

Sec. 709. Landscaping.

- A. *General.* The use of indigenous Texas gulf coast plant material is encouraged.
- B. *Residential Protection Buffer.* Any multifamily or commercial development adjacent to a residential use as specified in the table below shall incorporate a 10-foot buffer strip containing sod or other permanent vegetative groundcover, along with a solid wall or fence at least 6 feet, but no more than 8 feet, in height. Where adjacent to a residential front yard, the wall or fence shall be a maximum of 3 feet in height.

TABLE INSET:

Development	Adjacent Use	
	Single Family	Multifamily
Single-Family Project	--	--
Multifamily Project		--
Commercial Project		

The Administrative Official shall have the authority to waive the requirement for the 10' buffer if site conditions exist which would prevent the full utilization of the property, however the fence requirement may not be waived.

- C. *Parking Lot Perimeter Fence Adjacent to Residential Uses.* Any parking lot containing 15 or more spaces which is adjacent to a residential use shall be screened from the residence with a solid wall, fence or hedges which are at least 6 feet, but no more than 8 feet, in height. Where adjacent to a residential front yard, the wall, fence or hedge shall be a maximum of 3 feet in height.
- D. *Parking Lot Perimeter Landscaping Adjacent to Streets.* The perimeter of all parking lots containing 15 or more spaces shall be landscaped between the parking area and the street with a buffer strip containing sod or other permanent vegetative groundcover, along with a visual screen made of berms, architectural screening, plant material, or a combination thereof. The visual screen may vary in height between 18" and 36". Plant material shall be at least 24 inches in height at time of planting which can be expected to reach 36 inches in height within two years of planting. Such vegetation shall be kept trimmed to avoid any sight obstructions at driveway entrances and exits.
- E. *Landscape Maintenance.* Trees, shrubs, walls, irrigation improvements and other landscape features approved by the City shall be considered elements of the project in the same manner as parking and other details. The owner shall be responsible for regular maintenance of all landscaping in a way that presents a healthy, neat and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering,

fertilizing, pruning, mulching, edging and mowing as needed and in accordance with acceptable horticultural practice. It also includes the repair or replacement of required structures such as walls, and the replacement of defective landscaping required by this Section. All landscape areas shall be irrigated through an irrigation system or must be within 75 feet of a hose attachment.

(Ord. No. 1001, § 1, 12-21-99; Ord. No. 1026, § 1, 2-20-01)