minimum of seven (7) feet in height.

11-1202. Landscape requirements. The following standards shall apply to development in any non-residential district, with the exception of the B-2 zone;

- A. A greenbelt planting strip, a minimum of five (5) feet in depth shall be located within the development area and abutting any public street right-of-way (existing and proposed). This greenbelt strip may include any grass or ground cover behind the curb or sidewalk that may be state or city right-of-way in order to meet the five (5) foot depth requirements. Such landscape strip shall be placed and maintained by the owner or occupant of the development, and may be included in yards required under other sections of this ordinance, and shall be composed of at least one of the following.

1. Two or more rows of evergreen shrubs, spaced an average of three (3) feet apart. Such shrubs shall be expected to grow to a maximum height of three (3) feet in 3 or 4 growing seasons. The remainder of the landscape strip shall be planted in grass, ground cover, or other suitable decorative material, including sand, gravel, stone, or mulch.
 2. Other living landscape material such as grass or other ground covers or non-living (artificial) landscape material such as rocks, pebbles, sand, gravel stone or mulch.
- B. Whenever in this section a green belt or planting strip is required, it shall be planted prior to the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained by the owner or occupant with permanent plant materials (Ord. # 825, 04/01/93).

11-1203. Development Standards for Certain Zones. In addition to the requirements for such developments required by the other provisions of this ordinance the following standards are applicable to the following developments or zoning districts:

A. Multi-Family Development.

1. A wall or fence meeting the requirements of 11-1201.
2. A greenbelt planting strip as provided for in 11-1202.
3. A six (6) foot wide landscape planting strip abutting the inside periphery of the wall or fence required in 11-1203 B.1. above meeting the requirements of 11-1202.
4. A three (3) foot landscape planting strip abutting the outside periphery of the wall or fence required in 11-1203.B.1. above meeting the requirements of 11-1202.

B. Group Housing.

1. A wall or fence meeting the requirements of 11-1201.
2. A greenbelt planting strip as provided for in 11-1202.
3. A six (6) foot wide landscape planting strip abutting the inside periphery of the wall or fence required in 11-1203 C.1. above meeting the requirements of 11-1202.
4. A three (3) foot landscape planting strip abutting the outside periphery of the wall or fence required in 11-1203.C.1. above meeting the requirements of 11-1202.

C. SC-1 Shopping Center District.

1. The requirements of 11-1202 shall be applicable with the exception that such greenbelt planting strip shall be a minimum of ten (10) feet instead of five (5) feet.
2. All parking areas shall have a minimum two (2) foot wide landscape berm between major interior traffic aisles or streets and the interior parking areas to control ingress and egress to the parking areas within the development.
3. Plant material spacing for such landscape berms shall be as follows:
 - a. Plant materials shall not be placed closer than the distance required for visibility under the requirements of 11-1500.c.
 - b. Where plant materials are planted in two or more rows, planting shall be staggered in rows.
 - c. Narrow evergreens shall be planted not more than three (3) feet in centers.
 - d. Large evergreen shrubs shall be planted not more than four (4) feet on centers.

D. B-1 and P-B Planned Business District.

1. The requirements of 11-1202 shall be applicable with the exception that such greenbelt planting strip shall be a minimum of ten (10) feet instead of five (5) feet (Ord. # 820, 02/04/93).

E. All Industrial Districts.

1. The requirements of 11-1202 shall be applicable with the exception that such greenbelt planting strip shall be a minimum of fifteen (15) feet instead of five (5) feet.
2. All parking areas shall have a minimum two (2) foot wide landscape berm between major interior traffic aisles or streets and the interior parking areas to control ingress and egress to the parking areas within the development.
3. Plant material spacing for such landscape berms shall be as follows:
 - a. Plant materials shall not be placed closer than the distance required for visibility under the requirements of 11-1500.C.
 - b. Where plant material are planted in two or more rows, planting shall be staggered in rows.
 - c. Narrow evergreens shall be planted not more than three (3) feet in centers.
 - d. Large evergreens shrubs shall be planted not more than four (4) feet on centers.

F. Open Storage Requirements. In any zoning district where open (unenclosed) storage of material and equipment is permitted as a principal use on an individual lot, such open storage shall be screened by walls or fencing, as provided in 11-1201, along all lot lines. Such screening shall be a minimum of seven (7) feet in height.

G. Refuse Collection Point Requirements. All areas established as refuse collection points, or used for dumpster service and/or loading areas, shall be screened as provided in 11-1201 along all sides of the collection point.

11-1204. Administration and Enforcement. The standards required herein shall apply to any development or redevelopment which occurs after the adoption of this ordinance. None of the standards required herein shall apply retroactively, except in the event that substantial construction is proposed in which case these standards shall apply. For the purpose of this section, the following definitions shall be used to determine the application of the standards required herein:

- A. Development - any man-made change to unimproved land.
- B. Redevelopment - any man-made change to improve real estate (including buildings or structures) which is estimated to cost 50% or more of the appraised value of the existing real estate.
- C. Substantial construction - any repair, improvement, or addition to a building or structure which is estimated to cost 50% or more of the appraised value of the existing building or structure either: (a) before the repair, improvement or addition is started; or (b) if the building or structure has been damaged, and is being restored, before the damage occurred.

Provided, however, that in the event a residential structure in a commercial zone is converted from use as a residence to a commercial use, the standards required herein shall apply regardless of the amount or percentage of development, redevelopment, or construction, as defined in A, B, and C above. (Ord. # 1020, 04/01/04.)