



FREQUENTLY ASKED QUESTIONS LANDSCAPING

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DISCLAIMER: This document is provided for informational purposes only and does not constitute legal advice. While every effort has been made to ensure accuracy, the Village's ordinances and applicable state/federal regulations govern all requirements. Vendors are responsible for reviewing and complying with all current ordinance, laws, regulations, and permit conditions. The Village may adopt new ordinance and fees at any time prior to updating this document. For official and up-to-date information, please refer to the [Village Ordinances](#) or contacting Village Staff.

When do landscaping requirements apply? (Sec. 66.1060)

Landscaping standards apply to all new structures, uses, and changes or additions to existing structures and uses in all zoning districts except single-family homes in CS-1, R-1, R-3, and R-4 districts. They also apply when buildings or parking lots are extended.

Who approves landscaping plans? (Sec. 66.1060)

The Plan Commission reviews and approves all landscaping plans, including location of landscape areas, plant materials, and maintenance provisions.

Are street trees required? (Sec. 66.1060)

Yes - Street trees must be planted every **35 feet along the right-of-way**, unless waived by the Plan Commission for wooded parcels.

What are the parking lot landscaping requirements?

Here are parking lot landscaping requirements:

- Parking lots for 4 or more vehicles adjoining residential districts or public rights-of-way must be screened by berms, fences, or evergreen plantings (3 ft high along streets, 6 ft along residential property lines).
- For interior landscaping, at least 5% of paved area for lots under 50,000 sq. ft., and 10% for lots 50,000 sq. ft. or larger.
- One shade tree per 300 sq. ft. of interior landscaping.
- For perimeter landscaping, a minimum 5 ft strip, with 1 tree and 5 shrubs per 35 linear feet.

Code Reference: Sec. 66.1060 – Parking Lot Screening, Interior Landscape Area, Perimeter Landscape Area

How much green space must be landscaped? (Sec. 66.1060)

At least 25% of green space must use plant materials other than turf for ground coverage. Evergreens may comprise 25%–70% of plantings.

Are there requirements for landscaping near buildings? (Sec. 66.1060)

Yes - 3 ft landscape area is required between pavement and building entrances. In the B-3 District, the front yard setback must be landscaped.

Do trash and mechanical equipment need screening? (Sec. 66.1060)

Yes - Trash receptacles and ground/roof-mounted mechanical equipment must be screened from view with materials compatible with the building and landscaping.

Are there rules for retaining walls and berms? (Sec. 66.1060)

Yes! – Here are the rules:

- Retaining walls cannot exceed 4 ft unless engineered; stepped walls allowed with setbacks.
- Berm slopes cannot exceed 1:1 gradient unless approved by the Village Engineer.

What are buffer yard requirements? (Sec. 66.1060)

Buffer yards must be provided between dissimilar uses as per Sec. 66.0303(4).

What must a landscape plan include? (Sec. 66.1060)

Plans must be to scale and prepared by a landscape professional, showing:

- Plant list with sizes and coverage.
- Existing trees over 4" diameter.
- Berm slopes and contours.
- Architectural features (walls, lighting, water features).
- Estimated cost and completion schedule.

When must landscaping be completed?

Within 12 months of the Certificate of Occupancy. Landscaped areas must be maintained per the approved plan.