



ZONING ORDINANCE

ARTICLE EIGHT LANDSCAPING AND SCREENING REGULATIONS

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801 Purpose

The Landscaping and Screening Regulations provide additional guidance on the development of sites within Beatrice by addressing landscaping and screening requirements. They are designed to improve the appearance of the community; buffer potentially incompatible land uses from one another; and conserve the value of properties within the City of Beatrice.

802 Applicability

The provisions of this section shall apply to all new development on each lot or site upon application for a building permit, except for the following:

- A. Reconstruction or replacement of a lawfully existing use or structure following a loss caused by fire, storm, or other natural or man-made disaster.
- B. Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements.
- C. Additions or enlargements of existing uses or structures which increase floor area or Impervious coverage area by less than 20 percent. Where such additions or enlargements are 20 percent or greater, these provisions shall apply only to that portion where the new development occurs.

803 Landscaping Requirements

Landscaping shall be required adjacent to each street property line and within street yards as set forth in Table 8-1.

Table 8-1: Required Front Yard Landscaping

Zoning District	Required Front Yard Setback	Minimum Depth of Landscaping from Street Property Line
AG	50	35
RR	40	25
R-1	30	20
R-2	25	15
R-3	25	15
R-4	25	15
RC	25	10
O	25	10
LC	25	10
GC	15	7
CBD	0	0
CS	25	10
LI	15	10
GI	15	0

804 Bufferyard Provisions

These provisions apply when a use is established in a more intensive zoning district (District A) which is adjacent to a less intensive zoning district (District B). The owner, developer, or operator of

the use within District A shall install and maintain a landscaped bufferyard on his/her lot or site, as set forth in this section. Bufferyard requirements apply only to those districts indicated in Table 8-2.

- A. The bufferyard dimensions set forth in Table 8-2 apply to zoning districts which share a common lot line or are adjacent but separated by an intervening alley.
- B. When a street separates adjacent zoning districts requiring a bufferyard, the size of the bufferyard shall be one-half the required bufferyard set forth in Table 8-2.
- C. Each required bufferyard must be entirely landscaped and free of paved areas, access ways, storage, or other disturbances.
- D. Bufferyard requirements apply only when the property in District B is vacant or used for residential purposes.

**Table 8-2: Bufferyard Requirements
Adjacent, Less Intensive District
(District B)**

Adjacent, More Intensive District (District A)		RR	R-1	R-2	R-3	R-4	RC	O	LC
	RC	10	10	10	10	0	N/A	0	0
	O	15	15	15	15	10	0	N/A	0
	LC	15	20	20	15	15	10	10	N/A
	GC	20	25	25	20	20	15	10	10
	CBD	0	0	0	0	0	0	0	0
	CS	20	25	25	20	20	20	15	15
	LI	30	30	30	30	30	30	30	30
	GI	50	60	60	50	50	50	50	50

(Ord. No. 15-009, Table 8-2, 4-20-15)

805 Screening Standards

A. Application

Screening is required between adjacent zoning districts indicated in Table 8-2 when one or more of the following conditions in the more intensive zoning district is directly visible from and faces toward a residential use in the less intensive zoning district.

1. The rear elevation of buildings.
2. Outdoor storage areas or storage tanks, unless otherwise screened.
3. Loading docks, refuse collection points, and other service areas.
4. Major machinery or areas housing a manufacturing process.
5. Major on-site traffic circulation areas or truck and/or trailer parking.

6. Sources of glare, noise, or other environmental effects.

B. Opaque Barrier

A six foot opaque barrier shall be provided which visually screens the conditions listed in this section from less intensive uses as follows:

1. A solid wood and/or masonry fence or wall at least six feet in height.
2. A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting.
3. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts.
4. Any combination of these methods that achieves a cumulative height of six feet.

C. Location of Screening Wall

1. A screening wall or fence shall be installed no closer to the less intensive zoning district than one-half the width of the required bufferyard.

D. Screening: Effect on Drainage

Screening shall not adversely affect surface water drainage.

E. Permitted Interruptions of Screening

Screening may be interrupted to provide access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed 20% of the length of the required screened area.

806 General Provisions

A. Time of Application

The provisions contained in this Article shall be applied for each individual lot or site when an application for a building permit on such lot is made.

B. Maintenance of Required Landscaping

Upon installation of required landscape materials, each owner shall take appropriate actions to insure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistent with this Article.

C. Obstruction of View

Landscaping installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk.

D. Exceptions

A development may continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.