

# 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 along with the natural environment, provide adequate buffering with projects adjacent residential properties, 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 landscaping requirements for front yard , buffer yards adjacent to 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 frontage of yards adjacent to public right-of-way is measured and this frontage is multiplied by .75 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

The yard(s) adjacent to 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, 1/2 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 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 requirements. Yards must be seeded, sodded or planted with other ground cover plants. All landscaped areas must be mulched with hardwood, or other approved variety. Maintenance of trees and shrubs is required and dead plants must be replaced in a timely manner.

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