

120.350 Screening.

- A. Where a commercial or industrial use occupies a parcel immediately adjacent to a residential zoning district (i.e., "A", "R-1", "R-2", "R-3", "R-4", "R-5" or "RD") a screening area shall be established on the parcel between the commercial or industrial use and the residential zoning district.

- B. Whenever screening is required, or whenever premises or operations are required to be screened under this Ordinance, the same shall be construed to require one or more of the following as may be determined to be necessary:
 - 1. A nature compact planting area composed of at least two rows of one or more of these upright conifers: Blue, Green, White or Serbian Spruce, Douglas Fir, Austrian Pine or other generally accepted conifers and/or combinations thereof; however, Douglas Fir shall not be used in combinations with Blue, Green, White or Serbian Spruce. Said area shall be planted at 6 feet on center and plantings shall be alternately spaced between the rows; further, spacing shall be such that density and screening effects are maintained throughout the calendar year. The area shall consist of at least two-year transplants at the time of planting. The planting area shall be maintained in a neat and attractive manner.

 - 2. An artificial wall or fence of sufficient density or compactness to screen the structures and activities required to be screened from the view of occupants of adjoining premises or public highways, not less than 6 feet in height, and maintained in a neat and attractive manner.

 - 3. A berm of not less than 15 feet in width and 4 feet 6 inches in height constructed with 1 1/2 feet of rise for each 2 1/2 feet of slope. Said berm shall be seeded with perennial rye and an appropriate grass seed, and shall be covered with organic mulch. Said berm shall be landscaped with shrubbery and trees to enhance the screening effect an aesthetic appearance of same, and shall be maintained in a neat and attractive manner.