

CITY OF ALTOONA

ZONING HEARING BOARD

PUBLIC HEARING NOTICE

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, August 12, 2026, at 1:15pm** in the 4th Floor Common Room, located at City Hall, 1301 12th Street, Altoona, Pennsylvania. If assistance is needed to participate or to obtain a copy of the supporting documentation, please contact the City Clerk's Office.

Applicant: Franks Down to Earth Landscaping, LLC

Address: 1320-1322 N 4th Avenue

Tax ID: 01.13-41..-043.00-000 & 01.13-41..-044.00-000

Requesting three (3) variances under the following sections to allow the use of a vacant lot for a contractor/storage yard located in a Residential Neighborhood B Zone.

§800-29: To allow a contractor/storage yard, whereas not permitted.

§800-54.B: To provide only landscaped screening and allow less than 50-foot setback from street right-of-way, whereas not required.

§800-61.D: To allow a reduced buffer area/type, whereas Type 5 buffer is required.

Applicant: Jason Powlette

Address: 525-527 5th Avenue

Tax ID: 01.08-04..-001.00-00

~~Requesting a variance under the following section to operate a recovery house/group home located in a Residential Neighborhood C Zone.~~

~~§800-60(D)(1): To provide no off-street parking, whereas the minimum required is 1.5 spaces per dwelling unit.~~



COMMUNITY DEVELOPMENT
DEPARTMENT
1301 12TH STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2465

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	1320 - 1322 N. 4 TH AVE Altoona PA 16601
PURPOSE OF APPEAL:	Request For a Special Exception or Variance to allow the property to Be USED as a private landscaping Business support yard for the storage of landscaping equipment, trailers, trees, shrubs, plants, and materials.
DESCRIPTION OF PREMISES:	Vacant residential lot, currently being improved.
USE OF PREMISES:	private landscaping Business support yard, not open to the public.
OFF-STREET PARKING:	Existing off street parking will be provided on property.

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME:	Franks Down to Earth Landscaping LLC. "Frank Van Reed Jr."
ADDRESS:	113 West 11 th Ave Altoona PA 16601
PHONE:	814-537-0234.
EMAIL:	

APPLICANT INFORMATION

NAME:	Franklin Reed Jr.
ADDRESS:	113 W. 11 th Ave Altoona PA 16601
PHONE:	814-537-0234
EMAIL:	reedfrank520@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	N/A
ADDRESS:	N/A
PHONE:	
EMAIL:	

SIGNATURE OF APPLICANT

DATE 6-30-26

OFFICE USE ONLY

☐ VARIANCE \$500.00	☐ APPEAL DETERMINATION \$500.00	☐ OTHER
☐ SPECIAL EXCEPTION \$500.00	☐ APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? ☐ YES ☐ NO ☐ UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

ZONING HEARING BOARD

Request for Special Exception / Variance

Property: 1320-1322 N. 4th Ave, Altoona, PA 16601

Applicant: Franklin Reed Jr.

Business: Frank's Down to Earth Landscaping LLC

Purpose

I respectfully request approval to use this property as a private landscape business support yard. The property will not be open to the public and will not operate as a retail location. It will serve only as a secure location to support my landscaping business.

Proposed Use

The property will be used to store landscaping equipment, trailers, tools, trees, shrubs, perennials, and landscaping materials used on customer projects. Equipment will be loaded and unloaded before traveling to job sites. No retail sales or regular customer traffic will occur on the property.

Property Maintenance

I am committed to maintaining a clean, organized, and attractive property. Outdoor storage will be orderly, the property will be screened from public view as required by the Board, landscaping will continue to be improved, and the site will be kept free of trash, debris, and nuisance conditions.

Neighborhood Compatibility

My goal is to improve this property while respecting the surrounding neighborhood. I understand the importance of limiting visual impact, maintaining reasonable hours of operation, and ensuring the property remains an asset to the community.

Community Investment

I have lived in the Juniata area my entire life and have invested significant time and personal funds into improving this property and building a local small business. My intention is to continue beautifying the site while responsibly operating my business in accordance with any conditions established by the Zoning Hearing Board.

Request

I respectfully ask the Zoning Hearing Board to approve this request. I am willing to comply with reasonable conditions, including screening requirements or other measures the Board believes are appropriate.

Respectfully submitted,

Franklin Reed Jr.

Owner, Frank's Down to Earth Landscaping LLC

Request for Special Exception / Variance

**1320–1322 N 4th Ave
Altoona, PA 16601**

Applicant: Franklin Reed Jr.

Business: Frank's Down to Earth Landscaping LLC

Purpose of Request

I respectfully request approval to utilize my property located at **1320–1322 N 4th Ave, Altoona, PA 16601** as a private storage and operations yard for my landscaping business, Frank's Down to Earth Landscaping LLC. This property will **not** be open to the general public and will **not** operate as a retail business. It will serve strictly as a secure location for storing business equipment, landscaping materials, and maintaining trees and plants used in my landscaping operations.

Description of Property Use

The property will be used for the storage of my Bobcat MT100 compact track loader and attachments, dump trailers, enclosed trailers, a secure storage container for tools and equipment, landscaping materials such as mulch, decorative stone, topsoil and gravel used on customer projects, a nursery area for trees, shrubs, perennials and landscape plants, equipment loading and unloading before traveling to job sites, and employee parking when necessary.

The property will **not** be used as a junkyard, scrap yard, automobile storage yard, vehicle repair facility, or a public retail business with customer traffic.

Screening and Property Improvements

I understand the City's concerns regarding appearance and neighborhood compatibility. I will install and maintain screening to reduce visibility from the public roadway, maintain fencing around the property, continue landscaping with trees, shrubs and decorative plantings, keep equipment organized and stored neatly, maintain the property free of trash, debris and abandoned materials, and comply with any conditions established by the Zoning Hearing Board.

Community Benefit

Prior to my ownership, this property was vacant and largely neglected. Since purchasing the property, I have removed overgrown vegetation, cleaned accumulated debris, improved the overall appearance of the property, invested significant personal funds into maintaining and improving the site, and continued adding landscaping that enhances the neighborhood. As a lifelong resident of the Juniata section of Altoona, I take pride in improving my community while operating a responsible local business.

Business Information

Frank's Down to Earth Landscaping LLC is a locally owned and operated small business providing landscaping, excavation, grading, retaining walls, paver installation, concrete removal, brush clearing, and tree and shrub installation services. This property allows me to safely store the equipment necessary to perform these services throughout Blair County.

Commitment to the Neighborhood

I understand the importance of maintaining the residential character of the surrounding neighborhood. I am committed to keeping the property clean and orderly, limiting unnecessary

noise, preventing visual clutter through proper screening, respecting neighboring property owners, and operating responsibly in compliance with all conditions established by the City.

Closing Statement

I respectfully ask the Zoning Hearing Board to approve this request for a Special Exception, Variance, or any other relief deemed appropriate. Granting this request will allow me to continue operating a responsible local business while maintaining an attractive, well-kept property that is significantly improved from its previous condition. Thank you for your time and consideration.

Respectfully submitted,

Franklin Reed Jr.
Owner, Frank's Down to Earth Landscaping LLC

Personal Statement

Franklin Reed Jr.
1320-1322 N. 4th Ave
Altoona, PA 16601

My name is Franklin Reed Jr., and I have lived in the Juniata section of Altoona my entire life. I purchased the property at 1320-1322 North 4th Avenue because I needed a place to support my landscaping business without storing all of my equipment at my home. My goal has never been to create a junkyard or anything that would hurt the neighborhood. My goal is to build something I can be proud of while improving the property and continuing to invest in the community where I grew up.

Over the past several years, I have invested everything I have into starting Frank's Down to Earth Landscaping LLC. I left my full-time job because I believed in building a business that could support my family and serve our community. I have invested well over \$150,000 in equipment, trucks, trailers, tools, insurance, and everything needed to operate a professional landscaping business.

Since purchasing this property, I have spent my own time and money cleaning it up and making it look better than it did before. I have removed overgrown vegetation, cleaned debris, improved the appearance of the lot, and started adding landscaping. I want this property to continue looking clean, organized, and well maintained.

I understand the concerns the City has about how the property is used, and I respect those concerns. That is why I am requesting permission to use it as a **private** landscaping support yard. It will **not** be open to the public. It will simply be a place to store my landscaping equipment, trailers, trees, plants, and materials that I use every day on customer projects. I am more than willing to screen the property from the street, maintain landscaping, and follow any reasonable conditions the Zoning Hearing Board feels are appropriate.

I care about this neighborhood because it has always been my home. I want to continue improving this property instead of letting it sit neglected. My hope is that the Board will allow me the opportunity to continue growing a local small business while maintaining a property that reflects pride, hard work, and respect for my neighbors.

Thank you for taking the time to consider my request and for giving me the opportunity to present my plans.

Respectfully,

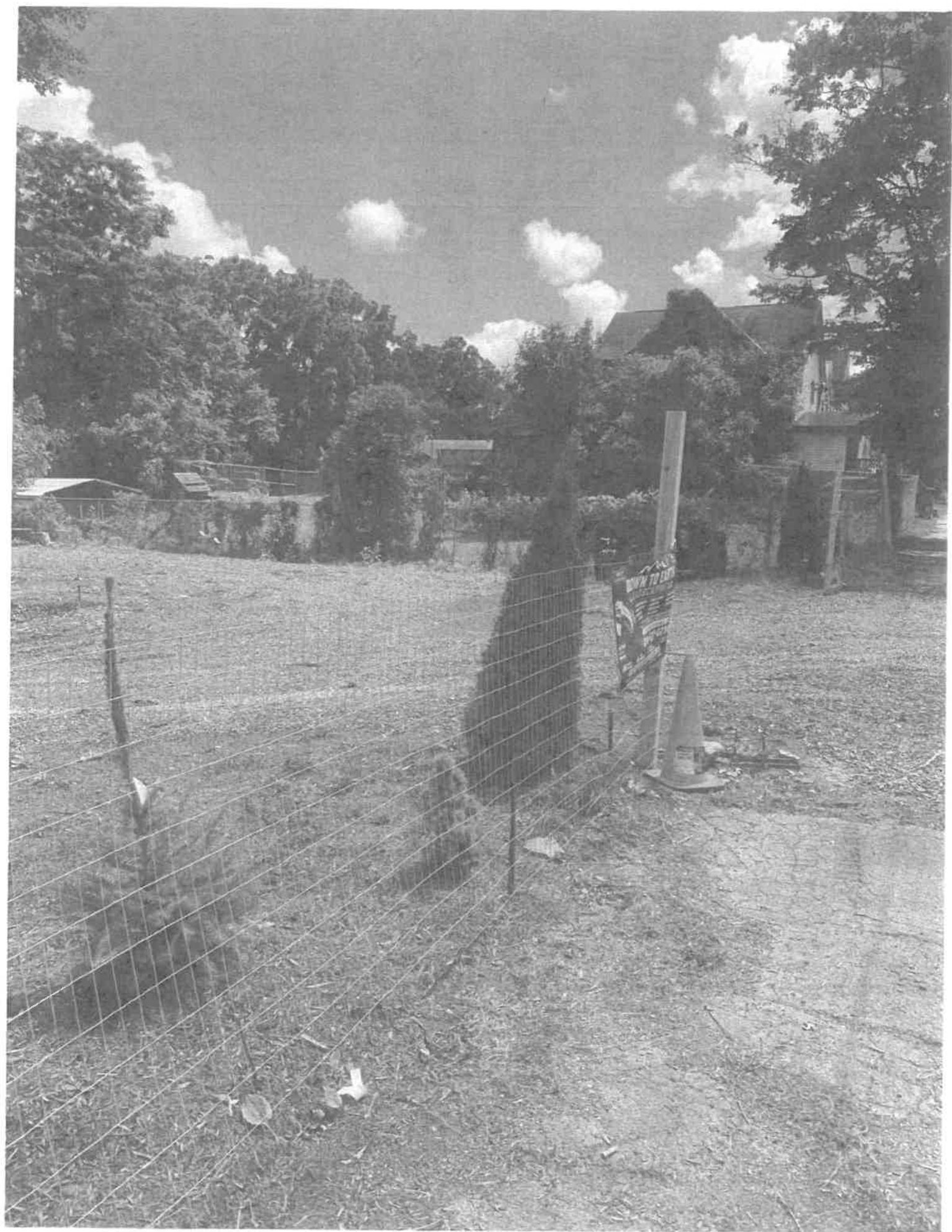
Franklin Reed Jr.
Owner
Frank's Down to Earth Landscaping LLC

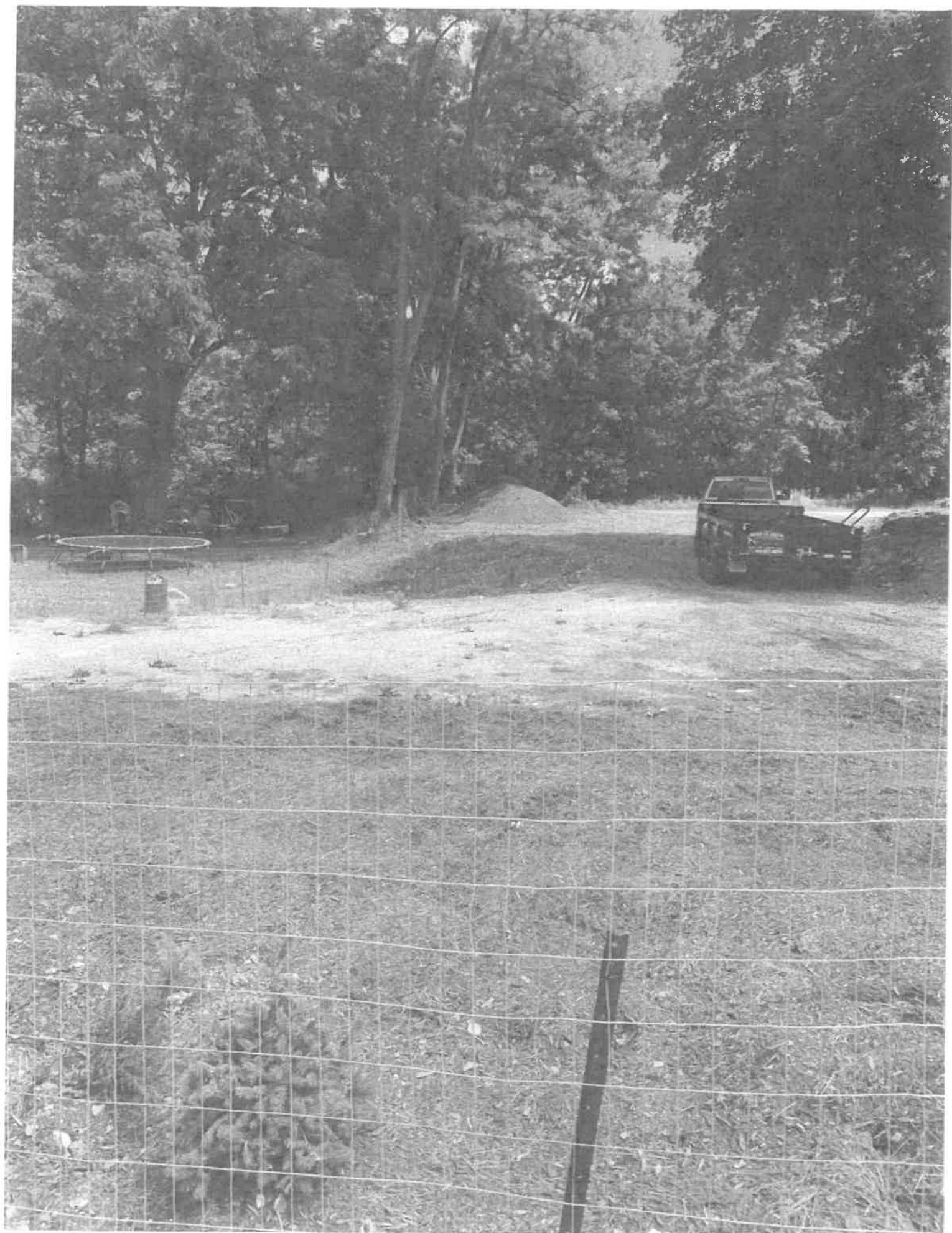
















01.13-41..-046.00-000
WEYANDT KAYDEN D

01.13-41..-046.01-000
CITY OF ALTOONA

01.13-41..-045.00-000
MONTGOMERY ANTHONY D

01.13-41..-044.00-000
FRANKS DOWN TO
EARTH LANDSCAPING

01.13-41..-043.00-000
FRANKS DOWN TO
EARTH LANDSCAPING

01.13-41..-042.00-000
FOELT DONALD W

01.13-41..-041.00-000
FOELT DONALD W

01.13-41..-039.00-000
LYNCH STACEY A

IG:
INDUSTRIAL
GENERAL
01.13-41..-054.00-000
PENNSYLVANIA LINES LLC

01.13-41..-020.00-000
CITY OF ALTOONA

01.13-41..-018.00-000
MONTGOMERY
PROPERTIES &

RN-B: RESIDENTIAL
NEIGHBORHOOD B

01.13-41..-017.00-000
BONSELL MARY ANN

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Section 800-29

Principal Use Table

Principal Use Table

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	Section 800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	Section 800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	Section 800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House-Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	Section 800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	Section 800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	Section 800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	Section 800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
PUBLIC OR QUASI-PUBLIC USES											
Bus Shelter	SE	SE	SE	SE	P	P	P		P	P	Section 800-34
Cemetery	P	P	P	P	P	P	P		P	P	
Cultural Center or Facility	-	-	-	-	P	P	P	P	P	P	
Emergency Shelters	-	-	P	SE	P	-	-	P	P	P	
Forestry Activities	P	P	P	P	P	P	P		P		
Government Facility	P	P	P	P	P	P	P		P	P	
Public Libraries and Museums	SE	SE	SE	P	P	P	-	P	-	-	Section 800-49
Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	
Parking Structure	-	-	-	-	-	P	P	P	P	-	
Places of Worship	P	P	P	P	P	P	P	P	P	P	
Public or Quasi-Public Community Facility	P	P	P	P	P	P	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	-	P		-	-	Section 800-39
INSTITUTIONAL AND OFFICE USES											
Health Services	-	-	-	SE	P	P	P	P	P	P	Section 800-43
Professional Office Less Than 5,000 SF	-	-	-	-	P	P	P		P	P	
Professional Office More Than 10,000 SF	-	-	-	-	-	P	P		P	P	
Outpatient Medical Care	-	-	-	-	-	P	P		P	-	
Hospital	-	-	-	-	-	P	-		-	-	
Pharmacy	-	-	-	-	P	P	P		P	-	
COMMERCIAL AND RETAIL USES											
Adult Use	-	-	-	-	-	-	-		SE	SE	Section 800-52
Agricultural Operations	-	-	-	-	-	-	-		P	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-	-	-	-	-	-	-	-	P	P	
Arts, Crafts, or Food Market	-	-	-	-	-	P	P	-	P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	-	-	P	P	P	-	P	P	
Automotive Assembly	-	-	-	-	-	-	-	-	P	P	
Bar or Drinking Establishment	-	-	-	-	P	P	P	-	P	-	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	-	-	-	-	Section 800-33
Brewery, Distillery or Cidery	-	-	-	-	P	P	P	-	P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE	-	-	-	Section 800-35
Community Garden	P	P	P	P	P	P	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	-	-	-	-	P	P	-	P	P	P	
Convenience Store	-	-	-	-	P	P	P	-	P	P	
Dance Club, Discotheque, Nightclub	-	-	-	-	-	P	P	-	-	-	
Eateries Less than 10,000 SF	-	-	-	-	P	P	P	P	P	P	
Eateries More than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Market Garden	-	-	-	-	P	P	P	-	P	-	
Day-Care Center	-	-	-	-	P	-	-	-	-	-	
Day-Care Center Less Than 5,000 SF	-	-	-	-	P	P	P	P	P	-	
Fast Food Restaurant	-	-	-	-	P	P	P	-	-	-	
Funeral Home	-	-	-	P	P	P	-	-	-	-	
Overnight Lodging	-	-	-	-	P	P	P	-	P	P	
Mixed Use Building	-	-	-	-	P	P	-	-	-	-	

USES	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		Supplemental Regulations
	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	
Motor Vehicle Detail / Cleaning Shop	-	-	-	-	SE	-	SE	-	P	P	Section 800-46
Motor Vehicle Fuel/ Gasoline Station	-	-	-	-	P	-	P	-	P	P	Section 800-47
Motor Vehicle Service and Repair Facility	-	-	-	-	-	-	P	-	P	P	Section 800-47
Motor Vehicle Sales	-	-	-	-	-	-	P	-	P	P	Section 800-47
Museum, Art Gallery and Cultural Facility	-	-	-	-	P	P	P	P	P	P	
Professional Services Less Than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Services Greater Than 8,000 SF	-	-	-	-	-	P	P	-	P	P	
Recreational Facility, Commercial	-	-	-	-	P	P	P	-	P	-	
Radio, Television, Broadcast, or Recording Studio	-	-	-	-	-	P	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Retail Store or Shop Less than 10,000 SF	-	-	-	-	-	P	P	P	-	-	
Smoke Shop	-	-	-	-	P	P	P	-	P	P	
Theater or Auditorium	-	-	-	-	-	P	P	P	P	-	
INDUSTRIAL USES											Section 800-83
Artisan Food and Beverage	-	-	-	-	-	P	P	P	P	P	
Artisan Manufacturing	-	-	-	-	-	-	-	-	P	P	
Bakery, Industrial	-	-	-	-	-	-	-	-	P	P	
Cold Storage Plant or Food Processing Plant	-	-	-	-	-	-	-	-	-	P	
Communication Antenna	-	-	-	-	-	-	-	-	-	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UCC	I-F	I-G	Supplemental Regulations
Distribution Center	-	-	-	-	-	-	-	-	-	P	
Extraction and Mining of Raw Materials	-	-	-	-	-	-	-	-	-	P	
Light Manufacturing	-	-	-	-	-	-	-	-	P	P	
Medical Testing Laboratory	-	-	-	-	-	-	-	-	-	P	
Newspaper Printing or Job Printing	-	-	-	-	-	-	-	-	P	P	
Permanent Containerized Storage	-	-	-	-	-	-	-	-	SE	SE	Section 800-48
Public Utility	P	P	P	P	P	P	P	P	P	P	
Private Transportation Service	-	-	-	-	-	-	-	-	P	P	
Research and Development	-	-	-	-	-	-	-	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	-	P	P	
Truck Terminal	-	-	-	-	-	-	-	-	-	P	
Warehouse	-	-	-	-	-	-	-	-	P	P	
Waste Processing Facilities	-	-	-	-	-	-	-	-	-	SE	Section 800-56
Small Cell Wireless Facilities	P	P	P	P	P	P	P	P	P	P	595
Wholesale Sales and Services	-	-	-	-	-	P	P	-	P	P	
Wind Turbines or Wind Energy Conversion Systems	-	-	-	-	-	-	-	-	-	SE	Section 800-57

**Section
800-54**Storage of
Materials

24. If upon inspection the City of Altoona determines that a fire code or building code violation exists, or that the system otherwise poses a safety hazard to persons or property, the City may order the owner to repair or remove the system within a reasonable time as determined by the Code Enforcement Officer. Such an order shall be in writing, shall offer the option to repair, shall specify the code violation or safety hazard found and shall notify the owner of his or her right to appeal such determination.
25. If an owner fails to repair or remove a solar PV system as ordered, and any appeal rights have been exhausted, the City of Altoona may enter the property, remove the system and charge the owner for all costs and expenses of removal, including reasonable attorney's fees or pursue other legal action to have the system removed at the owner's expense.
26. In addition to any other available remedies, any unpaid costs resulting from the removal of a vacated abandoned or de-commissioned solar PV system shall constitute a lien upon the real property against which the costs were charged. Legal counsel of the City of Altoona shall institute appropriate action for the recovery of such cost, plus attorney's fees, including, but not limited to filing of municipal claims pursuant to for the cost of such work, 6% interest per annum, plus a penalty of 5% of the amount due plus attorney's fees and costs incurred by the City of Altoona in connection with the removal work and the filing of the claim.

Storage of Materials

- A. Containerized storage. The use of containers to provide storage space is permitted on a temporary basis throughout the City if the following conditions are met:
 1. A permit shall be secured from the Zoning Officer which shall specifically state the following criteria:
 - a. The permit is temporary and shall expire six months after the date of issuance.
 - b. The nature of the storage facility.
 - c. Requirements on how the containers are to be secured.
 - d. Provisions for removal of the containers.
 - e. Signature of the applicant binding him to the conditions set forth in the permit.
 2. Storage containers under this section shall not require land development review; however, the applicant shall submit plans clearly showing the location of the container on the property and supply a listing of the types of materials to be stored in the container with the application.

Section 800-55

Student Home

3. A single six-month extension is available through an administrative hearing before the Zoning Hearing Board. If granted, such approval shall order the Zoning Officer to issue another permit in accordance with Subsection A (1) above. This approval shall not be construed to be a variance or special exception.
4. The Zoning Officer or Zoning Hearing Board may require the applicant to post financial security to ensure proper removal of the containers.
5. This section shall not apply to containers used in conjunction with work for which a valid building or demolition permit has been issued, unless such containers are in place for more than 30 days after work under the permit has been completed.
6. Containers remaining in place beyond the permitted temporary period shall be considered permanent and regulated as structures under this chapter.

- B. Open storage. All open storage (including scrap yards, junkyards, and automobile wrecking yards) shall be located within an area not closer than 50 feet from any street right-of-way line and shall be fully screened from view. The storage of combustible materials shall be a minimum of 20 feet from any lot line, and a driveway sufficient for free access of fire equipment shall be installed.

Student Home

- A. Student homes are permitted in all zoning districts that allow residential uses, pursuant to district provisions applicable for one (single) family and twin, semidetached, duplex and/or row house dwelling use. However, student homes are permitted only when all of the following standards are met:
- B. The maximum number of occupants permitted in a student home shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code. A Building Inspector from the City's Inspections Department will determine this number at his or her initial inspection.
- C. No student home shall be located on a lot any portion of which is closer than 300 feet to another lot used for a student home.
- D. No more than one dwelling unit in a twin, semidetached, duplex and/or row house dwelling may be used as a student home.
- E. No more than one building on a lot may be used as a student home.
- F. A minimum of two paved parking spaces shall be provided per dwelling unit in driveways or off-street parking areas, plus one space for every student over four students. All off-street parking must be provided on the same parcel as the student home.
- G. No student home shall be occupied or used as such until a zoning permit and residential rental unit license have been issued. Plans showing the lot layout, parking area, landscaping, interior rooms, and floor area dimensions are required.

Section 800-61

Landscaping, Buffering, and Screening

between uses in business districts. This requirement can be invoked even if there is no existing connection on the opposite side of the property line as a planned future connector. See Chapter 300 Driveways for further guidance.

Landscaping, Buffering, and Screening

A. Purpose.

To provide standards to enhance the visual quality of the city by creating aesthetically pleasing barriers between different land uses, minimizing visual impacts, protecting privacy, reducing noise pollution, and preserving natural features, thereby improving property values and promoting overall environmental health and compatibility within the city.

B. Applicability

1. Except for lots with a single- or two-unit residential principal structure, every building or land use established as new construction shall provide landscaping, buffering, and screening in accordance with the minimum requirements set forth in this section.
2. For additions and site modifications, the standards of this section apply when the size (i.e., total floor area) of an existing structure or use is expanded or enlarged by 30 percent or more. In the case of such expansions or enlargements, additional landscaping, buffering, and screening is required to serve only the enlarged or expanded area.

C. Street Trees

1. All land development proposals shall include street trees to be planted between the sidewalk and the curb. If there is no sidewalk, street trees may be planted within 10 feet of the curb.
2. Throughout the City, one tree shall be planted along the street for every 30 feet of street frontage, equidistantly if possible. Trees shall be installed in the Mixed-Use Center (MX-C) zoning district as directed in this section. All calculations shall be rounded up.
3. Trees to be planted shall have a minimum diameter of two inches at a point four feet above the ground. All stock shall be nursery-grown, balled, and burlapped as well as meet the standards of the American Standard for Nursery Stock (ANSI-Z60.1) at the time of planting.
4. The species of the street trees to be planted shall be selected with regard to the presence or absence of overhead utilities, underground utilities, or sidewalks. A list of approved street trees species can be provided by the Zoning Officer.
5. Tree grates or decorative fencing or rubber tree wells may be required to protect new trees in dense areas or other high-traffic areas.
6. Trees shall be planted in the following manner:
 - a. Each tree to be planted shall be placed in a hole dug one foot wider and one foot deeper than any part of the root ball.

- b. Soil to be replaced around the root ball is to be a good quality loam.
 - c. The root ball shall be placed two inches deeper than the surrounding undisturbed soil to create a depression that holds water.
 - d. Each tree shall be watered immediately after planting to settle the soil and moisten the roots.
 - e. Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan.
 - f. The developer is responsible to guarantee all planted trees live through one complete growing season.
7. Existing trees may be used to meet the requirements of this section if each tree is healthy and if its dripline (the area underneath the branches' leaves) is protected from soil disturbance and compaction through the development process.
- D. Buffer Yards
- 1. All proposals shall include a buffer area as defined herein. A buffer yard is intended to separate incompatible uses via a horizontal linear distance. Landscaping for these buffer yards is discussed in below.
 - 2. Buffer yards shall be calculated based on the incompatibility of adjacent land uses. These uses are as follow:
 - a. Class 1. Open space, passive recreation, parks, detached single-household residences.
 - b. Class 2. All other residential, primary schools, active recreation, cultural facilities, and religious institutions.
 - c. Class 3. Offices, small retail and storefront businesses.
 - d. Class 4. Commercial recreation, conference centers, motels, hotels, retail, secondary schools, public safety providers, office parks.
 - e. Class 5. Wholesale, warehousing, light industry, shopping centers, public works (government), convenience stores, drive-throughs, gas stations.
 - f. Class 6. Heavy industrial, regional shopping centers, malls, stadiums, railroads, transportation terminals, limited access highways.
 - 3. Buffer yards shall be provided by the applicant along the perimeter of the site or lot and shall extend to the edge of the property.
 - 4. Different buffer yards may be required where the incompatibility differs.
 - 5. No parking, structures, dumpsters, light standards shall be permitted in a buffer yard.
 - 6. Buffer yards may be used for passive recreation and trails, provided the required distances and landscaping are maintained.

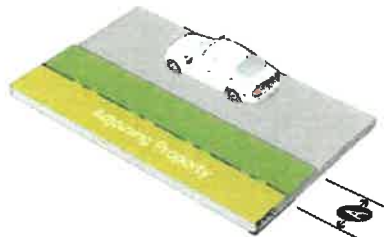
7. Buffer yards may be split where an access drive must cross perpendicular to the street or an adjoining property.
8. The table below indicates the required Buffer Type between the Adjacent Use Classes:

MINIMUM REQUIRED BUFFER YARD						
USE CLASS	1	2	3	4	5	6
1	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6
2	Type 2	Type 1	Type 3	Type 4	Type 5	Type 6
3	Type 3	Type 3	Type 3	Type 4	Type 4	Type 4
4	Type 4	Type 4	Type 4	Type 4	Type 4	Type 4
5	Type 5	Type 5	Type 5	Type 5	Type 5	Type 5
6	Type 6	Type 6	Type 6	Type 6	Type 6	Type 6

E. Frontage/Perimeter/ Foundational Landscaping

1. Landscaping shall include low shrubbery at a ratio of at least one shrub for every ten linear feet of wall and high shrub or tree for every 20 linear feet of wall. These quantities are in addition to the required plant quantities for buffers.

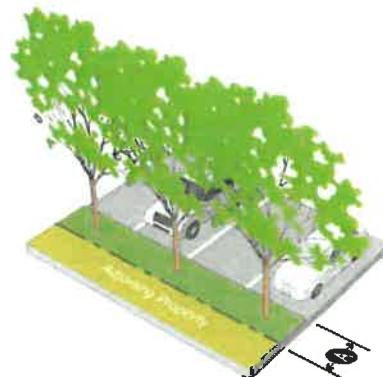
Type 1



BUFFER AREA

A Depth [min] 5 ft

Type 2



BUFFER AREA

A Depth [min] 5 ft

Canopy Trees [min per 25 ft] 3

Type 3

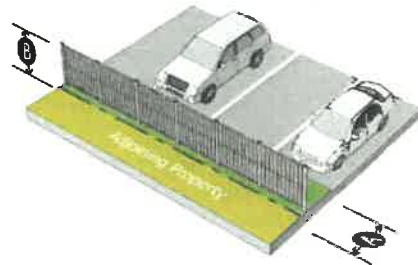
Lots More Than 30 feet Wide



BUFFER AREA

A	Depth [min]	10 ft
	Evergreen Trees [min per 25 ft]	4

Lots Less Than 30 feet Wide



or

BUFFER AREA

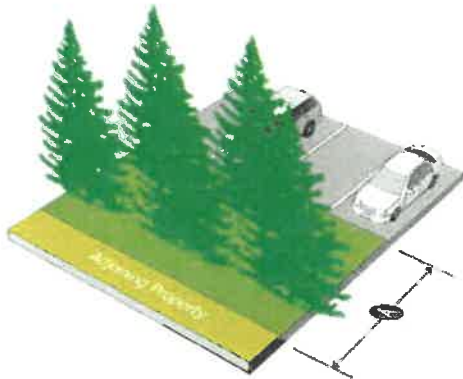
A	Depth [min]	5 ft
	Canopy Trees [min per 25 ft]	3

FENCES AND DECORATIVE WALLS

B	Height [max]	6 ft
	Opacity	90%
	Setback from Property Line	0 ft

Type 4

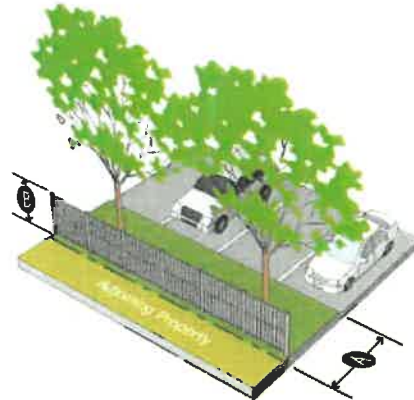
Lots More Than 75 feet Wide



BUFFER AREA

A	Depth [min]	20 ft
	Evergreen Trees [min per 25 ft]	5

or



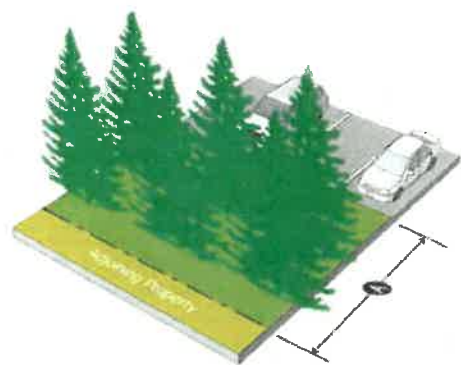
BUFFER AREA

A	Depth [min]	10 ft
	Canopy Trees [min per 25 ft]	2

FENCES AND DECORATIVE WALLS

B	Height [max]	6 ft
	Opacity	90%
	Setback from Property Line	0 ft

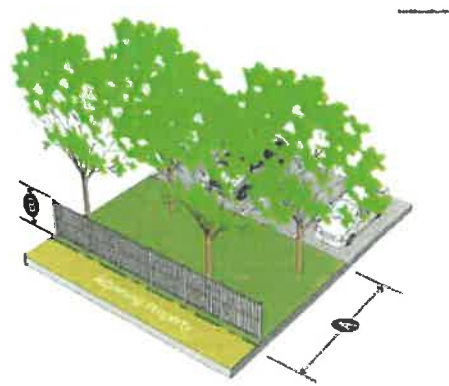
Type 5



Lots More Than 75 feet Wide

BUFFER AREA	
A Depth [min]	25 ft
Evergreen Trees [min per 25 ft]	6

or

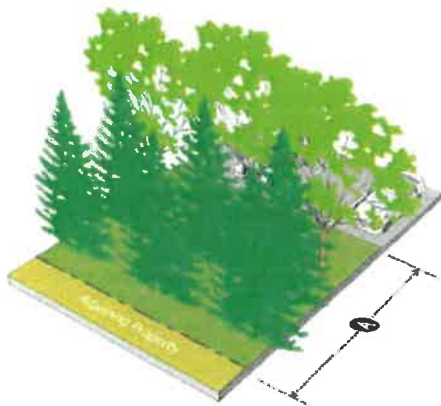


Lots Less Than 75 feet Wide

BUFFER AREA	
A Depth [min]	20 ft
Canopy Trees [min per 25 ft]	4

FENCES AND DECORATIVE WALLS	
B Height [max]	6 ft
Opacity	90%
Setback from Property Line	0 ft

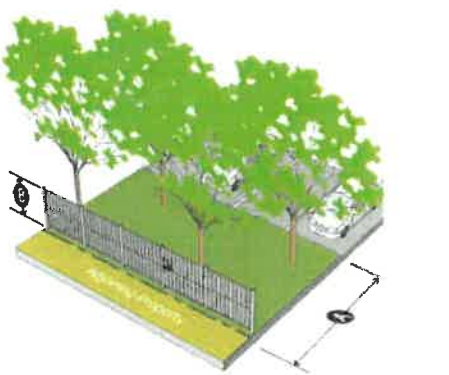
Type 6



Lots More Than 150 feet Wide

BUFFER AREA	
A Depth [min]	30 ft
Evergreen Trees [min per 25 ft]	6
Canopy Trees [min per 25 ft]	3

or



Lots Less Than 150 feet Wide

BUFFER AREA	
A Depth [min]	20 ft
Canopy Trees [min per 25 ft]	4

FENCES AND DECORATIVE WALLS	
B Height [max]	8 ft
Opacity	90%
Setback from Property Line	0 ft

- a. Shrubs and trees may be distributed throughout the site, rather than concentrated solely at the foundation wall, subject to review and approval by the Planning and Zoning Officer.
 - b. This requirement does not apply to proposed development or redevelopment projects in the Mixed-Use Center (MX-C) zoning district.
 2. The landscaped area for perimeter landscaping shall be consistent with the required buffer yard area.
 3. The perimeter landscaping area shall be seamlessly integrated with the street tree requirements as well as the interior landscaping and foundational landscaping requirements:
 - a. Along the frontage, the area shall be planted with shrubs and trees to provide a pleasant driving and walking atmosphere and to minimize the impact of the project on the street. Frontage/perimeter landscaping must be designed so it does not interfere with drivers entering and leaving the property.
 4. Elsewhere the plantings shall be designed to screen and filter out noise, light, and odor produced by the proposed development and create a full screen within five years.
 5. The required setback between parking lots and buildings shall be landscaped to eliminate large expanses of blank wall.
- F. Parking Lot Landscaping
1. Interior landscaping shall be required between the frontage/perimeter and foundational landscaping, particularly in the parking lot. Landscaping shall be required to provide definition and traffic control within a parking lot as follows:
 - a. Parking lot islands are required at the end of all rows of parking spaces.
 - b. No more than 20 consecutive parking spaces may be provided without a landscape interior island.
 - c. Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated, or intervals may be expanded to preserve existing trees.
 - d. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include 1 canopy tree and shrubs or groundcover plantings for full coverage of the island at the time of maturity.
 - e. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include 2 canopy trees and shrubs or groundcover plantings for full coverage of the island at the time of maturity.
 - f. Interior islands must be installed below the level of the parking lot surface to allow for storm water runoff capture. A six-inch