



CITY OF INDEPENDENCE PLANNING DEPARTMENT
SITE DESIGN REVIEW / SUPPLEMENTAL APPLICATION

555 South Main Street, Independence, OR 97351
Office: 503.838.1212 FAX: 503.606.3282

DATE: _____

FILE NO: _____

APPLICANT: _____

PHONE NO: _____

MAILING ADDRESS: _____

OWNER OF RECORD: _____
(If different from above)

PHONE NO: _____

SITE ADDRESS: _____

TAX LOT NUMBER: _____

TAX MAP NUMBER: _____

SURVEYOR OR ENGINEER: _____

ADDRESS: _____

PHONE NO: _____

SUBMISSION INFORMATION:

- 1) All applicable information required in:
 - a) Independence Development Code, Subchapter 80 (including but not limited to):
 - Subchapter 80.30 - Site Design Review Application Requirements
 - Subchapter 80.40 - Review Criteria and Standards
 - Subchapter 80.60 - Performance Standards for Industrial Development (if applicable)
 - Subchapter 80.70 - Additional Requirements
 - b) Subchapter 54 - Buffering, Screening, Landscape and Ash Creek Setback Requirements.
 - c) Subchapter 55 - Stormwater Management Requirements
 - d) All other Subchapters as may be required

- 2) CERTIFIED LIST OF NAME AND ADDRESS of each owner (e.g., husband and wife) of all properties within the area formed by a line 250' from and parallel to the boundaries of the subject property, AND from any contiguous properties also owned by the applicant. (NOTE: Names and addresses of property owners are available at the **Tax Assessor's office in the Polk County Courthouse.**) Failure to provide an accurate and complete list of surrounding owners may invalidate any action taken on this application.

- 3) Briefly describe the existing and/or proposed use or industrial process, and its finished product.

- 4) Does the existing and/or proposed use involve the storage and/or use of any chemicals or hazardous materials, including motor fuel? _____ YES _____ NO
If yes, please list:

The City may approve, conditionally approve, or disapprove a proposal for site design. The decision of the City shall be made in writing and shall be sent to the applicant and the Building Official within ten (10) days from the time of review action.

The undersigned understands that this application must be complete and accurate, before site design will be accepted for consideration by the City of Independence. In addition, the site design must substantially conform to all standards, regulations and procedures officially adopted by the City of Independence.

 Applicant or Authorized Agent

FOR OFFICE USE ONLY

FEES:

1) Site Design Review		\$500.00
2) Notice Fee		\$60.00
3) Abutters List	OPTIONAL:	\$25.00

TOTAL FEES: _____

RECEIPT NO: _____

SUBCHAPTER 80

SITE DESIGN REVIEW REQUIREMENTS

80.10 PURPOSE.

The purposes and objectives of site development requirements and the site design review procedure are to:

- A. Ensure that site development plans are designed in a manner, which ensures proper functioning of the site, encourages originality, flexibility and innovation, and maintains a high quality visual environment;
- B. Conserve the city's natural beauty and historic and visual character by giving proper attention to the exterior appearance of structures and improvements and by insuring that structures and improvements are properly related to their sites, to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping;
- C. Protect and enhance the city's visual appeal and thus stimulate and stabilize commercial and industrial activity;
- D. Stabilize and improve property values, prevent blighted areas and, thus, increase tax revenues;
- E. Ensure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.
- F. Achieve the benefit of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout;
- G. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the city's favorable environment and, thus, promote and protect the peace, health and welfare of the city.

80.20 PROCEDURE

- A. Site Development Review shall be applicable to all new developments, major remodeling of existing developments except:
 - 1. single-family detached dwellings;

City of Independence
Development Code

- 2 a duplex;
 3. any commercial or industrial remodel or expansion that does not exceed 25% of the total square footage of the existing structure; or
 4. any new development, change of occupancy, or commercial or industrial remodel, that does not intensify the use of the property by increasing the number of customers, vehicle and pedestrian traffic to the site, parking requirements, etc.
- B. All of the provisions and regulations of the underlying zone shall apply unless modified by other Sections of this Code.
- C. No development or building permit shall be issued for any development within the city until the plans, drawings, sketches and other documents required under Section 80.30.005 have been reviewed and approved by the City in conformity with the criteria specified in this subchapter.
- D. For purposes of this section the term "development" shall mean land use, limited land use building permit, or permit applications of any kind, or the erection, construction or exterior remodeling of buildings, structures, parking lots, streets and roads, and signs in all zones, except as noted in Section 80.20(A).
- E. The provisions of this chapter shall apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.
- F. Site design review approval is valid for one year from the date of notice of the final decision. All building, land use and utility permits must be secured within the one-year time frame.
- G. Site design authority may be extended for up to five years for phased developments. The requested phases must be applied for and approved in the original site design review application. Phased developments not completed within five years must reapply for site design review.
- H. Development in Accord with Plans. Construction, site development and landscaping shall be carried out in a substantial accord with the plans, drawings, sketches and other documents approved by the city, unless altered with city approval. Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the goals and objectives of this subchapter. Proposed substantial changes shall be submitted to the city for approval and shall be subject to the procedures and requirements for new site design review proposals.

80.20.010 Application of Other Requirements. The requirements of this subchapter are in addition to all other requirements, including but not limited to the Independence City Code, Zoning and Development Ordinance, and Comprehensive Plan.

80.20.015 Application Process. Except as provided in Section 80.20.020, site design review applications shall be processed as Type I actions as described in Subchapter 11. The City may deny a development permit for failure to adequately address or comply with the standards set forth in Subsection 80.40.

80.20.020 Review of Large-Scale Commercial Developments. Site design review applications for commercial developments with more than 40,000 square feet of gross floor area shall be processed as Type III actions as described in Subchapter 11.

80.30 SITE DESIGN REVIEW APPLICATION REQUIREMENTS

80.30.005. Submission of documents. An applicant for a building or other permit who is subject to site design review shall submit to the City, in addition to the requirements of Subsection 90.40 of the Independence City Code, the information listed below. The applicant shall submit three copies each of the required site analysis diagram, site development plan and landscape plan unless authorized by the City to combine the required information into one plan. When a public hearing is required, one additional set shall be submitted which is of a size that is conveniently reproducible, not to exceed 11 inches by 18 inches.

A. Site Analysis Diagram - drawn to scale, indicating the following information:

1. Adjacent land-uses (i.e., whether vacant, or occupied by a 2-story apartment building, grocery store, etc.). If there is a residence within 50 feet of the subject site, indicate the specific location of the building, its size and distance from the subject property boundary.
2. Location of trees greater than four inches in diameter when measured five feet above the ground; indicate if evergreen or deciduous. Where the site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remainder of trees may be shown on the map in the general area of their distribution.
3. Topography.
4. Natural drainage; and arrows indicating the direction of the natural drainage.
5. Lot dimensions and total area of the lot.

- B. Site Development Plan - drawn to scale, indicating the following information:
1. Legal description of the lot;
 2. Dimensions and total area of the lot;
 3. Location of all existing and proposed structures, including minimum distances from all structures to all lot lines;
 4. The total area in terms of percentages, devoted to the following:
 - a. Structures
 - b. Parking
 - c. Landscaping
 - d. Transportation facilities
 5. Rights-of-way of all abutting streets or paths whether public or private, and access to the site;
 6. Parking plan showing location, size and number of all parking spaces, driveways and access points.
 7. Locations and dimensions of all easements and nature of the easements;
 8. Location of any non-access strips;
 9. Other site elements which will assist in the evaluation of site development; including (1) existing and proposed water, sewer and storm drain connections to the existing public utility system, (2) final building, parking area, and lot corner elevations, (3) drainage patterns.
 10. Exterior lighting; the type, height and areas of illumination.
 11. Service areas for uses such as mail delivery and trash disposal, and bicycle facilities consistent with subchapter 73 and the City's Comprehensive Master Bicycle Plan.
 12. Location, size, materials, color and method of illumination of all signs.
 13. Utility Plan. A preliminary utility plan showing existing and proposed on and off-site utilities in sufficient detail to evaluate the intent and feasibility of the proposed method of service and to determine its impact on the public utility systems.

City of Independence
Development Code

14. Locations and sizes of existing and proposed fire service lines, hydrants, and other fire suppression facilities within and adjacent to the development.

15. Final building, parking area, lot grading elevations and lot drainage patterns;

16. Additional data to be provided for multi-family residential developments or dwelling structures which contain three or more units:

- a. Outdoor play area, if any.
- b. Locations and dimensions of all recreation areas, equipment, recreation and service buildings, and areas of recreation space in square feet.

C. Landscape Plan - drawn to scale, indicating the following information:

1. Lot dimensions, outline of structure(s), scaled location of windows and doors;

2. The size, species (identifying both botanical and common names) and location of plant material and other landscaping materials; those to be retained on the site and those newly planted and landscaping materials and methods of construction;

3. The dimensions, location, and area (in square feet) for each landscape area intended to fulfill the requirements of Subchapter 54.

4. The size and location of all storm water facilities intended to fulfill the requirements of Subchapter 55.

5. Locations and types of fences, walls, berms, and landscaped areas intended to fulfill requirements for perimeter screening.

6. Tree staking details;

7. The city may require a solar access analysis to determine the shading characteristics of the proposed buildings and trees (at mature heights) on December 21st between 9:00 A.M. and 3:00 P.M.

D. Architectural Drawings - including floor plans and elevations.

E. Irrigation Specifications Automatic underground irrigation systems are to be indicated on the landscape plan unless a licensed landscape architect certifies that the landscaping will likely survive without irrigation.

- F. A non-refundable application fee as set by the city council.
- G. Any other information reasonably required to achieve the intent of this subchapter, the city zoning regulations and the comprehensive plan.

80.40 REVIEW CRITERIA AND STANDARDS

The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required by this subchapter. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the city. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation.

- A. Preservation of landscape and significant wildlife habitat. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree, wetland and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- B. Environmental design considerations. Proposed structures shall be located and designed to insure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.
- C. Traffic, parking and circulation considerations. With respect to vehicular, bicycle, and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the arrangement and relationships of buildings in terms of pedestrian accessibility, location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. Based on the anticipated vehicular, bicycle, and pedestrian traffic generated, consideration may need to be given to improvements to the right-of-way such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bikeways and other facilities required because of the increased traffic generated by the development.
- D. Landscaping considerations. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose of this section. The City Manager or designee will have the authority to deny an application for failure to comply with any or all of these conditions:

City of Independence
Development Code

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon. Noise reduction shall be considered by planting dense vegetation or berming when residential structures are located adjacent to a street of at least arterial street status.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.
4. The development and use of islands and plantings therein to break up parking areas.
5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer and ailanthus.
6. The requirements of Subchapter 54.

E. Crime prevention considerations. Criminal activity may be reduced by paying specific attention to landscaping, parking areas, walkways, lighting, entries and exits and visibility and by having laundry areas and shared recreational facilities, such as pools or recreational facilities, located in a common area with visibility from individual units. Addresses of the buildings should be clearly visible from the adjacent public street.

F. Surface Water Drainage. Special attention shall be given to proper grading and contouring of the site, on-site surface drainage and on-site storage of surface water facilities, when necessary, so that removal of surface waters will not adversely affect neighboring properties, public rights-of-way or the public storm drainage system. All storm water facilities shall comply with the requirements of Subchapter 55.

G. Utility Service. Any utility installation above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary sewage disposal from all buildings shall be indicated.

H. Advertising Features. In addition to the requirements of the city's sign regulations, the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall be compatible with and shall not detract from the design of proposed buildings and structures and the surrounding properties.

I. Special Features. Exposed storage areas, garbage collection areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. For multi-family residential developments, consideration shall be given to outdoor storage facilities for articles such as barbecues, outdoor furniture and bicycles.

J. Energy Conservation. Special consideration shall be given to measures designed to promote energy conservation which is promoted by one or all of the following measures:

1. Use of evergreen plantings so that the trees at maturity will buffer against winter winds.
2. Use of windbreaks and avoidance of large areas of window glass and entry doors on extreme weather-exposed sides of a structure.
3. Design and orientation of buildings and windows to enhance unobstructed solar access and passive solar collection while using architectural shading devices to reduce summer heat gain.

80.60 PERFORMANCE STANDARDS FOR INDUSTRIAL DEVELOPMENT

The discharge into the environment of solids, liquids or gases in such quantities as to be detrimental to the public health, safety and welfare, to cause injury to human, plant or animal life or to property, or to violate air, water, soil or wetlands standards promulgated by local, State or Federal law is prohibited. In any industrial zone, no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

A. Heat, glare and light:

1. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building; such heat and glare shall not be discernible at or beyond the property line;
2. Exterior lighting shall be directed away from and shall not reflect on adjacent properties.

B. Noise shall be muffled and shall not be objectionable due to intermittence, frequency or shrillness and shall not exceed standards established by local, State or Federal law.

C. Sewage: Adequate provisions shall be made for the disposal of sewage and waste, which provisions shall meet the requirements established by local, State or Federal law.

D. Vibration: No vibration, other than that caused by highway vehicles and trains shall be permitted if such vibration will endanger the health, welfare or safety of the public or constitute a public nuisance.

E. General Standards: No activity shall be conducted in any industrial zone which will cause the emission of noise, vibration, residue, discharge or odor which is offensive to the community.

80.70 ADDITIONAL REQUIREMENTS

80.70.005 To the extent necessary to meet the criteria for site design review contained in this subchapter, the City may impose the following additional requirements on a development subject to advising the applicant of the reason in writing.

A. Establish the suitability of the landscape plan by having it prepared by a licensed landscape architect.

B. Obtain approval of a grading and drainage plan for the collection, treatment and transmission of storm or ground water, from an engineer licensed to practice in the State of Oregon.

C. Establish vehicle, bicycle, and pedestrian access facilities with due consideration to size, location and grade, safety and convenience.

D. Dedicate and improve public street rights-of-way, a pedestrian way, bikeway or bike path, or an easement for utilities, a waterway or slope protection.

E. In the case of commercial or industrial development, provide access by a frontage road having limited and controlled access onto an arterial street by means of traffic signals, traffic control islands or other means that will preserve the traffic-carrying capacity and safety of the arterial street and will avoid the cumulative effect of individual access points directly onto the arterial street.

F. Provide access to a street that intersects an arterial street instead of taking access directly from the arterial street in order to preserve the traffic-carrying capacity and safety of the arterial street and avoid the cumulative effect of individual access points directly onto the arterial street.

G. Limit hours of operation to reduce conflicts with other uses in the surrounding area.

SUBCHAPTER 54

BUFFERING, SCREENING, LANDSCAPE AND ASH CREEK SETBACK REQUIREMENTS

54.005 Applicability.

A. All subject properties developed within the city are required to be buffered, screened and landscaped in accordance with the provisions of this Subchapter. All planting materials, species, sizes and installation details shall be in substantial conformance with the Independence Urban Forestry Management Plan. The requirements of this subchapter are in addition to any yard setback requirements or other requirements contained in the zoning or city code.

B. Development shall mean land use, limited land use, building permit, or development permit applications of any kind or the erection, construction or exterior remodeling of buildings, structures, parking lots and streets and roads in all zones, except for single-family dwellings or duplexes in residential zones.

C. Maintenance. Property owners are required to maintain the buffered, screened or landscaped areas including necessary watering, weeding, pruning, and mowing. Trees and shrubs may be trimmed or removed for health or safety reasons but shall be replaced with suitable landscaping materials.

D. Irrigation. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than four units or unless a licensed landscape architect certifies that the landscaping will likely survive without irrigation. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

E. Site Improvements. The property owner is responsible for the maintenance of the site improvements including re-stripping parking stalls and ensuring the preservation of the clear vision area.

F. Submission of landscape plans. Landscape plans, including any required buffering and screening, shall be submitted and reviewed as part of the Site Design Review application process (see Subchapter 80).

G. Alternative Plans. The requirements of this ordinance may be reduced or eliminated when the following alternative means of providing the required landscaping exist:

1. Existing Screening. Where the abutting use has provided buffering in compliance with this section, no further buffering or screening need be provided.

2. In lieu of these standards, the property owner may submit a detailed plan and specifications for landscaping and screening, as part of a Site

Design Review application, including plantings, fences, walls, walks and other features designed to afford the degree of desired buffering. The city shall—review the alternative plan based on standards contained in this subchapter.

H. Permit Issuance.

1. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120% of the cost of plant materials and labor as determined by the approval authority is filed with the city assuring such installation within a time specified by the City, but not exceeding six months after occupancy.

2. Security may consist of a faithful performance bond payable to the city, cash, certified check, time certificate, or deposit, or assignment of savings account and the form shall meet with approval of the City Attorney.

3. If the installation of the landscaping is not completed within the period specified by the City, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not properly installed, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the city.

54.010 Buffering and Screening Requirements.

A. A buffer consists of a horizontal distance adjacent to the property line, which may only be occupied by screening, utilities and landscaping materials.

B. When development occurs adjacent to a vacant lot of a more intensive use, the buffer and screening shall be provided when the more intensive use is developed. When development occurs adjacent to an existing more intensive use that has not provided a buffer and screening in accordance with this subsection, the proposed less intensive use shall provide the buffer and screening to the conforming use of the adjacent property. Where the adjacent property allows mixed uses, the buffer and screening shall be based on the conforming use that would conflict most with the proposed use. Buffering shall be used to mitigate adverse visual impacts, dust, noise or pollution, and to provide for compatibility between dissimilar adjoining uses. Where buffering is determined to be necessary, one of the following buffering alternatives shall be employed:

1. Planting Area: Width not less than fifteen (15) feet, planted with the following materials:

a. at least one row of deciduous or evergreen trees staggered and spaced not more than fifteen (15) feet apart;

b. at least one row of evergreen shrubs which will grow to form a continuous hedge at least five (5) feet in height within one (1) year of planting; and

c. lawn, low-growing evergreen shrubs or evergreen ground cover covering the balance of the area.

2. Berm Plus Planting Area: Width not less than ten (10) feet, developed in accordance with the following standards:

a. Berm form should not slope more than forty (40) percent (1:2.5) on the side away from the area screened from view. The slope for the other side (screened area) may vary.

b. A dense evergreen hedge shall be located so as to most effectively buffer the proposed use.

3. Wall Plus Planting Area: Width must not be less than five (5) feet developed in accordance with the following standards:

a. a masonry wall or fence not less than five (5) feet in height; and

b. lawn, low-growing evergreen shrubs, and evergreen ground cover covering the balance of the area.

4. Other methods which produce an adequate buffer considering the nature of the impacts to be mitigated, may be used, as approved by the Planning Commission.

C. Screening shall be used to eliminate or reduce the visual impacts of the following:

1. service areas and facilities, including garbage and waste disposal containers, recycling bins and loading areas;

2. outdoor storage and outdoor display areas;

3. parking areas for 10 or more vehicles for multi-family developments, or 30 or more vehicles for commercial or industrial uses;

4. at and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners; and

5. any other area or use as required by this Ordinance.

D. Screening may be accomplished by the use of sight-obscuring plant materials (generally evergreens), earth berms, walls, fences, building parapets, building placement or other design techniques.

E. In those cases where a proposed land use is separated from an abutting use by a street of at least arterial status, the buffering and screening requirements along this common boundary may be waived. When a required buffer is adjacent to a street, the required fence structures shall be located so that the landscaped portion of the buffer is oriented toward the right-of-way.

F. All mechanical equipment on roofs shall be screened when abutting a residentially designated property or an arterial street. Screening shall obscure mechanical equipment at elevation. Solar collecting panels are exempt from this requirement.

54.015 Types of Landscaping Required. Required landscaping within the buffer shall consist of the following:

A. Shade Trees. Deciduous trees capable of at least 25 feet in height and spread at maturity, and not less than ten feet high and 1.5" caliper in size at the time of planting.

B. Evergreen Shrubs. Evergreens not less than two feet high and one-gallon size at the time of planting.

C. Ground cover consisting of lawn, low-growing evergreen shrubs, evergreen ground cover, organic mulch or rock mulch covering the balance of the property.

54.105 Setbacks Required.

A. There shall be a 25' greenway setback required along the banks of Ash Creek. The 25' shall begin at the top of the bank or at the high water mark, whichever is higher. There shall be no development within the required setbacks.

B. Development for the purposes of this Subsection 54.105 means to construct or alter a structure, to erect a fence, to conduct a mining operation, to conduct filling, grading, paving, excavation or drilling operations, to make a physical change in the use of land, or to create or terminate rights of access. Development does not include placement of public or private bridges.

C. There shall be no affirmative duty to plant trees, shrubs or vegetation along said setback, although property owners shall be liable for nuisances created in any failure to maintain their property in a manner so as not to interfere with the health, safety and general welfare of the general public.

D. Nothing in this subsection shall prevent landscaping; reasonable emergency procedures necessary for the safety or protection of property; maintenance and repair usual and necessary for the continuation of an existing use; or repair or maintenance of

existing structure, provided that such activities are conducted in conjunction with uses already existing on the same property and that they are accomplished in a manner compatible with the purpose of this subsection.

E. This subsection does not give the general public any rights of access across private property that does not otherwise already exist or may hereafter be granted by said private property owners.

54.205 Landscaping Requirements.

The following areas shall be landscaped in accordance with the requirements listed below. These requirements may be used in conjunction with the buffering and screening requirements listed in 54.010 above. The requirements in this subsection are not applicable to manufactured dwelling parks, which are regulated by Subchapter 61 of the Independence Zoning Code.

A. Multi-family residential developments or dwelling structures containing three or more units: A minimum of twenty percent (20%) of the gross site, including ground cover, shrubs and trees for foundation planting, entrance plantings, parking island and perimeter plants. Each ground level unit, excluding manufactured homes, shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy for unit residents.

B. Commercial, Industrial and Mixed Use Developments: A minimum of 15% of the gross site area is required to be landscaped.

Parking lots containing over 10 parking spaces are required to use curbed islands and plantings therein to break up parking areas.

C. A minimum width of six (6) feet is required for landscape strips abutting parking lots.

D. Any addition to or expansion of an existing structure or parking lot which results in additional lot coverage shall be landscaped as follows: Divide the amount of additional lot coverage (building area, not including basement or upper floors, plus required parking and loading zones) by the amount of the existing lot coverage (building area, not including basement or upper floors, plus required parking and loading zones), multiply by the percentage of landscaping required in the zone, multiply by the total lot area of both the original development and the addition; however, the total amount of the landscaping shall not exceed the requirements set forth in this subsection.

ALC (additional lot
coverage
ELC (existing lot
coverage)

X % of landscaping X total
required lot area

E. Landscaping to be installed on an addition or expansion may be spread over the entire site (original and addition or expansion projects) with the approval of the City.

54.300 Appeal. The property owner may appeal a decision based on the requirements of this subchapter to the planning commission in accordance with the appeal procedures contained in Subchapter 11 of the Independence zoning code.

54.505 Severability. The sections of this ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

BUFFER MATRIX AND SCREENING REQUIREMENTS

ABUTTING USE

PROPOSED USE	Detached Dwellings	Two or Three Attached Dwellings	Four to Twelve Attached Dwellings	Thirteen or More Attached Dwellings	Arterial Streets	Office Use	Neighborhood/General Commercial Use	Extensive Commercial/Business Park Use	Industrial Use	Primarily Res. Mixed Use	Primarily Com. Mixed Use	Res. Community Service	Non-Res. Community Service	Regional Shopping Center
Detached Dwellings	-	A	A	A	A	A	A	A	A	A	A	A	A	A
Two or Three Att. Dw.	A	-	B	C	B	B	C	D	E	C	C	C	C	F
Four to Twelve Att. Dw.	B	B	-	B	B	B	C	D	E	B	C	B	C	F
Thirteen or More Att. Dw.	C	C	B	-	B	B	C	D	E	A	C	A	C	F
Arterial Streets	B	B	B	B	-	-	-	-	-	B	-	B	-	-
Office Use	B	B	B	B	-	-	-	-	-	B	-	B	-	-
Neighborhood Comm. Use	C	C	C	C	-	-	-	-	-	C	-	C	-	-
General Commercial Use	C	C	C	C	-	-	-	-	-	C	-	C	-	-
Extensive Commercial Use	D	D	D	D	-	-	-	-	-	D	-	D	-	-
Business Park Use	D	D	D	D	-	-	-	-	-	D	-	D	-	-
Light Industrial Use	E	E	E	E	-	-	-	-	-	E	-	E	-	-
Heavy Industrial Use	E	E	E	E	-	-	-	-	-	E	-	E	-	-
Primarily Res. Mixed Use	C	C	B	A	B	B	C	D	E	-	C	A	C	F
Primarily Com. Mixed Use	C	C	C	C	-	-	-	-	-	C	-	C	-	-
Res. Community Service	C	C	B	A	B	B	C	D	E	A	C	-	C	F
Non-Res. Comm. Service	C	C	C	C	-	-	-	-	-	C	-	C	-	-
Regional Shopping Center	F	F	F	F	-	-	-	-	-	F	-	F	-	-

(Buffer Codes correspond to Buffer Combination Graphic on next page)

Fence or Wall	Shrubs	Shade Trees	Width
	Per 100 Lineal Feet		
NONE	0	0	10'
6-8' FENCE	40	0	10'
6-8' FENCE	50	5	20'
6-8' FENCE	50	5	30'
6-8' FENCE	90	9	40'
8' FENCE	90	9	50'

