

DORMITORY: A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

DRAINAGE: (1) Surface water runoff; (2) the removal of surface water or ground water from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development and the prevention or alleviation of flooding.

DRIVEWAY: A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

DUPLEX: See Dwelling, Two-Family.

DWELLING: Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, cabin, travel trailer, tourist home, boarding or rooming house, hotel or motel. The term "dwelling" comprises single-family dwellings, mobile homes, multi-family dwellings and two-family dwellings.

DWELLING, ATTACHED: A dwelling having any portion of one or more walls in common with adjoining dwellings.

DWELLING, DETACHED: A dwelling having open space on all sides.

DWELLING, MULTIPLE: A dwelling designed for occupancy by three or more families.

DWELLING, SINGLE-FAMILY: A dwelling designed for or used by one family.

DWELLING, TOWNHOUSE OR ROWHOUSE: Three or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be owned by one family.

DWELLING, TWO-FAMILY: A dwelling designed for or used by two families living independently of each other.

DWELLING UNIT (sometimes abbreviated DU): Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping and cooking by one or more individuals living together. In quarters such as a dormitory or rooming house, the facilities designed for the use of every three (3) persons shall be counted as a dwelling unit.

DWELLING, ZERO-LOT LINE: A detached dwelling which has only one side yard.

6. A landscape island of at least ten (10) feet in width and eighteen (18) feet in length shall be provided on each side of all drives which provide access from the street to the property.

19.6 - Residential Landscaping Requirements

These standards shall apply to all residential districts.

a. **Multiple Dwelling Landscaping Requirements:**

1. A landscaped edge shall be provided adjacent to all streets and highways. The landscaped edge shall be a minimum width of thirty-five (35) feet, exclusive of street rights-of-way. Within the landscaped edge, one (1) tree from Section 19.14 (two (2) inch caliper minimum) shall be planted per fifty (50) lineal feet of landscaped edge. The number of required trees shall be calculated solely on the linear frontage of the required landscaped edge and shall be rounded to the nearest whole number. Trees may be grouped together or evenly spaced.
2. Where parking lots and drives abut the landscaped edge, ten (10) shrubs (3 gallon minimum) shall be planted per fifty (50) lineal feet of abutment to the landscaped edge. These shrubs are in addition to the required number of trees. The number of required shrubs shall be calculated solely on the linear frontage of parking lot/drive abutment to the required landscaped edge and shall be rounded to the nearest whole number. A berm or masonry wall may be placed within the landscaped edge in lieu of the required shrubs. The berm or masonry wall must be at least thirty (30) inches above the top of the parking lot closest to the street.
3. No site plan approved by the Planning Commission prior to the effective date of this section shall be required to conform to the landscaping requirements of this section unless the site plan is being resubmitted to the Planning Commission and there is a thirty percent (30%) or more increase in the square footage of building area or parking lot.
4. At least one (1) tree from Section 19.14 (two (2) inch caliper minimum) shall be planted per ten (10) parking spaces. These trees shall be planted inside or within fifteen (15) feet of the parking lot, but shall not be placed in the landscaped edge referenced in Section 19.6.a.1.
5. At least two (2) trees from Section 19.14 (two (2) inch caliper minimum) and five (5) shrubs (three (3) gallon minimum) shall be planted per housing unit. This landscape material cannot be included in the landscaped edge along the street frontage. However, it can be included in the other open space areas required by the zoning ordinance.

6. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four and one-half (4.5) feet from the trunk of a tree.
 7. A landscape island of at least ten (10) feet in width and eighteen (18) feet in length shall be provided on each side of all drives which provide access from the street to the property.
- b. **Single Family (R-1 through R-6), Two-Family (R-4 through R-6), and Mobile Home (RMH) Landscape Requirements**
1. **At least one (1) tree from Section 19.14 (two-inch (2") caliper minimum) per fifty (50) lineal feet of frontage along an arterial street shall be planted along the arterial street.** The number of required trees shall be calculated solely on the linear footage and shall be rounded to the nearest whole number. The trees may be grouped together or evenly spaced. The general location of proposed trees shall be shown on the preliminary plat. A landscape plan shall be submitted with the final plat. The location and type of trees proposed shall be reviewed by the Technical Advisory Committee (TAC). The Planning Commission may waive the perimeter landscaping requirement for individual developments if they determine a suitable planting location is not available. If a "Landscape Reserve" is designated on the plat next to an arterial street, the thirty-five (35) foot building setback line for lots adjacent to the Landscape Reserve can be from the ultimate right-of-way boundary as shown in the Comprehensive Plan.
 2. All required landscaping must be planted prior to the issuance of final inspection of any or all dwelling units in the subdivision. Further, if all required landscaping is not completed within one hundred-twenty (120) days of the issuance of the first building permit in the subdivision, no further building permits shall be issued. No manufactured housing units shall be allowed to be installed, until all required landscaping is complete.
 3. Perpetual maintenance of the required landscape material must be provided. A home owners association responsible for such maintenance is encouraged.