Chapter 17-11 Landscaping and Screening

17-11-0050 Guide to the Chicago Landscape Ordinance
The regulations and standards of this chapter are further explained and clarified with explanatory text and illustrative guidelines in the Guide to the Chicago Landscape Ordinance.

17-11-0100 Parkway Trees

17-11-0101 Applicability
The standards of this section (17-11-0100) apply to all of the following, except as expressly exempted under Sec. 17-11-0102:

17-11-0101-A construction of any principal building;
17-11-0101-B any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 1,500 square feet of gross floor area;
17-11-0101-C any existing vehicular use area that is accessory to an existing principal building if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property's assessed value or $10,000, whichever is greater;
17-11-0101-D construction or installation of any surface parking area containing more than 4 parking spaces; and
17-11-0101-E repair, rehabilitation or expansion of any existing surface parking area containing more than 4 parking spaces, if such repair, rehabilitation or expansion would increase the number of existing parking spaces by more than 25% or 4 spaces, whichever is less.

17-11-0102 Exemptions
The standards of this section do not apply to:

17-11-0102-A restoration of any building or portion thereof damaged by fire, explosion, flood, casualty or other calamity of any kind;
17-11-0102-B construction, repair or rehabilitation of any accessory buildings or structures; and
17-11-0102-C construction, repair or rehabilitation of or upon any detached house, two-flat or three-flat (multi-unit building containing only 3 dwelling units).
17-11-0103 Standards

17-11-0103-A  Anyone undertaking or allowing the construction upon, improvement to, or use of any property that is subject to this section, must install and maintain parkway trees within that portion of the public parkway contiguous to the zoning lot in accordance with the provisions of Chapter 10-32 of the Municipal Code and the following requirements:

1. One parkway tree is required per 25 linear feet of street frontage.
2. Parkway trees must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.
3. Tree grates are required when trees are planted in sidewalk openings.
4. Curbs and low railings to protect plantings are required on busy pedestrian retail and commercial streets within the Central Area consistent with recommendations in the Guide to the Chicago Landscape Ordinance. For the purpose of this provision “Central Area” means the area bounded by North Avenue; Lake Michigan; Cermak Road; and Ashland Avenue.

17-11-0103-B  parkway trees are not required to be installed or maintained in the following locations:

1. above an area containing soil of a depth of less than 6 feet, not including sidewalk pavement;
2. below or within 50 feet of an elevated rail structure; or
3. any areas determined by the Deputy Commissioner of the Bureau of Forestry to be unsuitable or unsafe for parkway trees.

17-11-0103-C  When parkway trees are not required pursuant to Sec. 17-11-0103-B, the Zoning Administrator must require alternative landscape treatments, in accordance with Sec. 17-11-0603.

17-11-0103-D  The Zoning Administrator must receive the recommendation of the Bureau of Forestry regarding:

1. conformance of the plans and specifications for any required parkway trees with the provisions of Chapter 10-32 of the Municipal Code before issuance of any zoning certificate; and
2. conformance of the installation of such parkway trees with the approved plans and specifications before issuance of any certificate of occupancy or release of the performance bond or other security, whichever is applicable.

17-11-0200 Vehicular Use Areas

17-11-0201 Applicability  Unless otherwise expressly stated, the standards of this section (17-11-0200) apply to all of the following in all zoning districts:
17-11-0201-A the construction or installation of any vehicular use area.

17-11-0201-B any existing vehicular use area that is accessory to an existing principal building, if: if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property’s assessed value;

17-11-0201-C the repair, rehabilitation or expansion of any existing vehicular use area, if such repair, rehabilitation or expansion would increase the number of existing parking spaces by more than 25% or 4 spaces, whichever is less;

17-11-0201-D any existing vehicular use area which is accessory to an existing principal building, if such building or any portion thereof is expanded or enlarged and the expansion increases the existing floor area on the zoning lot by 50% or 5,000 square feet, whichever is less; and

17-11-0201-E the excavation and reconstruction of an existing vehicular use area if such excavation and reconstruction involves the removal of 50% or more of the asphalt, concrete or other pavement devoted to vehicular use. This provision does not apply to the resurfacing of asphalt or concrete or to emergency work on underground storage tanks if such work is intended to maintain the integrity and safety of such tanks and is subject to review under other federal, state or local laws.

17-11-0202 Perimeter Landscaping, Screening and Fencing

17-11-0202-A Screening from Abutting Residential and Institutional Uses

1. The perimeter of all vehicular use areas larger than 1,200 square feet must be effectively screened from all abutting R-zoned property and from all abutting property this is improved with a hospital, nursing home, religious assembly, community center, school, college or other similar institutional use.

2. Such screening must consist of a wall, fence, or hedge not less than 5 feet in height and not more than 7 feet in height.

3. Screening fences must be masonry or wood and must be planted with vines. Chain-link fencing is prohibited.

17-11-0202-B Screening from Streets

1. The perimeter of all vehicular use areas larger than 1,200 square feet must set back at least 7 feet from front and street side (corner) property lines and effectively screened from view of such street.

2. The view of such vehicular use areas from all abutting streets must be visually screened either by permitted buildings (other than fences or walls) or by a hedge, not less than 2.5 feet in height and not more than 4 feet in height, or by a combination of buildings and hedges.
(a) This screening requirement is not to be interpreted as prohibiting the installation of or provision for openings reasonably necessary for access drives and walkways.

(b) Visual screening must be located between the perimeter of the vehicular use area and the front property line.

(c) Hedges used to satisfy the standards of this section must consist of individual shrubs with a minimum width of 24 inches, spaced no more than 36 inches on center.

3. The remainder of the required 7-foot vehicular use area setback must be landscaped and must include at least one tree for every 25 linear feet of street frontage. Trees must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.

4. Notwithstanding the other provisions of this Zoning Ordinance, the front or rear bumper overhang of vehicles parked within the vehicular use area may encroach upon the required front setback up to a maximum distance of 2 feet. This allowed overhang area may be included in the calculation of the required depth of each abutting parking space.

Figure 17-11-0202-B

17-11-0202-C Fencing

Ornamental fencing is required to be installed along the perimeter of vehicular use areas adjacent to front and street side (corner) property lines and abutting any existing front yard of property located within an R district.

1. The required ornamental fencing must be installed behind the required perimeter landscape area, at least 5 feet from abutting property lines.

2. Required fences are limited to a height of no more than 5 feet above grade unless the Zoning Administrator determines that the fence is necessary for
security purposes in which case the fence may be a maximum of 6 feet in height.

3. Any pre-existing **vehicular use areas** must have **ornamental fencing** installed behind any existing hedges or, when no hedges exist, at the **property line** based on the following schedule:

<table>
<thead>
<tr>
<th>Area</th>
<th>Size of Vehicular Use Area</th>
<th>Required Date of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Area</td>
<td>Any</td>
<td>January 1, 2002</td>
</tr>
<tr>
<td>Outside Central Area</td>
<td>30,000 square feet or more</td>
<td>January 1, 2004</td>
</tr>
<tr>
<td>Outside Central Area</td>
<td>8,000–29,999 square feet</td>
<td>January 1, 2007</td>
</tr>
<tr>
<td>Outside Central Area</td>
<td>2,000–7,999 square feet</td>
<td>January 1, 2008</td>
</tr>
</tbody>
</table>

Note: for purposes of this provision, the Central Area is the area bounded by North Avenue, Lake Michigan, Cermak Road, and Ashland Avenue


**17-11-0203 Interior Landscaping**

All lots containing **vehicular use areas** with an area 3,000 square feet or more must provide interior landscaping in accordance with the requirements of this section.

**17-11-0203-A** The area of interior landscaping must be equal to:

<table>
<thead>
<tr>
<th>Area of Vehicular Use Area (square feet)</th>
<th>Minimum Interior Landscaped Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000–4,500</td>
<td>5% of vehicular use area</td>
</tr>
<tr>
<td>4,501–30,000</td>
<td>7.5% of vehicular use area</td>
</tr>
<tr>
<td>More than 30,000</td>
<td>10% of vehicular use area</td>
</tr>
</tbody>
</table>

**17-11-0203-B** Required interior landscaping must comply with the following standards:

1. The area of setbacks and landscaping provided to comply with the perimeter landscape standards of Sec. 17-11-0202 may not be counted toward satisfying interior landscaping standards.

2. **Interior landscaped** areas must be designed to enhance the appearance and safety of the **vehicular use areas**. Such areas must be reasonably dispersed throughout **vehicular use area**.

3. Existing plant material may be counted towards satisfaction of this requirement.

4. One tree must be planted for each 125 square feet of required interior landscape area. Trees must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.

5. Existing trees that have a minimum caliper size of 2.5 inches may be counted towards satisfying interior landscaping requirements if such trees are preserved and adequately protected through all phases of contraction. Each 2.5 caliper inches of any existing tree that is preserved will be deemed to be the equivalent of one 2.5-inch caliper tree.
6. Each separate landscaped island or area must contain a minimum of 165 square feet of area, have a minimum dimension of 8 feet in any direction and include at least one tree. Within vehicular use areas with an area of less than 4,600 square feet, required trees may be installed along the perimeter of the vehicular use area instead of within interior islands.

7. The trees required to be planted within interior landscaping areas must be canopy trees consistent with the species recommended in the Guide to the Chicago Landscape Ordinance.

8. The soil volume and composition for trees required within interior planting islands must have 2-foot minimum depth and topsoil must be backfilled and mounded as described in the Guide to the Chicago Landscape Ordinance. The soil composition (soil types, acidity and organic content) and soil percolation rates must follow the recommendations of the Guide to the Chicago Landscape Ordinance.

17-11-0204 Landscape and Tree Protection
All required landscaping area must be protected from vehicular encroachment by curbs or wheel stops. All trees must be installed and trimmed to ensure that no tree limb or portion thereof extends below the level of 6 feet above the ground.

17-11-0205 Sight Triangles

17-11-0205-A No landscape material more than 12 inches in height may be installed or allowed to grow within any sight triangle.

17-11-0205-B A sight triangle is the triangular area bounded as follows:

1. at the intersection of a street and either an alley or a driveway, by the edges of the alley or driveway and the edge of the street right-of-way for a distance of 12 feet from the point of intersection and by a line connecting the ends of the two sides; or

2. at the intersection of two or more streets, by the edges of the street rights-of-way for a distance of 30 feet from the point of intersection and by a line connecting the ends of the two sides.

17-11-0206 Multi-level Parking Garages

17-11-0206-A Purpose
The landscaping, screening and design standards for multi-level parking garages are intended to ensure that above-ground, multi-level parking structures are compatible with the building to which they are accessory and with other buildings in the immediate area. In the case of both accessory and non-accessory garages, parked cars must be concealed or screened from view from public streets and open spaces, as described below.

17-11-0206-B Accessory Parking Garages
The exterior elevations of any accessory parking structure must be designed to be architecturally integrated with the exterior elevation of any accessory parking structure.
and the principal building to which it is accessory. Architectural integration will be judged in terms of: building form and materials; the pattern, size, shape and number of window openings; the glazing and screening of window openings; and surface treatments such as cornices, moldings, reveals and sills.

17-11-0206-C  Parking Garages as Principal Buildings

1. The exterior elevations of any parking structure that is the principal building on a site must be designed so as to screen or conceal parked cars from view from public streets and open space on its first and second floors. In multi-level garages to be constructed in the Central Area and the Lakefront Protection District, openings above the second floor must be treated with glazing, screening panels or other architectural treatments that make the parking structure more architecturally compatible with surrounding buildings. For the purpose of this provision, “Central area” means the area bounded by North Avenue; Lake Michigan; Cermak Road; and Ashland Avenue.

2. The design of parking structures must minimize the appearance of sloped floors from the street.

17-11-0206-D  Site Details

All parking garages must provide shielding of lighting so as to minimize glare on adjoining properties. New parking garages in R or DR zoning districts must install garage doors at street level when such doors would enhance the appearance or safety of the parking structure at the street level.

17-11-0206-E  Traffic Standards

The location and design of the parking structure’s entrances and exits should be planned so as to have the least impact on residential streets and busy intersections and to minimize conflicts with pedestrians. Special paving materials should be used to help define the pedestrian walkways along garage openings when this definition would enhance pedestrian safety. Driveway widths should be kept to a minimum consistent with the standards of the Chicago department of transportation. Driveway review must be coordinated with the Chicago Department of Transportation’s driveway permit processing.

17-11-0206-F  Screening

The parking areas of multi-story garages must be screened or concealed by 1 or more of the following methods:

1. Ground-Floor Retail

When a parking structure is proposed for a street where the predominant use is retail or business services, the garage’s ground-level street frontage (except for driveways and pedestrian entrances) must be improved with retail and business services. Ground-floor and second-floor spaces improved with retail, business service or other active uses must include display windows, lighting, architectural treatments or landscaping that enhances the pedestrian environment.
2. **Ground-Floor Residential**
Where permitted, ground-floor residential use may be used to screen a parking structure.

3. **Landscaping**
   (a) Landscaping may be required for all parking garages (except fully enclosed garages) at ground-level or on each street façade above ground-level in the form of perimeter planters within openings, upper-level landscaped setbacks and/or the incorporation of hanging baskets, flower boxes or planting trellises.

   (b) A parking structure that does not incorporate ground-floor retail or residential use or is not otherwise screened or concealed at street frontages on the first and second levels, must provide a densely planted landscaped yard that is a minimum of 10 feet in depth for any garage 4 levels or less and 20 feet in depth for any garage 5 levels or more.

4. **Upper-Level Screening**
On upper levels of a parking garage, the parking may be screened by business or residential uses, glazing, metal grillwork, louvers and other architectural treatments.

**17-11-0206-G  Site Plan Review**
Multi-level parking garages are subject to site plan review, in accordance with Sec. 17-13-0800. In addition to the site plans and drawings required to be submitted as part of the site plan review application, all multi-level parking garages, except fully-enclosed garages, must submit a landscape plan to the Commissioner of Planning and Development illustrating all site landscaping as well as the proposed use of perimeter planters, hanging baskets, flower boxes, planting trellises and/or roof-top gardens. Consistent with the goal of screening and enclosing garages, the Commissioner of Planning and Development may require:

1. the planting of vines at the base of any multi-level garage;

2. the installation of perimeter planters on at least every other floor of garages using natural ventilation; and/or

3. the installation of perimeter planters on rooftops used for parking with such rooftop planters designed and constructed consistent with the standards illustrated in the Guide to the Chicago Landscape Ordinance and the Guide to the Chicago Parking Garage Ordinance.

**17-11-0206-H  Existing Garages**

1. By April 1, 2007, *property owners* of every pre-existing, multi-level, nonresidential parking garage located within the Central Area must submit a landscape plan to the Commissioner of Planning and Development illustrating compliance with the standards of this section and Sec. 17-11-0206.
2. If, before April 1, 2007, the property owner or operator of any pre-existing, multi-level, nonresidential parking garage located within the Central Area is required to obtain from the Department of Construction and Permits a permit for the enlargement, alteration or repair of the garage and the estimated value of the building work is $50,000 or more, as stated on the permit application, the property owner or operator of the garage must submit a landscape plan to the Commissioner of the Department of Planning and Development within 12 months of the date that such permit is issued.

3. Within 6 months of the date on which the landscape plan is approved by the Commissioner of Planning and Development, the property owner or operator of the nonresidential parking garage must install and maintain landscaping consistent with the approved landscape plan.

4. Any landscape plan submitted pursuant to this subsection must:
   (a) illustrate the proposed use of perimeter planters, hanging baskets, flower boxes, planting trellises and/or rooftop gardens to screen all garage openings visible from any public street or park; and
   (b) screen at least one-half of all such openings with landscaping.

5. Consistent with the goal of screening and enclosing garages, the Commissioner of Planning and Development may require:
   (a) the planting of vines at the base of any multi-level garage;
   (b) the installation of perimeter planters on at least every other floor of garages using natural ventilation; and
   (c) the installation of perimeter planters on rooftops used for parking with such rooftop planters designed and constructed consistent with the standards illustrated in the Guide to the Chicago Landscape Ordinance.

6. For purposes of this section (17-10-1009) only, “nonresidential parking garage” means any parking structure licensed or required to be licensed under this Zoning Ordinance where 45% or more of the parking spaces are available to the public for a fee.

17-11-0300 Trash Storage Area Screening

17-11-0301 Applicability
All of the following must provide for the enclosure and screening of dumpsters and trash collection bins:

17-11-0301-A multi-unit buildings containing more than 6 dwelling units;

17-11-0301-B business, commercial, or manufacturing development; and

17-11-0301-C substantial rehabilitation of such developments, when the cost of such repair or rehabilitation exceeds 150% of the property's assessed value.
17-11-0302 Exemptions
Trash compactors are exempt from the enclosure and screening requirements. Trash compactors must be required for any new residential, business, commercial or manufacturing use that generates 50 or more cubic yards of garbage per week as provided in Title 7, Chapter 7-28, Section 7-28-225 of the Municipal Code.

17-11-0303 Screening Methods

17-11-0303-A Required trash storage area screening may be achieved by designating an enclosed space for trash facilities within a principal building or within an accessory structure such as a garage.

17-11-0303-B When trash storage areas are not enclosed within a principal building or accessory structure, they must be screened on all sides by masonry walls with a minimum height of 6 feet. One side of the storage area must be furnished with an opaque, lockable gate.

Figure 17-11-0303-B

17-11-0303-C The screening walls required by this section must be planted with vines.

17-11-0400 Special (Area-Specific) Landscaping Standards

In the event that the City Council or Plan Commission adopts plans, designs or guidelines addressing the establishment of area-specific landscaping standards applicable to a designated area of the city or to any specific streets and the area-specific landscaping requirements are inconsistent with the provisions of this chapter or with the provisions of Chapter 10-32 of the Municipal Code, then the area-specific landscaping standards and guidelines govern.

17-11-0401 Lake Calumet

17-11-0401-A Purpose
The Lake Calumet Landscape Area guidelines are intended to:
1. act as a guide for developers, design professionals, city staff, and other city departments or public agencies;

2. coordinate site development, landscape design, storm water management and environmental issues;

3. provide sustainable landscapes for industrial sites that complement the city’s Calumet Land Use Plan and Calumet Open Space Reserve Plan.

**17-11-0401-B Boundaries and Descriptions**
The boundaries of the Lake Calumet Landscape Area are set forth in the Calumet Design Guidelines adopted by the Chicago Plan Commission on March 11, 2004.

**17-11-0401-C Applicability**
All of the following are subject to the guidelines:

1. new construction of any principal building or vehicular use area on sites larger than 4 acres;

2. new planned developments.

**17-11-0401-D Standards and Methods**
The following standards and methods apply within the Lake Calumet Landscape Area.

1. Develop industrial sites to mitigate environmental impact through thoughtful design addressing soils, landscape design and management, and stormwater management.

2. Provide input and feedback early in the design process between the private and public sector in planning and layout of industrial sites according to the guidelines.

3. The lack of available sewers may require 100% of runoff volume to be retained on site.

4. Route surface water runoff through stormwater management systems incorporating best management practices (BMPs) improving water quality.

5. Reduce site runoff through infiltration techniques and on-site stormwater storage.

6. Stabilize riverbanks and shorelines to minimize erosion and sedimentation.

7. Minimize fragmentation of open space and increasing BMP efficiency by locating BMPs next to existing open space, natural areas, or stormwater facilities on adjacent lots.

8. Integrate BMPs into a sustainable landscape design that minimizes the use of turf grasses.
9. Create a natural landscape that blends in with the existing landscape character avoiding linear and repetitive installations of trees and shrubs with an emphasis on native plant species.

17-11-0500 Installation and Maintenance

17-11-0501 All landscape materials required by this chapter must be installed in accordance with standard practices of horticultural professionals and in good and workmanlike manner and must be maintained by the property owner in good condition.

17-11-0502 All applicants for landscape plan approval must file a maintenance schedule and a scope of maintenance work with the Zoning Administrator in a form consistent with the recommendations of the Guide to the Chicago Landscape Ordinance.

17-11-0503 Any damaged or dead trees, shrubs or ground cover must be promptly replaced.

17-11-0504 Maintenance of landscaping must include continuous operations of removal of weeds; mowing; trimming; edging; cultivation; reseeding; plant replacement; appropriate fertilization; spraying; control of pests, insects and rodents by nontoxic methods whenever possible; watering (a working hose bib connected to an active water supply must be available within 100 feet of perimeter landscape areas); and other operations necessary to assure normal plant growth.

17-11-0505 The obligation for continuous maintenance is binding on the applicant for landscape plan approval, to any subsequent property owners or any other parties having a controlling interest in the property.

17-11-0506 At the time the Zoning Administrator issues a zoning certificate for a land use, building or parking lot that requires the submission of a landscape plan or the planting of street trees, the Zoning Administrator must require the posting of a performance bond or other form of financial security approved by the Zoning Administrator. The bond or other form of financial security must be in a form and amount as deemed adequate by the Zoning Administrator to ensure that the required landscape materials will be installed within 6 months or the next planting season.

17-11-0600 Administrative Adjustments

17-11-0601 Fencing Standards
The Zoning Administrator is authorized to approve an administrative adjustment waiving or modifying the fence standards of Sec. 17-11-0202-C when:

17-11-0601-A the vehicular use area is located within an M district, a Transportation district or a planned manufacturing district; and

17-11-0601-B the Zoning Administrator determines that the vehicular use area is isolated from R zoning districts and residential uses. (See the administrative adjustment provisions of Sec. 17-13-1000)
17-11-0601-C  The Zoning Administrator is authorized to grant an administrative adjustment from the fencing requirements of Section 17-11-0202-C3 for any pre-existing vehicular use area with less than 31 feet of frontage and where the existing access is from a street.


17-11-0601-D  The Zoning Administrator is authorized to grant an administrative adjustment from the fencing requirements of Section 17-11-0202-C3 for any pre-existing vehicular use area owned or operated by a nonprofit or charitable organization where the existing parking lot has less than 50 feet of frontage and where the existing access is from a street.


17-11-0602 Screening of Vehicular Use Areas from Streets

17-11-0602-A  The Zoning Administrator is authorized to approve an administrative adjustment allowing alternative landscape treatments to partially or wholly satisfy the standards of 17-11-0202-B that require the installation and maintenance of hedges as vehicular use area screening. (See the administrative adjustment provisions of Sec. 17-13-1000)

17-11-0602-B  The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:

1. landscaped earth berms,
2. elevation changes,
3. vine-covered fences, walls or trellises; and
4. brick walls.

17-11-0602-C  The Zoning Administrator may authorize such administrative adjustment only upon finding that the proposed alternative landscape treatment would:

1. provide an effective visual screen of the parking areas and parked automobiles;
2. promote the physical definition of a continuous street wall;
3. provide a visual effect which promotes and enhances the vehicular and pedestrian experience through the use of quality architectural and urban design; and
4. be appropriately designed and maintained to satisfy applicable building and/or landscape industry standards.
17-11-0603 Parkway Trees

17-11-0603-A The Zoning Administrator is authorized to approve an administrative adjustment allowing alternative landscape treatments to partially or wholly satisfy the parkway tree planting standards of Sec. 17-11-0100.

17-11-0603-B The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:

1. landscaped earth berms;
2. raised planters;
3. hanging baskets;
4. flower boxes;
5. planting trellises;
6. roof-top gardens;
7. perimeter plantings on roof-tops, decks or balconies;
8. pedestrian lighting;
9. flag or banner poles;
10. benches and seating areas; and
11. additional landscaping and tree planting elsewhere on the site that will be visible from public right-of-way.

17-11-0603-C Before approving an administrative adjustment of parkway tree planting standards, the Zoning Administrator must first obtain a written recommendation from the Bureau of Forestry.

17-11-0604 Hardships

17-11-0604-A The Zoning Administrator is authorized to approve an administrative adjustment waiving or modifying the requirements of this Chapter, provided that the Zoning Administrator finds that the:

1. strict application of the provisions would deprive the applicant of the reasonable use of the land or would otherwise impose an unreasonable hardship upon the applicant;
2. conditions and circumstances upon which the waiver or modification is sought are not caused by the applicant; and
3. that alternative landscape treatments will be provided to off-set the waiver or reduction in otherwise applicable standards.

17-11-0604-B The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:
1. landscaped earth berms;
2. raised planters;
3. hanging baskets;
4. flower boxes;
5. planting trellises;
6. roof-top gardens;
7. perimeter plantings on roof-tops, decks or balconies;
8. pedestrian lighting;
9. flag or banner poles;
10. benches and seating areas;
11. vine-covered fences, walls or trellises; and
12. brick walls; and
13. additional landscaping and tree planting elsewhere on the site that will be visible from public right-of-way.

[End of Chapter]