

# LANDSCAPING, BUFFERING, & SCREENING

## GENERAL DEVELOPMENT STANDARDS

### 5.5 Landscaping, Buffering, and Screening

#### 5.5.1 General

##### A. Intent

This Section is intended to provide uniform standards for the installation and maintenance of landscaping, buffering, and screening. Application of these standards during the site development planning process shall be based upon the following:

- The provision of adequate visual screening between differing or incompatible uses;
- Promoting higher quality developments in terms of design and visual relief; and
- Enhancing the visual character of development by planning for inclusion of natural surface treatments in a manner that is consistent with the goals, principles, and policies of the City of Douglas Master Plan.

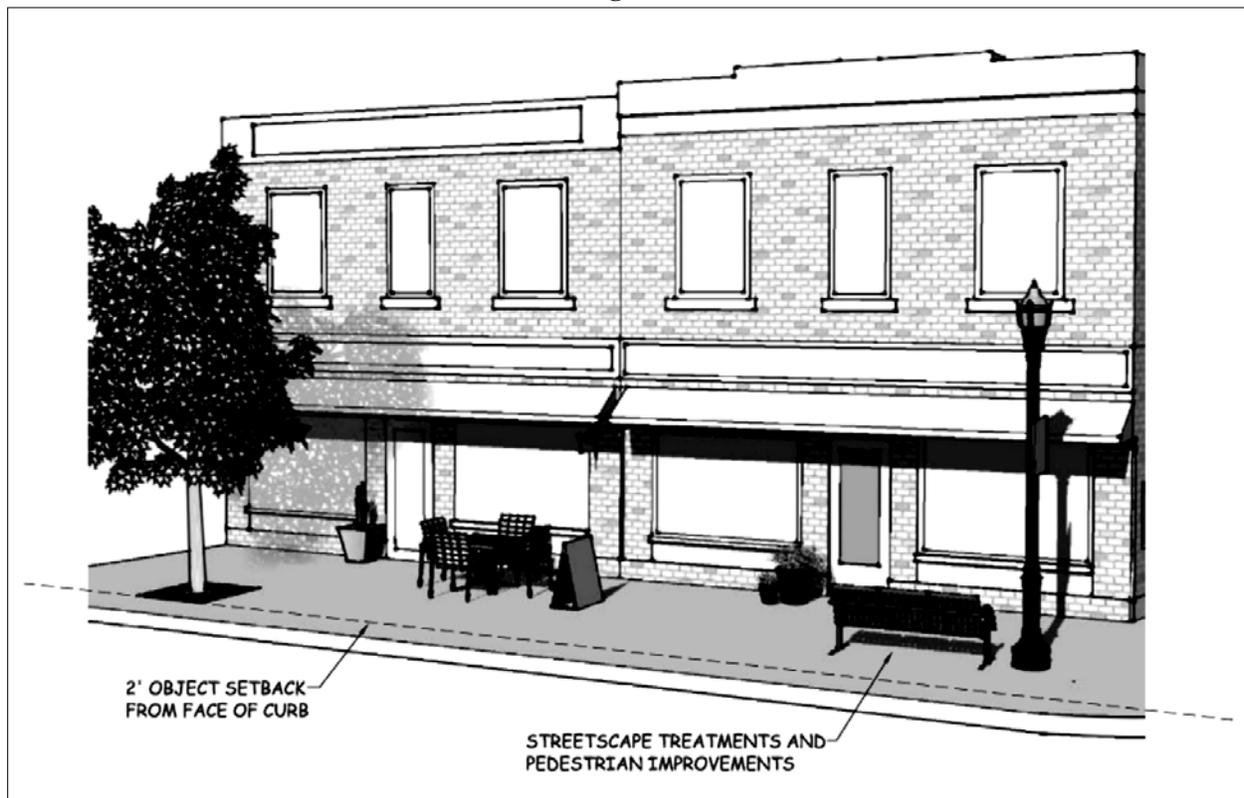
##### B. Applicability

The landscaping requirements of this Section shall apply to any new construction or development and to any substantial alteration, expansion, or change in use of an existing building requiring the approval of a development plan pursuant to the requirements of Chapter 3 of this Code. Any Type A, B, or B-LSR Development Plan that includes a plan to change the use of a building or structure from a residential use to a non-residential use shall include a landscaping plan that complies with the requirements of this Section. Additional landscaping standards are required for specific uses pursuant to Chapter 6 of this Code.

##### C. Exceptions/Exemptions

Development within the CB-1 (Downtown Business) zoning district and the Douglas Downtown Historic District is exempt from the standard landscaping requirements in this Section, but shall comply with the landscape requirements for the Downtown Douglas Historic District, the downtown area design guidelines, and Downtown Revitalization Plan, 2015, as amended. A plan for landscaping treatments shall be provided with a Type A, Type B, and Type B-LSR Development Plan for developments within the CB-1 (Downtown Business) zoning district. The plan for landscaping treatments shall provide for a combination of two (2) or more of the following treatments and pedestrian improvements: outdoor tree boxes, vegetative planting boxes, hanging potted planters, wall planters, outdoor seating and/or dining areas, street furniture, and outdoor art approved by the Community Development Director or City Council, as applicable (see Figure 5-2 below for an example of acceptable landscaping treatments).

Figure 5.5-1: Example of acceptable landscaping treatments and streetscape within the CB-1 (Downtown Business) Zoning District



#### D. Landscape Materials

- i. Authorized Landscaping Materials  
All plant materials proposed in the landscaping plan of a Type A, B, or B-LSR Development Plan for multifamily, industrial, or commercial developments shall be specified according to the American Standard for Nursery Stock.
- ii. Combination of Plant Materials and Types  
Landscape plans shall provide a mix of shrubs, trees, green space and/or acceptable xeriscape landscaping.
- iii. Outdoor Amenities  
Development within character districts or where a zero building setback line exists may propose the use of outdoor amenities, including, but not limited to, outdoor dining and/or seating areas, public art, and/or street furniture, and may be substituted for internal landscape requirements.

#### E. Completion of Required Landscaping

- i. Completed Prior to Certificate of Occupancy  
Required landscaping shall be completed prior to issuance of a certificate of occupancy.
- ii. Landscape Completion Agreement  
A temporary certificate of occupancy may be issued after approval of a landscape completion agreement. The landscape completion agreement shall include the time necessary to complete the required landscaping on the approved Type A, Type B, or Type B-LSR Development Plan, a detailed cost estimate prepared by a licensed landscaping contractor or landscaping professional with itemized material and installation costs necessary to complete the approved landscaping, and financial assurance.

Financial assurance for the completion of landscaping shall be in the form acceptable by the City Attorney and shall be in the amount identified on the cost estimate approved by the City and shall be for use by the City to install the required landscaping in the event the developer fails to meet the terms of the agreement. The Community Development Director shall have the authority to review and approve all landscape completion agreements and associated financial assurance estimates and may accept financial assurance securing performance of a landscape completion agreement.

### **5.5.2 Alternate Landscape Plan**

An applicant proposing to develop within the City of Douglas may choose to develop an alternate landscape plan in lieu of providing a landscaping plan that directly complies with the requirements of this Chapter. The Community Development Director, in reviewing an alternate landscape plan for a Type A Development Plan, and the City Council, in reviewing an alternate landscape plan for a Type B or B-LSR Development Plan, shall find that the plan is consistent with the intent of this Section and with the policies and recommendations of the City of Douglas Master Plan. The Community Development Director and City Council shall consider the following in reviewing an alternate landscape plan:

- Whether the benefit to the community and natural environment of the proposed plan will be equivalent to the benefit that would have been provided with strict adherence to the requirements of this Section;
- Whether the plan meets or exceeds the buffering and screening requirements of this Section;
- Whether the plan is consistent with the intent of the applicable Character District guidelines in the City of Douglas Master Plan, and
- Whether the plan demonstrates innovative design and use of landscape materials and/or other natural landscaping elements.

Under no circumstances shall an alternate landscape plan be approved if the plan would result in a reduction to any of the required landscape buffers or if the plan would eliminate a required landscape category.

### **5.5.3 Landscape Requirements**

#### **A. Street Trees/Roadway Landscaping**

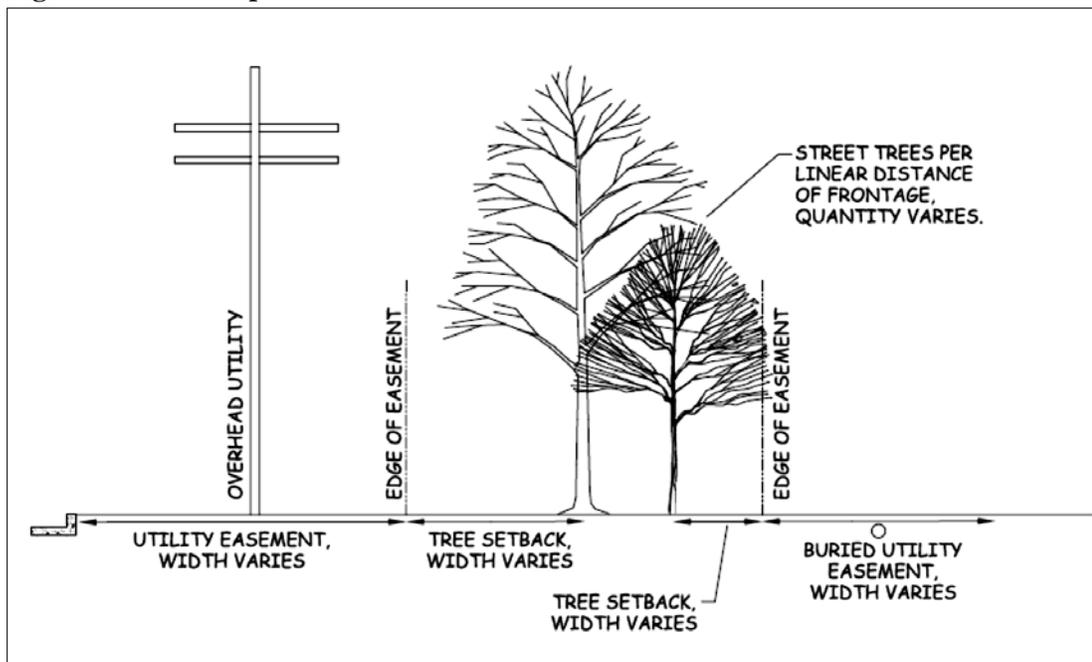
Landscape plans required as a component of Type A, B, or B-LSR Development Plans shall include the placement of street trees meeting the requirements of this Section.

- i. Street Tree Spacing and Setbacks  
Small, medium, and large street trees shall meet spacing and setback requirements from easements, public improvements, and other street trees as detailed below in Table 5.5-1 (see also Figure 5.5-2 below for an example of street tree setbacks).

**Table 5.5-1 Street Tree Requirements**

Street Tree Setbacks		Quantity and Spacing Between Street Trees	
Curb at intersections	35 feet	Small Tree	1 per 30 feet
Street lights	20 feet		
Overhead utilities	10 feet	Medium Tree	1 per 40 feet
Attached sidewalks	7 feet	Large Tree	1 per 50 feet
Below-ground utilities	5 feet		
Alleys, driveways, and fire plugs	10 feet		

**Figure 5.5-2: Example of street tree setbacks.**



- ii. **Approved Street Tree Species**  
 The use of any tree species not identified in Table 5.5-2 below shall require prior approval of the Community Development Director in consultation with the City of Douglas Public Works and Utilities Department. Specific justification shall be provided by the applicant to receive approval to plant any tree that is not compatible with the United States Department of Agriculture (USDA) plant hardiness zone 4, including 4a and 4b, or the equivalent as approved by the Community Development Director.

**Table 5.5-2 Authorized Street Tree Species**

Common Name	Botanical Name	Minimum Caliper Size/Height
<b>Small Trees</b> (also suitable for planting under or near overhead utilities)		
Rocky Mountain Maple	Acer glabrum	<p><u>Broadleaf Trees</u></p> <ul style="list-style-type: none"> <li>All residential except multi-family residential = 1.5” caliper</li> <li>Multi-Family Residential = 2” caliper</li> <li>Business/Commercial and Industrial = 2.5” caliper</li> </ul> <p>NOTE: Tree caliper shall be measured at six (6) inches above the tree’s natural ground line for trees less than four (4) feet in height or at twelve (12) inches for trees greater than four (4) feet in height.</p> <p><u>Conifer Trees</u></p> <ul style="list-style-type: none"> <li>Shall be a minimum of five (5) feet in height at the time of planting for all uses.</li> </ul>
Norway Maple	Acer platanoides	
Shangtung Maple	Acer truncatum	
Apple Serviceberry	Amelanchier x grandiflora	
Eastern Redbud	Cercis canadensis	
Cornelian Cherry	Cornus mas	
Russian Hawthorn	Crataegus ambigua	
Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	
Amur Maackia	Maackia amurensis	
Prairie Rose Crabapple (fruitless)	Malus ioensis	
China Snow Lilac	Syringa pekinensis	
Summer Charm Lilac	Syringa pekinensis	
Japanese Tree Lilac	Syringa reticulata	
Summer Sprite Linden	Tilia cordata	
<b>Medium Trees</b>		
Trident Maple	Acer buergeranum	<p><u>Broadleaf Trees</u></p> <ul style="list-style-type: none"> <li>All residential except multi-family residential = 1.5” caliper</li> <li>Multi-Family Residential = 2” caliper</li> <li>Business/Commercial and Industrial = 2.5” caliper</li> </ul> <p>NOTE: Tree caliper shall be measured at six (6) inches above the tree’s natural ground line for trees less than four (4) feet in height or at twelve (12) inches for trees greater than four (4) feet in height.</p> <p><u>Conifer Trees</u></p> <ul style="list-style-type: none"> <li>Shall be a minimum of five (5) feet in height at the time of planting for all uses.</li> </ul>
Hedge Maple	Acer campestre	
Miyabe Maple	Acer miyabei	
Red Maple	Acer rubrum	
Pacific Sunset Maple	Acer truncatum	
Ohio Buckeye	Aesculus glabra	
Common Alder	Alnus glutiosa	
European Hornbeam	Carpinus betulus	
Ginkgo	Ginkgo biloba	
Thornless Honeylocust	Gleditsia triacanthos inermis	
Amur Corktree	Phellodendron amurense	
Wavyleaf Oak	Quercus undulata	
Japanese Pagodatree; Scholar tree	Styphnolobium japonicum	
Shamrock, Chancellor, or Corinthian Linden	Tilia cordata	
Prospector Elm	Ulmus wilsoniana	

Large Trees	
Black Maple	Acer nigrum
Sycamore Maple	Acer pseudoplatanus
Sugar Maple	Acer saccharum
Yellow Buckeye	Aesculus flava
Common Horsechestnut	Aesculus hippocastanum
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Catalpa	Catalpa speciosa
Katsuratree	Cercidiphyllum japonicum
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioicus
Tulip Tree	Liriodendron tulipifera
American Sycamore	Platanus occidentalis
Swamp White Oak	Quercus bicolor
Shingle Oak	Quercus imbricaria
Pin Oak	Quercus palustris
Chestnut Oak	Quercus prinus
English Oak	Quercus robur
MacDaniel's Oak	Quercus x macdanielli
Ware's Oak	Quercus x warei
Littleleaf Linden	Tilia cordata
Silver Linden	Tilia tomentosa
American Elm	Ulmus americana

Broadleaf Trees

- All residential except multi-family residential = 1.5” caliper
- Multi-Family Residential = 2” caliper
- Business/Commercial and Industrial = 2.5” caliper

NOTE: Tree caliper shall be measured at six (6) inches above the tree’s natural ground line for trees less than four (4) feet in height or at twelve (12) inches for trees greater than four (4) feet in height.

Conifer Trees

- Shall be a minimum of five (5) feet in height at the time of planting for all uses.

iii. Restricted Species

The following tree species shall be prohibited from use as street trees:

- Boxelders (Acer negundo)
- Siberian elms (Ulmus pumila)
- Any of the poplar (Populus) species including cottonwoods, poplars, and aspens
- Any willow (Salix) species
- Any weeping and pendulous trees
- Any multi-stemmed trees
- Ash (Fraxinus) species
- Walnut (Juglans) species
- Silver maple (Acer saccharinum),
- Freeman maple (Acer x freemannii)
- Sunburst honeylocust (Gleditsia triacanthos inermis 'Sunburst')
- Bradford pear (Pyrus calleryana 'Bradford')

- Mulberry (Morus) species
- Russian-olive (Elaeagnus angustifolia)
- Tree-of-heaven (Ailanthus altissima).

**B. Internal Landscaping**

Commercial, industrial, and multi-family residential developments shall provide a minimum combination of shrubs, trees, green space and/or acceptable xeriscaping treatments in the form of internal landscaping on the subject property pursuant to the requirements of Table 5.2-3 below. Internal landscaping requirements shall be in addition to the requirements for street trees, buffering, and screening.

**Table 5.5-3 Internal Landscaping Calculations**

Development Type	Property Size	Percentage of Site Required to be Landscaped
Single-Family Residential, Multi-Family Residential, Manufactured and Mobile Home Parks, and Travel Trailer and RV Parks	0 – 19,999 square feet	Ten percent (10%)
	20,000 square feet – one (1) acre	Eight percent (8%)
	Over one (1) acre	Six percent (6%)
Commercial and Industrial by Type A or Type B	0 – one (1) acre	Fifteen percent (15%)
	Over one (1) acre	Twenty percent (20%)
Large Scale Business and/or Commercial by Type B-LSR Development Plan	No minimum or maximum	Twenty percent (20%) of the net developable site. Perimeter and parking lot landscaping areas can be included toward meeting the requirement.

- i. Internal Landscaping Requirements  
One (1) tree shall be provided within the internal landscape area for every 500 square feet of required internal landscape area. A minimum of 75% required internal landscape area shall be vegetated with live ground cover.
- ii. Internal Landscaping Shall Not Create An Obstruction  
Trees, shrubs, or other landscaping treatments that are installed, planted, or otherwise located in the front or side yard of a lot or parcel shall not create any of the following obstructions:
  - The view of vehicular traffic within the sight line triangle at any street or alley intersection;
  - The view of pedestrian or vehicular traffic within a fifteen (15) foot sight line triangle at any existing or proposed driveway; or
  - Access to any fire hydrant or which encroaches within a three (3) foot radius of any existing or approved fire hydrant location.
- iii. Exceptions to Internal Landscaping Requirements  
Manufactured and mobile home parks and travel trailer and RV parks shall be subject to the specific internal landscape requirements in Subsections 5.5.2.G and H below. Single-family residential lots shall only be required to comply with the landscaping requirements in Subsection 5.5.2.F.i. below

**C. General Buffering and Screening Requirements**

Landscape buffers are intended to provide a visually attractive separation and transition between differing and/or incompatible uses. All Type A, B, and B-LSR Development Plans shall incorporate landscape buffering meeting the requirements of this Section. Additional buffering requirements may also be required for certain land uses pursuant to the requirements of Chapter 6 of this Code. The Community Development Director, in approving a Type A Development Plan, and the City Council, in approving a Type B or B-LSR

Development Plan, may impose additional project-specific landscape setbacks and/or buffering and screening requirements in order to mitigate any abnormal or exceptional adverse impacts.

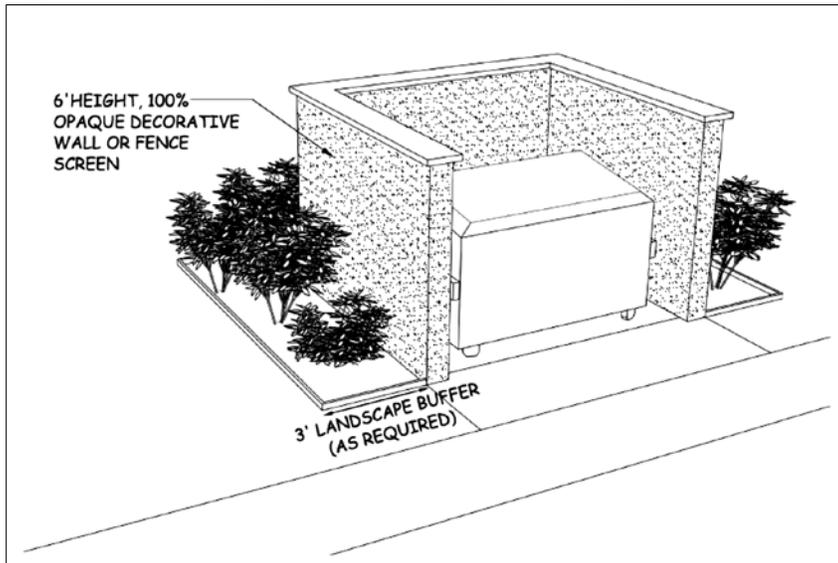
- i. **Landscape Setbacks**  
Landscaping shall be located and installed within the landscape setback between differing uses and differing zoning districts. Landscape setbacks shall be located outside of existing or proposed easements and existing or proposed public rights-of-way.
- ii. **Obstructions Prohibited**  
No tree, shrub, or other landscaping treatment installed for the purposes of buffering or screening shall be located in the front or side yard of a lot or parcel in a manner that could create an obstruction interfering with any of the following:
  - The view of vehicular traffic within the sight line triangle at any street or alley intersection;
  - The view of pedestrian or vehicular traffic within a fifteen (15) foot sight line triangle at any existing or proposed driveway; or
  - Access to any fire hydrant or which encroaches within a three (3) foot radius of any existing or approved fire hydrant location.
- iii. **Clustering of Trees**  
Trees required for visual screening are encouraged to be clustered in areas subject to increased visual impacts in order to achieve maximum effectiveness. The Community Development Director, in approving a Type A Development Plan, and the City Council, in approving a Type B or B-LSR Development Plan, may require clustering to increase the effectiveness of screening in visually sensitive areas.
- iv. **Parking Lot Buffering and Screening**
  - a. **Required Parking Lot Buffer**  
Parking lots and loading areas shall provide a minimum five (5) foot landscape buffer around the perimeter of the parking lot or loading area except in areas necessary to provide vehicular access to the site.
  - b. **Screened from Rights-of-Way**  
Parking lots shall be screened from adjacent public rights-of-way with a combination of plantings, xeriscaping materials, and landscaped berms. Any landscaping or xeriscaping treatments installed for the purpose of screening a parking lot shall be at least three (3) feet in height at the time of installation.
  - c. **Adjacent to Residential Uses**  
Any commercial or industrial site adjacent to a residential use or across right-of-way from a residential use shall be required to screen all parking lots and loading docks with a combination of plantings, xeriscaping materials, landscaped berms, and 100 % opaque fences or decorative walls. Any landscaping or xeriscaping treatments installed to screen parking lots from residential uses shall be at least three (3) feet in height at the time of installation.
  - d. **Required Screening**  
Any parking lot buffer area within which a decorative screening wall is proposed shall also include live ground cover over a minimum of 75% of the buffer area.

#### **D. Refuse Storage Screening**

Refuse storage containers (e.g., dumpsters) serving all non-residential and multi-family residential uses shall be screened from the view of the general public and adjacent properties (see Figure 5.5-2 below for an example of refuse storage screening).

- i. **Refuse Containers**  
Refuse container enclosures shall be surrounded on three (3) sides by a 100% opaque fence or decorative wall and shall be located on the left hand side of the service access drive aisle. Fences and decorative walls used to screen refuse storage containers shall be a minimum of six (6) feet in height. All decorative screening walls exceeding 20 feet in length or six (6) feet in height that are used to screen refuse storage containers shall be designed and certified by a registered engineer in the State of Wyoming.
- ii. **Screening Requirements**  
The non-access sides of the enclosure shall also have an additional three (3) foot landscape buffer around the perimeter of the enclosure and shall be screened with a minimum of 75% ground live ground cover, additional landscape plantings, or xeriscaping materials if the enclosure will be visible from a residential zoning district or an existing residential use.

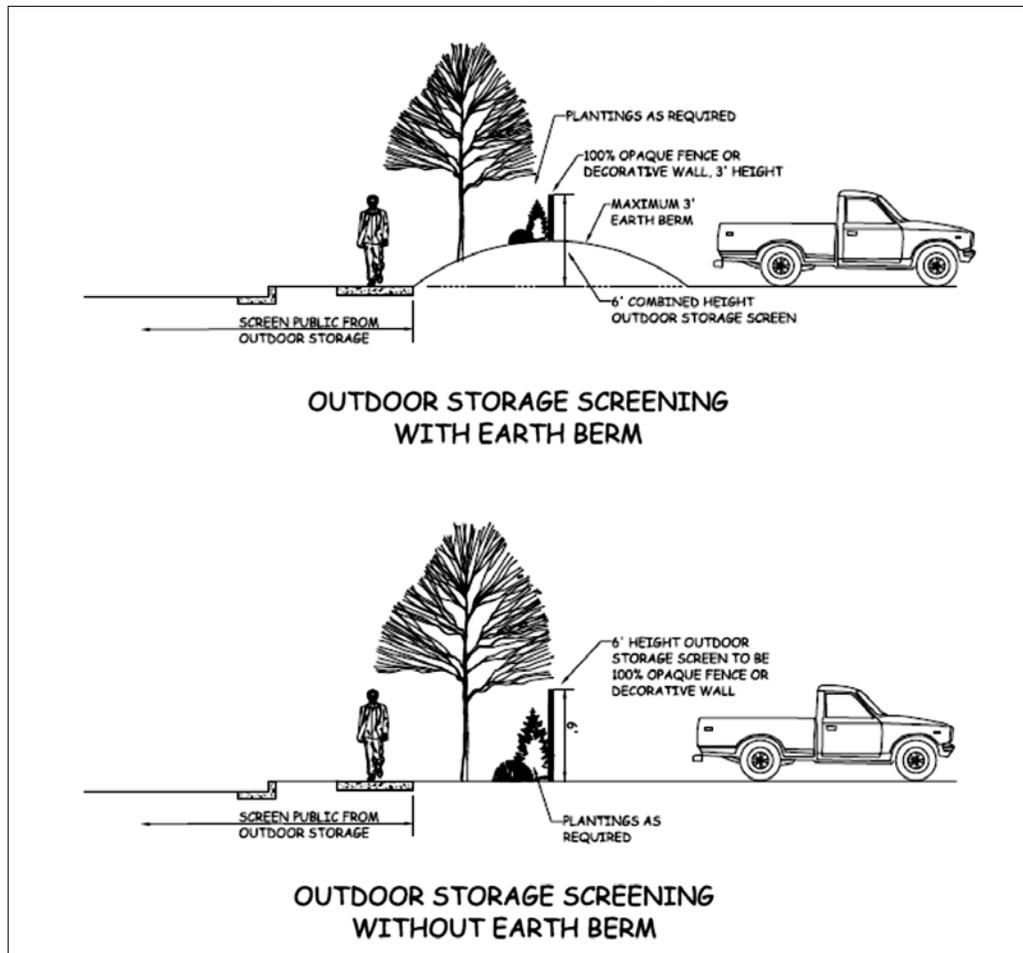
**Figure 5.5-3: Example of refuse storage screening.**



#### **E. Outdoor Storage Screening**

Outdoor storage accessory to any non-residential or multi-family residential use shall be screened from the view of the public and adjacent properties with a combination of plantings, xeriscaping materials, landscaped berms, and 100% opaque fence or decorative wall. Fences and decorative walls used to screen outdoor storage shall be a minimum of six (6) feet in height. Any request to construct a decorative screening wall to screen outdoor storage shall be designed and certified by a registered engineer in the State of Wyoming. The height of an opaque fence or decorative screening wall may be reduced by one (1) foot for every one (1) foot of earthen berm constructed immediately below the fence or wall up to a maximum reduction of the fence or wall height resulting in a three (3) foot fence or decorative screening wall on top of a three (3) foot earthen berm.

Figure 5.5-4: Examples of outside storage screening.



#### F. Commercial Buffering and Screening Requirements

All commercial buildings, parking lots, outdoor storage areas, and refuse containers shall be screened from adjacent residential zoning districts with a combination of plantings, xeriscaping materials, landscaped earthen berms, and 100% opaque fences and decorative walls.

##### i. Required Landscape Buffer

Commercial uses adjacent to a residential zoning district shall provide a minimum 20-foot landscape buffer around the perimeter of the subject property. Landscape buffers shall include a minimum of 75% live ground cover including shrubs, live landscape materials, decorative and native grasses, and xeriscaping materials. A minimum of 30% of the landscape buffer area shall be covered with natural turf or native grasses.

##### ii. Required Screening

A minimum of one (1) tree shall be provided for every 20 feet of common property line separating a commercial use from an adjacent residential use. A minimum of ten (10) shrubs may be substituted for each required tree. One-third ( $1/3$ ) of the required trees shall not be substituted with shrubs and shall be evergreen trees with a minimum height at maturity of six (6) feet to provide year-round visual screening. The minimum height of landscaped earthen berms or decorative screening walls, or combination thereof, shall be six (6) feet. Under no circumstances shall an earthen berm exceed three (3) feet in height when combined with a decorative screening wall. Any request to construct a

decorative screening wall in excess of six (6) feet in height or twenty (20) feet in length shall require design and certification by a registered engineer in the State of Wyoming. Any decorative screening wall in excess of six (6) feet in height shall comply with the principal structure setbacks of the respective zoning district.

#### **G. Industrial Buffering and Screening Requirements**

All industrial buildings, offices, parking, outdoor storage, and refuse containers shall be screened from adjacent non-industrial zone districts with a combination of plantings, xeriscaping materials, landscaped berms, and 100% opaque decorative screening walls.

i. **Required Landscape Buffer**

Where an industrial use abuts a non-industrial zone district or public right-of-way, the industrial use shall provide a minimum of 25-foot landscape buffer. Required landscape buffers shall include a minimum of 75% live ground cover including shrubs, live landscape materials, decorative and native grasses and xeriscaping materials. A minimum of 30% of the landscape buffer area shall be natural turf or native grasses.

ii. **Required Screening**

Industrial uses adjacent to a non-industrial use shall be screened with a combination of landscaped berms and decorative walls. A minimum of one (1) tree for every 30 feet of common property line with a non-industrial use shall be provided along the outside face of the wall to reduce a negative visual massing effect. A maximum of 30% of the required wall trees may be substituted at a rate of 15 shrubs for each required tree. One-third (1/3) of the required trees shall be evergreen with a minimum height at maturity of 6 feet to provide a year-round visual screening effect. The Community Development Director, in approving a Type A Development Plan, or the City Council, in approving a Type B or Type B-LSR Development Plan, may authorize an alternate screening plan to meet the industrial screening requirements.

iii. **Industrial Screening Walls**

Screening walls shall be at least six (6) feet in height including when used in combination with landscaped berms. Fences shall not be allowed for required screening in any industrial zone district. The minimum height of landscaped earthen berms or decorative screening walls, or combination thereof, shall be six (6) feet. Under no circumstances shall an earthen berm exceed three (3) feet in height when combined with a decorative screening wall. Any request to construct a decorative screening wall in excess of six (6) feet in height or twenty (20) feet in length shall require design and certification by a registered engineer in the State of Wyoming. Any decorative screening wall in excess of six (6) feet in height shall comply with the principal structure setbacks of the respective zoning district.

#### **H. Residential Landscaping Requirements**

i. **Single-Family Residential Landscaping Requirements**

With the exception of driveways, sidewalks and permitted parking areas, residential yards shall be used exclusively for the planting and growing of trees, shrubs, lawns, gardens, xeriscaping, and other ground covering or landscaping material approved by the City. Each single-family residential site plan shall provide for the planting of a minimum of one (1) street tree, pursuant to the street tree requirements of this Chapter. No other landscaping requirements shall apply to single-family residential uses.

ii. **Multi-Family Residential Buffering Requirements**

Multi-family uses abutting a single-family residential or non-residential use shall provide a minimum 15-foot landscape buffer along the shared property line. Required landscape buffers shall include a minimum of 75% live ground cover including shrubs, live landscape materials, decorative and native grasses and xeriscaping materials. A minimum of 30% of the landscape buffer area shall be natural turf or native grasses.

iii. Multi-Family Residential Screening Requirements

A minimum of one (1) tree shall be provided for every 20 feet of common property line separating a multi-family residential use from an adjacent single-family residential use. A minimum of ten (10) shrubs may be substituted for each required tree. One-third (1/3) of the required trees shall not be substituted with shrubs and shall be evergreen trees with a minimum height at maturity of six (6) feet to provide year-round visual screening. The minimum height of landscaped earthen berms or 100 % opaque fences or decorative screening walls, or combination thereof, shall be six (6) feet. Under no circumstances shall an earthen berm exceed three (3) feet in height when combined with a 100% opaque fence or decorative screening wall. Any request to construct a decorative screening wall in excess of four (4) feet in height shall require design and certification by a registered engineer in the State of Wyoming. Any decorative screening wall in excess of six (6) feet in height shall comply with the principal structure setbacks of the respective zoning district. A 100% opaque fence shall not be the single method of screening used to screen multi-family residential uses from single-family residential uses. 100% opaque fences used for screening shall be a maximum of six (6) feet in height and shall incorporate breaks of masonry columns, and/or shrubs or small evergreen trees with a maximum height at maturity of six (6) feet in height. Landscape plantings used in combination with screening fences shall not count toward satisfying any other landscaping requirement.

**I. Manufactured and Mobile Home Parks**

All manufactured and mobile home parks, including individual manufactured and mobile home units, parking areas, outdoor recreation areas, community buildings, leasing offices and outside storage areas, refuse containers, and maintenance facilities shall be screened from adjacent residential and non-residential zone districts with a combination of plantings, xeriscaping materials, landscaped earthen berms, and 100% opaque fences and decorative screening walls. The City Council, in approving a Type B Development Plan for a manufactured or mobile home park, may require increased landscape buffers and screening between the proposed Park and adjacent uses or zoning districts.

i. Landscaping Plan Required

All manufactured and/or mobile home park development plans shall include a landscaping plan for the entire plan area.

ii. Compliance with General Landscape Requirements of this Section

Manufactured and mobile home parks shall comply with the general landscape requirements of this Chapter.

iii. Internal Landscape Requirements

A minimum of ten percent (10%) of the gross site area of a manufactured and/or mobile home park shall be reserved for a park and recreational area. A minimum of one (1) tree shall be planted within the park and recreation area for every 600 square feet of the total park and recreation area.

iv. Required Landscape Buffer

Manufactured and/or mobile home parks abutting a residential, commercial, or industrial zoning district shall provide a landscape buffer pursuant to the requirements in Table 5.5-4 below. Landscape buffers shall include a minimum of 75% live ground cover including shrubs, live landscape materials, decorative and native grasses, and xeriscaping materials. A minimum of 30% of the landscape buffer area shall be turf or native grasses.

**Table 5.5-4 Minimum Manufactured/Mobile Home Park Landscape Buffers**

	Adjacent Use		Adjacent to Street
	Residential	Non-Residential	
<b>Landscape Buffer</b>	15 feet*	10 feet*	20 feet*

\* NOTE: Where a manufactured and/or mobile home park is located across a street from a residential or non-residential use, only the 20-foot street buffer shall be required.

- v. **Required Landscape Screening**  
 A minimum of one (1) tree shall be required for every 25 linear feet of buffer area. A maximum of 30% of the required trees may be substituted with shrubs at a rate of ten (10) shrubs per tree. One-third (1/3) of the required trees shall be evergreen trees with a minimum height at maturity of six (6) feet to provide year-round visual screening.
- vi. **Screening Requirements When Adjacent to Public Streets or Rights-of-Way**  
 Manufactured and/or mobile home parks shall provide a minimum six (6) foot 100% opaque fence or decorative screening wall or landscaped earthen berms, or combination thereof, along the perimeter of the park adjacent to any public street or right-of-way. Under no circumstances shall an earthen berm exceed three (3) feet in height when combined with a 100% opaque fence or decorative screening wall. Any request to construct a decorative screening wall in excess of four (4) feet in height shall require design and certification by a registered engineer in the State of Wyoming. Any decorative screening wall in excess of six (6) feet in height shall comply with the principal structure setbacks of the respective zoning district. A 100% opaque fence shall not be the single method of screening used to screen manufactured and/or mobile home parks from an adjacent public street or right-of-way. 100% opaque fences used for screening shall be a maximum of six (6) feet in height and shall incorporate breaks of masonry columns, and/or shrubs or small evergreen trees with a maximum height at maturity of six (6) feet in height. Landscape plantings used in combination with screening fences shall not count toward satisfying any other landscaping requirement.

**J. Travel Trailer and RV Parks**

All travel trailer and RV parks, including individual units, parking areas, outdoor recreation areas, community buildings, leasing offices, refuse containers, and maintenance facilities, shall be screened from adjacent residential and non-residential zone districts with a combination of plantings, xeriscaping materials, landscaped berms, and decorative walls. The City Council, in approving a Type B Development Plan for a travel trailer or RV park, may require increased landscape buffers and screening between the proposed travel trailer and RV park site and the adjacent use if such park is adjacent to a visually-sensitive existing land use.

- i. **Landscaping Plan Required**  
 All travel trailer or RV park development plans shall include a landscaping plan for the entire plan area.
- ii. **Compliance with General Landscape Requirements of this Section**  
 Travel trailer and RV parks shall comply with the general landscape requirements in Section 5.5.1 above.
- iii. **Internal Landscape Requirements**  
 A minimum of ten percent (10%) of the gross site area of a travel trailer and RV park shall be reserved for a park and recreational area. A minimum of one (1) tree shall be planted for every 600 square feet of designated park and recreation area.
- iv. **Required Landscape Buffer**  
 Travel trailer or RV parks abutting a residential, commercial, or industrial zoning district shall provide landscape buffers pursuant to the requirements in Table 5.5-5 below. Required landscape buffers shall include a minimum of 75% live ground cover including shrubs, live landscape materials, decorative and native grasses, and xeriscaping materials. A minimum of 30% of the landscape buffer area shall be turf or native grasses.

**Table 5.5-5 Minimum Travel Trailer/RV Park Landscape Buffers**

	Adjacent Use		Adjacent to Street
	Residential	Non-Residential	
<b>Landscape Buffer</b>	15 feet*	10 feet*	20 feet*

\* NOTE: Where a travel trailer and RV park is located across a street from a residential or non-residential use, only the 20-foot street buffer shall be required.

v. Required Landscape Screening

A minimum of one (1) tree shall be required for every 30 linear feet of buffer area. A maximum of 30% of the required trees for may be substituted with shrubs at a rate of 10 shrubs per tree. One-third (1/3) of the required trees shall be evergreen trees with a minimum height at maturity of 6 feet to provide year-round visual screening.

vi. Screening Requirements When Adjacent to Public Streets or Rights-of-Way

Travel trailer and RV parks shall provide a minimum six (6) foot 100% opaque fence or decorative screening wall or landscaped earthen berms, or combination thereof, along the perimeter of the park adjacent to any public street or right-of-way. Under no circumstances shall an earthen berm exceed three (3) feet in height when combined with a 100% opaque fence or decorative screening wall. Any request to construct a decorative screening wall in excess of four (4) feet in height shall require design and certification by a registered engineer in the State of Wyoming. Any decorative screening wall in excess of six (6) feet in height shall comply with the principal structure setbacks of the respective zoning district. A 100% opaque fence shall not be the single method of screening used to screen manufactured and/or mobile home parks from an adjacent public street or right-of-way. 100% opaque fences used for screening shall be a maximum of six (6) feet in height and shall incorporate breaks of masonry columns, and/or shrubs or small evergreen trees with a maximum height at maturity of six (6) feet in height. Landscape plantings used in combination with screening fences shall not count toward satisfying any other landscaping requirement.

**K. Irrigation and Maintenance**

i. Irrigation Plan Required

An irrigation plan shall be submitted with all landscape plans in support of a Type B or Type B-LSR Development Plan. The irrigation plan shall include irrigation guidelines and/or system specifications to ensure the proper installation, growth, and maintenance of all plant materials identified on the landscape plan.

ii. Maintenance Required

Commercial, industrial, multi-family, manufactured and/or mobile home park, and travel trailer and RV park landscaping shall be regularly maintained, watered, trimmed and cared for at the expense of the property owner. All landscaping must be living and in good health unless otherwise approved as a xeriscaping alternative. Dead or unhealthy vegetation must be replaced at the owner's expense within 60 days. Landscaping not replaced within 60 days of the date of a determination of non-compliance shall be subject to the enforcement provisions of Chapter 9 of this Code.