

# **LANDSCAPING IN EAST PEORIA**

The purpose of the landscaping requirements is to improve the appearance of properties, provide adequate buffering with adjacent residential properties, and for more intense land uses, to improve the natural environment and 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. There are minimum landscaping requirements for front yards, buffer yards for projects adjacent residential uses, and parking lots. 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 needs allow for landscape plans that meet the intent of the landscaping requirements, if not the minimum number of points.

## **Front Yard Landscaping**

The front yard(s) adjacent to public right-of-way is measured and this frontage is divided in half to arrive at the number of landscaping points that must be met in the front yard. At least 40% of the points required here must come from trees.

## **Buffer Yard Landscaping**

Yards adjacent to residential uses and zoning are measured and this represents the landscaping points that must be met in the buffer yard. A privacy fence may be included for additional screening but does not replace the requirement for landscaping.

## **Parking Lot Landscaping**

The number of parking spaces is counted and this number represents the 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 quality. Gravel or river stone 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. All landscaped areas must be mulched with hardwood, or other approved variety. 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.

If you have any questions, please call Planning & Development at 309-698-4750.