

ARTICLE 16. LANDSCAPING DESIGN STANDARDS.

Sec. 25-16.1. Purpose.

The purpose of this section is to set forth regulations for land alteration relating to development, the preservation and protection of trees, and the installation and maintenance of landscaping.

Sec. 25-16.2 Intent.

It is the intent of this section to:

- A. Create an aesthetically pleasing and functional living environment to protect and enhance property values by conserving trees and by requiring the planting of trees and other vegetation.
- B. Create a transitional interface between conflicting and incompatible lands by providing landscaped buffer areas and screening.
- C. Promote vehicular and pedestrian safety by clearly delineating off-street vehicular use areas and providing visual and physical separation between vehicular and pedestrian movements.
- D. Provide for the preservation of larger native trees, which provide a valuable amenity to the urban and suburban environment, and prevent damage to and unnecessary removal of these trees during the land development process.
- E. Provide for the screening and buffering of residential areas from the noise, glare and visual effects of non-residential uses.
- F. Provide landscaped areas within parking lots which are designed to facilitate movement of traffic, break-up large areas of impervious surfaces, provide shade, buffer and screen adjacent properties.
- G. Guide the planting and maintenance of landscaping materials.
- H. Promote the use of Missouri native plants that are more adaptable to the local climate extremes, are drought tolerant, low maintenance, and thus provide a sustainable, ecologically balanced environment.

Sec. 25-16.3. Scope.

- A. Except as otherwise provided by law, these regulations shall apply to all development in all zoning districts. These regulations shall also apply to future Planned Districts.
- B. The requirements for landscaping shall not apply to the following:
 - 1. Subdivisions in single-family residential zoning districts creating less than three (3) lots.
 - 2. The expansion and/or alteration of a single-family detached or attached dwelling, not including townhouses, triplex or quadraplex units.
 - 3. Development currently regulated under a Conditional Use Permit and/or Planned District Ordinance.
 - 4. Building permits for agricultural buildings located in the "NU" Non-Urban District.
 - 5. Building permits for accessory buildings in the single-family residential zoning districts.
- C. Projects that have been approved prior to the enactment of this section will be allowed to continue to completion under the previously approved plans. If revisions to the plan are such that the plan requires resubmission to the Planning Commission, the Planning Commission may require the landscape plan to meet

the requirements of this section.

- D. The Planning Commission may waive or vary the requirements contained herein in accordance with Section 25-16.17, Waivers and Modifications.

Sec. 25-16.4. [Reserved]

Sec. 25-16.5. Landscape Plan Requirements.

- A. A landscape plan prepared by a landscape professional (such as a landscape architect, plant nursery, or landscaping contractor) shall be submitted to the Department of Community Development as part of the Site Improvement and/or Building Plans required for a building permit or in conjunction with a subdivision, Planned District, or Conditional Use Permit application. The landscape plan is subject to the review and approval of the City Planner.
- B. No building permit shall be issued unless such landscape plan complies with the regulations contained herein.
- C. In addition to the information requirements for Site Improvement Plans as set forth in the Zoning Code, landscape plans shall contain the following information:
1. Site Plan indicating the location of existing and proposed buildings, parking lots, sidewalks, retaining walls, stormwater basins, and utility easements (public and private), showing the relationship with existing and proposed planting materials.
 2. *Minimum Landscaped Area Required.* The tabulation of the minimum landscaped area as required by these regulations including impervious site coverage calculations shall be shown on the landscape plan.
 3. *Minimum Plant Material Required.* The tabulation of the minimum number of plant material and points as required by these regulations shall be shown on the landscape plan.
 4. *Plant Material Provided.* A Plant List shall be shown on the landscape plan that includes the botanical and common names, quantity of plants, plant size, and selective characteristics of the plants provided.
 5. *Irrigation Plan.* If required, an irrigation plan indicating the location of pipe, irrigation heads, and areas to be irrigated or a watering diagram indicating the area of coverage.
 6. *Tree Survey.* New development requiring the disturbance or removal of trees shall identify all trees six (6) inch caliper or larger by location outside of the building and site development area or within residential tree preservation areas. The survey shall identify those trees that will have to be removed to develop the site. Trees of twenty (20) inches caliper or larger located within the building and site development area and/or residential tree preservation area shall also be included on the Tree Survey.
 7. *Tree Preservation.* The landscape plan shall show all trees and wooded areas to be preserved; location, caliper and species of replacement trees and methods of protecting existing trees during construction.

Sec. 25-16.6. Tree Preservation.

- A. Site plans and subdivisions shall incorporate all feasible methods and approaches to preserve all existing trees and wooded areas outside of the minimum building and site development area or within residential tree preservation areas. The following replacement standards shall apply:
1. Based on the tree survey, the landscape plan shall indicate where all trees exceeding six (6) inches caliper not within the building and/or site development area and all trees exceeding twenty (20) inches caliper within the property, that were removed as a result of the development, are to be replaced.
 2. The removal of trees within an existing underground utility easement as part of either the maintenance or

improvement of the utility line shall not be included in the mitigation plan.

3. The replacement of trees removed shall be based on their total caliper inches. Each caliper inch removed from outside the building and site development area or from the residential tree preservation area shall be on a two for one caliper inch basis. Trees within the building and site development area that are twenty (20) inches caliper or greater shall be replaced on a one-for-one caliper inch basis.
 4. Replacement trees shall be a minimum of two and one-half (2 ½) inches caliper at installation and shall be of no less quality species than the tree removed.
 5. The total mitigation requirement shall not exceed three hundred (300) caliper inches per acre.
 6. For purposes of determining caliper replacement inches, a six (6) foot high evergreen is equivalent to two (2) caliper inches, and an eight (8) foot high evergreen is equivalent to three (3) caliper inches.
 7. *Alternative Method of Determining Replacement.* The City Planner may determine the total caliper inches to be replaced based on an evaluation of resource quality prepared by a qualified arborist or professional having recognized expertise in conducting a tree survey. Said evaluation shall include identification of species, caliper, condition (vigor, density, pests, extent of decay), crown integrity and spread.
 8. Tree replacement shall occur on site to the maximum extent feasible. Caliper inches not replaced on site shall be replaced off-site as part of the City's urban reforestation program. The replacement of trees shall occur in the closest proximity to the site being developed or at locations mutually agreeable to the developer and the City Planner and City Engineer.
- B. Site construction shall take into account the life and good health of trees by installing tree protection barrier at the drip line of the tree and avoiding compaction of soils within the drip line of the tree.
1. All tree-save areas shall be delineated on the landscape and site improvement plan.
 2. Tree-save areas shall be field delineated in a manner that is clearly visible to any construction equipment operator.
 3. Cutting or filling, trenching, or parking of vehicles or equipment within the drip line is prohibited.

Sec. 25-16.7. Required Quantity of Plant Material for New Construction.

- A. *Number of Points Required.* The following landscaping points shall be required for new buildings and projects based on the total acreage of the parcel:
1. *Commercial Development* (office, retail, restaurant, hotel) – Fifty (50) points per acre.
 2. *Industrial Development* (contractors, manufacturing, warehousing, distribution) – Fifteen (15) points per acre.
 3. *Multi-Family Residential Development* – Fifty (50) points per acre.
- B. Fractional points shall be rounded up to the next point.
- C. *Quantity of Material Required.* The quantity of material required, based upon the total points required, shall be fulfilled by the items included in Table 16.1, Plant Material and other Amenities.

TABLE 16.1 Plant Material and other Amenities	
ITEM	POINTS
Missouri Native Canopy Trees ¹	2 per tree
Canopy Trees	1.5 per tree
Missouri Native Understory and Evergreen Trees ¹	1 per tree
Understory and Evergreen Trees	.75 per tree
Each 1 inch caliper increase over the minimum required by Table 16.3 shall be awarded 1 point	
Missouri Native Shrubs ¹	0.3 per shrub
Shrubs	0.15 per shrub
Missouri Native Ornamental Grasses in Table 16.2	0.3 per plant
Ornamental Grasses	0.15 per plant
Missouri Native Forbs, Sedges, and Rushes in Table 16.2 ²	2 per 100 square feet
Forbes, Sedges, and Rushes ²	1 per 100 square feet
Pavers	1 per 250 square feet up to a maximum of 5% of the overall points required
Irrigation Systems (in-ground manual or automatic)	1 per 250 square feet up to a maximum of 5% of the overall points required
1. See <u>Native Landscaping, A Guide to Native Landscaping in Missouri</u> prepared by the Missouri Department of Conservation, Shaw Nature Reserve, and Grow Native! (grownative.org). The City Planner shall make the final determination as to whether a plant qualifies.	
2. Perennials, forbs, sedges, and rushes shall be planted at a minimum of seventy-eight (78) per one hundred (100) square foot, at twelve (12) inches on center.	

D. *Missouri Native Plants to Support Pollinators.* The plants contained in Table 16.2, Native Plants to Support Pollinators, qualify for additional points in accordance with Table 16.1 above.

TABLE 16.2 Native Plants to Support Pollinators	
GRASSES	
Big bluestem	Andropogon gerardii
Broomsedge	Andropogon virginicus
Canada ryegrass	Elymus canadensis
Creek or river oats	Chasmanthium latifolium
Giant bullrush	Schoenoplectus acutus
Indian grass	Sorghastrum nutans
June grass	Koeleria macrantha
Little bluestem	Schizachyrium scoparium
Prairie cordgrass	Spartina pectinata
Prairie dropseed	Sporobolus heterolepis
Side oats grama	Bouteloua curtipendula
Splitbeard bluestem	Andropogon ternarius
Switchgrass	Panicum virgatum
Virginia ryegrass	Elymus virginicus
Witch grass	Panicum capillare

FORBS	
Aromatic aster	(Symphyotrichum oblongifolium)
Black-eyed Susan	(Rudbeckia fulgida)
Blue lobelia	(Lobelia siphilitica)
Blue wild indigo	(Baptisia australis)
Butterfly weed	(Asclepias tuberosa)
Common boneset	(Eupatorium perfoliatum)
Common milkweed	(Asclepias syriaca)
Culver's root	(Veronicastrum virginicum)
Eastern blazing star	(Liatris scariosa)
Foxglove beardtongue	(Penstemon digitalis)
Goldenrod	(Solidago drummondii)
Golden alexander	(Zizia aurea)
Gray-headed coneflower	(Ratibida pinnata)
Heath aster	(Symphyotrichum ericoides)
Joe Pye weed	(Eutrochium purpureum)
Lance-leaf coreopsis	(Coreopsis lanceolata)
Leadplant	(Amorpha canescens)
New England aster	(Aster novae-angliae)
Pale purple coneflower	(Echinacea pallida)
Prarie coreopsis	(Coreopsis palmata)
Purple coneflower	(Echinacea purpurea)
Purple prarie clover	(Dalea purpurea)
Robin's plantain	(Erigeron pulchellus)
Rough blazing star	(Liatris aspera)
Round-leaf groundsel	(Packera obovata)
Showy goldenrod	(Solidago speciosa)
Sky blue aster	(Symphyotrichum oolentangiense)
Slender mountain mint	(Pycnanthemum tenuifolium)
Sneezeweed (aka Helen's flower)	(Helenium autumnale)
Spotted Joe Pye weed	(Eutrochium maculatum)
Swamp/marsh milkweed	(Asclepias incarnata)
Whorled milkweed	(Asclepias verticillata)
Wild bergamot	(Monarda fistulosa)
SEDGES AND RUSHES	
Common (Smooth) rush	Juncus effusus
Fox sedge	Carex vulpinoidea
Frank's sedge	Carex frankii
Gray's (Bur) sedge	Carex grayi
Palm sedge	Carex muskingumensis
Path rush	Juncus tenuis
Pennsylvania sedge	Carex pennsylvanica
Tussock sedge	Carex stricta

Sec. 25-16.8. Required Quantity of Plant Material for Additions and Expansions.

- A. Expansions of existing parking areas and additions to existing buildings shall meet the following requirements:
1. *Parking Spaces.* 0.4 points shall be required for each new parking space constructed. Restriping of existing paved area to generate additional parking spaces shall not be included.
 2. *Building Additions.* The following number of points shall be required for building additions:
 - a. *Commercial Buildings* (office, retail, restaurant, hotel) – 0.002 points per square foot of new building footprint.
 - b. *Industrial Buildings* (contractors, manufacturing, warehousing, distribution) – 0.001 points per square foot of new building footprint.
 - c. *Multi-Family Residential Buildings* – 0.002 points per square foot of new building footprint.
- B. Fractional points shall be rounded up to the next point.
- C. *Exception.* In no case shall the points required by this subsection exceed those required for new construction on the site in accordance with Section 25-16.7, Required Quantity of Plant Material for New Construction.

Sec. 25-16.9. Parking Lot Landscaping.

- A. *Interior Parking Lot Landscaping.*
1. Any parking lot subject to the requirements of this section shall be provided with interior landscaping covering not less than five (5%) percent of the total area of the impervious surface of all parking spaces, loading/unloading areas, and service driveways. Such landscaping shall be in addition to any planting or landscaping within fifteen (15) feet of a building, or transitional screening as may be required.
 2. The primary landscaping materials used in parking lots shall be trees, which provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping. A minimum of fifty (50%) percent of shrubs shall be evergreens.
 3. All planting shall conform to the minimum planting material size set forth in Section 16.16, Installation and Maintenance of Plant Material.
 4. The dimensions of any planting area within the parking lot shall be sufficient to protect all landscaping materials planted therein and not be less than six (6) feet.
 5. The City Planner may waive or modify the requirements of this section for any use in the “M-1” or “M-2” zoning districts wherein vehicles are parked or stored, provided the use is screened from view of all adjacent property and all public streets.
- B. *Landscaping along Parking Lot Perimeters.* Landscaping along the perimeter of any parking lot subject to the requirements of this section shall be as follows:
1. When the property line abuts land not in the right-of-way of a street:
 - a. A landscaping strip a minimum of six (6) feet in width shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

- b. The minimum number of canopy trees along the parking lot perimeter shall not be less than one (1) per fifty (50) lineal feet.
2. Where the property line abuts the right-of-way of a street whether in private or public ownership, including any internal access drive that functions as a street:
 - a. A landscaping strip a minimum of fifteen (15) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.
 - b. Landscaping strips along public right-of-ways shall be planted such that the number of canopy trees is not less than one (1) per forty (40) lineal feet.
3. All planting shall conform to the minimum planting material size set forth in Section 16.16, Installation and Maintenance of Plant Materials.
4. The requirements for buffers and screening between districts and/or uses shall supercede the landscaping required for parking lot perimeters.

Sec. 25-16.10. Landscaping Requirements for Buffer Areas and Screening.

Districts and uses requiring buffers shall provide a landscaped screen from adjacent properties in conformance with the following standards:

- A. The screen may be composed of view-obscuring vegetation, wall, fence, or berm. The items may be used individually or in combination.
- B. The result shall be a semi-opaque seventy-five (75%) percent screen which obscures views from the ground to the height of the objects being screened; however, the screen is not required to exceed eight (8) feet.
- C. Shrubs shall be at least two (2) feet tall at the time of installation and reach the desired height within two (2) to four (4) years of planting.
- D. When a combination of features is proposed, one third of the surface area of all walls, fences or berms that face off-site must be screened by plant material. Additionally, screen areas shall be sufficient to allow for the mature growth of plant materials.
- E. *Twelve (12) Foot Wide Buffer Area.*
 1. A standard twelve (12) foot wide buffer area shall consist of a minimum of a double alternating row of evergreen trees planted on eight (8) foot centers.
 2. A twelve (12) foot wide buffer area which incorporates a decorative fence or wall as a visual screen shall meet the following criteria:
 - a. The height of the fence or wall shall not exceed six (6) feet.
 - b. The setback of the fence or wall shall be determined by the City Planner based upon the overall site design, topography, and the nature and site design of the adjoining property.
 - c. The buffer area shall be planted with one (1) canopy/overstory tree, two (2) evergreen trees, and five (5) shrubs per twenty-five (25) lineal feet.
- F. *Twenty-Five (25) Foot Wide Buffer Area.*
 1. A standard twenty-five (25) foot wide buffer shall consist of:

- a. A double alternating row of evergreen trees planted on eight (8) foot centers; and
 - b. Three (3) trees, one of which must be a canopy/overstory tree, per twenty-five (25) lineal feet.
2. A twenty-five (25) foot wide buffer area which incorporates a decorative fence or wall as a visual screen shall meet the following criteria:
- a. The height of the fence or wall shall not exceed six (6) feet.
 - b. The setback of the fence or wall shall be determined by the City Planner based upon the overall site design, topography, and the nature and site design of the adjoining property.
 - c. The buffer area shall be planted with one (1) canopy/overstory tree, two (2) evergreen trees, and five (5) shrubs per twenty-five (25) lineal feet.

G. *Fifty (50) Foot Wide Buffer Area.*

1. A standard fifty (50) foot wide buffer area shall consist of:
- a. A double alternating row of evergreen trees planted on eight (8) foot centers; and
 - b. The buffer area shall be planted with one (1) canopy/overstory tree, two (2) evergreen trees, and five (5) shrubs per thirty (30) lineal feet.
2. A fifty (50) foot wide buffer area which incorporates a decorative fence or wall as a visual screen shall meet the following criteria:
- a. The height of the fence or wall shall not exceed six (6) feet.
 - b. The setback of the fence or wall shall be determined by the City Planner based upon the overall site design, topography, and the nature and site design of the adjoining property.
 - c. The buffer area shall be planted with one (1) canopy/overstory tree, two (2) evergreen trees, and five (5) shrubs per forty (40) lineal feet.

H. The selection of the planting approach in any buffer area specified herein shall be subject to the review and approval of the City Planner.

Sec. 25-16.11. Planting Along or within Stormwater Management Areas.

A. *Drainage Easement Areas.*

- 1. Native vegetation is to be preserved or replaced within all existing drainage easements except that portion to be used specifically for water conveyance and ditch maintenance.
- 2. Adequate ground cover plantings to prevent soil erosion shall be used to supplement existing native vegetation.
- 3. Wherever feasible, biostabilization techniques for maintenance of creek banks shall be used.
- 4. Replacement plantings along drainage easements shall be in addition to the plant material required herein.

B. *Stormwater Management Areas.*

All above ground stormwater management basins that are not entirely paved shall be landscaped as follows:

1. Plant material shall be used to screen head walls and other drainage structures.
2. Any plantings below maximum pool elevation shall be tolerant of periods of frequent flooding. Stormwater management areas shall be kept free of sediment and undesirable plants.

Sec. 25-16.12. [Reserved]

Sec. 25-16.13. Landscaping Requirements for Single-Family Residential Development.

A. Street Trees Required.

1. For all residential development, there shall be a minimum of one (1) street tree per lot. A minimum of two (2) trees per corner lot is required.
2. Street trees shall be a minimum of two and one half (2.5) caliper inches.
3. Street trees may be a mixture of any of species listed in Section 23-2, Trees, of the Municipal Code, subject to the review and approval of the City Engineer.
4. The location of all residential street trees shall be subject to the review and approval of the City Engineer. The following criteria shall be considered by the City Engineer:
 - a. Proximity to sidewalk.
 - b. Proximity to street lights.
 - c. Impact on sight triangles.
 - d. Proximity to street inlets and/or manholes.

Street trees may be located in either the street right-of-way and/or in front of the building line based on the City Engineer's review.

5. In lieu of the planting of street trees, as required by this section, the developer may submit an alternate landscape plan for review and approval of the Planning Commission. The number of trees and/or caliper inches shall meet or exceed that required in this section.

Sec. 25-16.14. Landscaping Requirements for Walkways and Bikeways.

- A. Walkway/bikeway development shall incorporate all feasible methods and approaches to preserve all existing trees and wooded areas outside of the improved edge of the walkway/bikeway. The following replacement standards shall apply:*
1. Based on a tree survey, the development plan shall indicate where all trees exceeding six (6) inches caliper not within the development area and all trees exceeding twenty (20) inches caliper within the project area, which were removed as a result of construction, are to be replaced.
 2. Existing caliper inches removed from outside the development area shall be replaced on a two for one basis. Trees within the development area that are twenty (20) inches caliper or greater shall be replaced on a one-for-one basis.
 3. Replacement trees shall be a minimum of two and one-half (2 ½) caliper inches at the time of planting and shall be of no less quality species than the tree removed.
 4. For purposes of determining caliper replacement inches, a six (6) foot high evergreen is equivalent to two (2) caliper inches, and an eight (8) foot high evergreen is equivalent to three (3) caliper inches.
 5. Tree replacement shall occur within the walkway/bikeway corridor.

- B. Walkway/bikeway construction shall take into account the life and good health of trees by staking and avoiding compaction of soils within the drip line of the tree.
 - 1. All tree-save areas shall be delineated on the walkway/bikeway improvement plan.
 - 2. Tree-save areas shall be field delineated in a manner that is clearly visible to any construction equipment operator (i.e. four [4] foot high orange construction fencing secured to six (6) foot metal posts installed at the dripline).
 - 3. Cutting or filling, trenching, stockpiling materials, or parking of vehicles or equipment within the drip line is prohibited.

Sec. 25-16.15. Related Requirements.

- A. All retaining walls are subject to the requirements of Section 25-12.7, Retaining Walls.
- B. All landscaping-related structures are subject to the requirements of Section 25-12.4, Landscaping-Related Structures.

Sec. 25-16.16. Installation and Maintenance of Plant Material.

A. *Soil Stabilization.*

- 1. Silt control measures shall be in place prior to grading operations and shall be maintained throughout the project during development.
- 2. If phased development is taking place where more than six (6) months of time is expected to pass between grading operations and final construction, the developer shall establish temporary lawn areas.

B. *Groundcover/Lawns.*

- 1. Lawn areas shall be sodded or seeded when construction is completed. All pervious surfaces except mulched planting bed areas and pervious pavers or pavement shall be planted with vegetation.
- 2. The planting of ground cover and lawns shall be consistent with the American Nurserymen Standards.

C. *Plant Materials.*

- 1. Minimum plant material size at the time of installation shall be in accordance with Table 16.2, Minimum Plant Material Size at Installation.

TABLE 16.2. Minimum Plant Material Size at Installation	
ITEM	SIZE
Deciduous Shrubs	24" minimum height or spread
Evergreen Shrubs	24" minimum height or spread
Evergreen Trees	6' minimum height
Canopy/Overstory	2 ½" caliper
Ornamental/Understory	2" caliper
Groundcover	2" cellpack, 10-12" on center spacing
Perennial Flowers	2" cellpack, 10-12" on center spacing

2. All landscape materials shall be in compliance with the American Standard for nursery stock and installed in a good sound, workman-like manner and according to accepted good planting procedures for the St. Louis region.
3. Planting materials shall be ornamented types found to be hardy in USDA Zones 5 and 6.
4. The trees listed in Table 16.3, Unacceptable Landscaping Material, are unacceptable as landscaping material to be used to meet the requirements of this section:

TABLE 16.3. Unacceptable Landscaping Material	
BOTANICAL NAME	COMMON NAME
Liquidambar styraciflua	American Sweetgum
Populus deltoides	Cottonwood
Pyrus hybrids (all cultivars)	Pear, Ornamental
Acer negundo	Boxelder
Elaeagnus angustifolia	Russian Olive
Betula pendula	European White Birch

5. *Street Trees.* Species and installation of street trees shall be in accordance with Section 23-2, Trees, of the Municipal Code.

E. *Grading.*

All grading for landscaped areas will not exceed a slope greater than three to one (3:1). All exposed slopes will be protected from erosion.

F. *Sight Triangles and Sight Lines.*

Landscape treatment shall not interfere with sight line requirements as specified in parking, drives, loading and outdoor storage at street or driveway intersections.

G. *Plant Substitutions During Construction.*

1. Revisions to planting plans are acceptable if there is no reduction in the quality of plant material or no significant change in size or location of plant materials.
2. Proposed materials must also be compatible with the area to ensure healthy tree and plant growth.
3. Changes to approved plans must be submitted for review and approval by the City Planner.

H. *Occupancy.* A Certificate of Occupancy may not be issued until the landscaping is installed in accordance with the approved plan. The Building Commissioner may issue a Temporary Certificate of Occupancy if the landscaping improvements have been guaranteed in a form approved by the City Attorney.

I. *Maintenance.* Plant materials shall be properly maintained in accordance with the Municipal Property Maintenance Code.

Sec. 25-16.17. Waivers and Modifications.

The Planning Commission may approve a waiver or modification of the requirements of this section.

- A. *Application.* The applicant shall submit a request for a waiver or modification to the City Planner. Said written request shall include, but not be limited to, the following:
1. A landscape plan in accordance with Section 25-16.5, Landscape Plan.
 2. An explanation of the specific landscaping design standard(s) which the plan fails to meet.
 3. The rationale for the alternative landscaping design and the magnitude of the variation being requested.
 4. How the alternative design meets or exceeds the provisions of Section 25-16.2, Intent and Section 25-16.4, Overall Design Goals.
- B. *Review Criteria.* The requested waiver or modification may be approved, provided that:
1. Such waiver or modification is for an interim use of a specified duration; and/or is deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and
 2. Such waiver or modification will not have any deleterious effect on the existing or future development of adjacent properties; and
 3. The alternative design exceeds the provisions of Section 25-16.1, Purpose, and Section 25-16.2, Intent.
- C. *Planning Commission Action.* The Planning Commission shall either approve, approve with modifications, or deny the proposed alternative design.

Sec. 25-16.18. Enforcement.

Penalties for noncompliance with the standards and regulations contained in this Section shall be in accordance with those established in Section 25-10.4, Penalties.