

Landscaping in East Peoria

Requirements for Scenic Areas and Special Use Permits

The purpose of the scenic area and special use landscaping requirement is to improve the appearance of properties, provide adequate buffering between residential properties and more intense land uses, to improve the natural environment, and to enhance East Peoria's image as an attractive place in which to live and work.

Landscaping plans are required for multi-family, business and manufacturing building projects. The City ordinance has minimum requirements for front yard landscaping, buffer yard landscaping adjacent residential uses and parking lot landscaping. Minimum landscaping is typically determined by a standard point system achieved by measuring the property or by counting the number of parking spaces, although unique site or client needs allow landscape plans that meet the purpose of the landscaping requirements if not the minimum number of points.

Front Yard Landscaping

The front yard(s) abutting public right-of-way is measured and this frontage is multiplied by .75 (or 75 percent) to arrive at the number of landscaping points that must be met in the front yard.

Buffer Yard Landscaping

The yard(s) abutting residential uses and zoning is measured and this number is multiplied by 1.5 to arrive at the number of landscaping points that must be met in the buffer yard. A privacy fence may be appropriate screening but does not replace the requirement for landscaping.

Parking Lot Landscaping

The number of parking spaces is counted and this number is multiplied by 1.5 to arrive at the number of landscaping points that must be met in and/or along the perimeter of the parking lot. If the parking lot has 100 or more spaces, one half of the points must be from shade trees planted in curbed islands inside the parking lot. Parking lot curbs must be concrete or equal. (No railroad ties, parking stops, etc.) Gravel mulch is not permitted in or next to parking lots.

Landscaping points are achieved by planting the following:

Shade trees, 2 1/2" caliper size	18 points
Evergreen trees, 6' height	18 points
Ornamental or intermediate trees, 1 1/2" caliper or 6' for multiple stem	12 points
Evergreen shrubs, 2' height or spread	3 points
Deciduous shrubs, 2' height or spread	2 points

Existing landscaping may count toward meeting the minimum landscaping. Yards must be seeded, sodded or planted with other low spreading ground cover plants. Maintenance of trees and shrubs is required and dead plants must be replaced.