

## **ARTICLE FIFTEEN SCREENING AND LANDSCAPING**

### **Section 15.1 Purpose and Intent**

This article is designed to provide improved livability between different or dissimilar land uses by defining policy and standards regarding the placement, retention, or replacement of areas designated as screen borders or buffer areas. This article is further designed and intended to promote the health, safety, and welfare of the public by requiring screen to accomplish the following:

- A. Reduce the transmission of noise, dust, and glare.
- B. Lessen perceived visual pollution.
- C. Create a greater sense of privacy.
- D. Improve esthetics, by effectively landscaping a non-residential use.
- E. Establish tree cover to improve regional air quality.
- F. Provide tree cover to moderate temperatures and for localized shading.

### **Section 15.2 General Provisions**

The provisions of this article are to be enforced with the following:

- A. A multifamily, office, commercial or industrial construction permit representing new primary buildings or major expansion of the primary structure.
- B. A preliminary plat, replat, final plat, site plan review.
- C. An amendment to the official zoning map or provisions of Conditional or Special Use Permits.

### **Section 15.3 Definitions** - See Article Two

### **Section 15.4 Specific Requirements**

- A. Plans are required. A landscape plan is required with all building permits, plats, site plan reviews, rezoning, conditional and special use permits.
- B. Parking Lot Shading.
  - 1. Trees from Table B or C shall be included in all new and expanded parking areas, or trees from Table D shall be used if beneath overhead power lines.

2. Trees shall be planted at 1 tree per 6 parking spaces.
3. Trees shall be irrigated.
4. Trees 10 feet from the edge of parking area may serve for the parking shading requirements.
5. Trees shall be 2.5 inch caliper or greater at time of planting.
6. Only trees from the approved planting list will count towards any requirements.

C. Front Yard Landscape Strips.

1. Landscape strips shall have a minimum width of 6 feet between the right of way and the edge of the parking area. Where parking is oriented perpendicular to the landscape strip, wheel stops shall be provided to prevent overhang into the landscape strips or add 2 feet to the width of the strip.
2. A continuous screen of shrubs at a height of 2 feet shall be required for any parking spot that faces a street. Only shrubs from the approved planting list will count towards this requirement.
3. Mulch of shredded bark or stone may be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.

D. Side Yard Landscape Strips.

1. Landscape strips shall have a minimum width of 4 feet between the side property line and the edge of the parking area and planted with grass, shrubs or trees. Where parking is oriented perpendicular to the landscape strip, wheel stops shall be provided to prevent overhang into the landscape strips or add 2 feet to the width of the strip.
2. A continuous screen of shrubs at a height of 2 feet shall be required for any parking spot that faces a street or adjacent property. Only shrubs from the approved planting list will count towards this requirement.

E. Street Trees.

1. Trees from Table B shall be spaced every 40 feet; trees from Table C shall be spaced every 30 feet; or trees from Table D shall be used if beneath overhead power lines and spaced every 20 feet.
2. Trees shall be irrigated.
3. Trees shall be 2.5 inch caliper or greater at time of planting.

4. Only trees from the approved planting list will count towards any requirements, unless an alternate is approved by the Planning Director.
- F. Buffers between dissimilar uses. Buffers shall be established with new development activity to reduce the impact on existing neighborhoods and uses. The buffer provisions apply to different land uses separated by streets and rights-of-way and easements. Streets and roadway rights-of-way and easements shall not be used in computing the depth of any buffer area. Buffer area dimensional requirements shall be:
1. All required buffer areas shall not include any utility easement.
  2. The side and rear yard buffer area shall be 5% of lot depth and width. Buffer areas shall not be less than 6 feet or greater than 40 feet; except large shopping centers may be required to provide up to 100 foot buffers if adjoining established neighborhoods.
  3. Opaque fencing screenings may be allowed along alleyways.
  4. Under certain conditions, up to a 100-foot buffer may be required when a new development or expansion of regional shopping center, major activity center or industrial district abuts an existing single-family, residential neighborhood.
  5. A larger buffer area shall be required between residential areas and commercial areas when the commercial development abuts a major roadway to reduce ambient noise levels, per the following: 70 foot Freeway and Expressways, 40 foot Arterial streets.
- G. Plant Selection. Plants should be selected by their ability to:
1. Serve the intended purpose, (limited height, provides proper screening or shading).
  2. Be of low maintenance. Hardwood trees with small leaves and no fruit are preferred within the City.
  3. Fit the climate, local varieties live in zone seven.
  4. Fit the site regarding sun, soil, and moisture conditions.

### **Section 15.5 Screen Types**

- A. Class A – Full Screens.
1. Trees from Table B or C shall be spaced every 20 feet; or trees from Table E shall be spaced with no visual breaks; or trees from Table D shall be used if beneath overhead power lines and spaced every 20 feet.

2. Only trees and shrubs from the approved planting list will count towards any requirements, unless an option is approved by the Planning Director.
3. An 8 foot continuous opaque screen shall be provided. An opaque screen may include one of the following: wall, fence, landscaped berm, or plantings. No opaque screen is required with trees from Table E.
4. The opaque screen must be opaque in all seasons.
5. Trees shall be irrigated.

B. Class B – Half Screens.

1. Trees from Table B or C shall be spaced every 20 feet; or trees from Table D shall be used if beneath overhead power lines and spaced every 20 feet.
2. Only trees and shrubs from the approved planting list will count towards any requirements.
3. A 4 foot continuous opaque screen shall be provided. An opaque screen may include one of the following: wall, fence, landscaped berm, or plantings.
4. The opaque screen must be opaque in all seasons.
5. Trees shall be irrigated.

C. Class C – Thin Screens.

1. Trees from Table D and F shall be spaced every 20 feet; or trees from Table B, C or E shall be spaced every 40 feet.
2. Only trees and shrubs from the approved planting list will count towards any requirements.
3. Trees shall be irrigated.

**Section 15.6 - Enforcement and Amendment**

- A. These provisions apply to new multi-family, office, commercial and industrial building permits constituting new primary buildings and major expansions; and should not be required with other residential building permits. The Planning Commission shall review all screening or landscape plans for major expansions.
- B. The North Little Rock City Council shall consider all requests for variance or modifications of buffers, accompanied with the recommendation of the Planning Commission. Existing uses are encouraged to provide screening but are not subject

to the provisions of this section, unless otherwise specified in this ordinance for nuisance abatement.

- C. All buffer areas and parking lot shading and screenings shall be installed during construction and shall be completed prior to the issuance of an occupancy permit with the exception that during severe summer drought conditions, a 60-day extension shall be allowed. Should the drought exist at the end of the extension, additional 60-day extension may be allowed. Failure to comply with the provisions of this Ordinance may be the imposition of a fee sufficient to accomplish the provision by a by a reputable landscape architect or nursery. The Planning Director, Building Inspector or Code Enforcement Department shall be responsible for determining noncompliance. All deficiencies shall be corrected by the payment of fees sufficient for replacement.

**Table A: Buffer/Screening of Dissimilar Land Uses**

New Use/Development		R1 & R2	R3	R4	R5 & R6	R0	RT1	C1	C2	C3	C4	C5	C6	I1	I2	I3
Single Family	R1 & R2	X	X	B	C	C	A	B	A	A	A	A	A	A	A	A
Duplex	R3	X	X	C	X	X	A	B	A	A	A	A	A	A	A	A
Multi-Family	R4	B	C	X	X	X	A	B	B	A	A	A	A	A	A	A
Condominium etc.	R5 & R6	C	X	X	X	C	A	B	B	A	A	A	A	A	A	A
Zero Lot Single Family	R0	C	X	X	C	X	B	C	B	A	A	A	A	A	A	A
Manufactured Home Park	RT1	A	A	A	A	B	C	A	A	A	A	A	A	A	A	A
Professional Office	C1	B	B	B	B	C	A	X	B	C	B	B	X	A	A	A
Neighborhood Retail	C2	A	A	B	B	B	A	B	C	X	C	X	X	C	B	A
Regional Retail	C3	A	A	A	A	A	A	C	X	X	C	X	X	B	B	A
Unfortunate Commercial	C4	A	A	A	A	A	A	B	C	C	X	X	A	X	C	B
Downtown Commercial	C5	A	A	A	A	A	A	B	X	X	X	X	X	X	X	B
Central Business District	C6	A	A	A	A	A	A	X	X	X	A	X	X	X	A	A
Lightest Industrial	I1	A	A	A	A	A	A	A	C	B	X	X	X	X	X	X
Light Industrial	I2	A	A	A	A	A	A	A	B	B	C	X	A	X	X	X
Heavy Industrial	I3	A	A	A	A	A	A	A	A	A	B	B	A	X	X	X

Definitions: A=full screening; B=half screening; C=thin screen; X=no screen required

**Table B: Tress over 50' Tall**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Growth Rate</b>	<b>Recommended Cultivars</b>
Norway Maple	<i>Acer plantaniodes</i>	Moderate	“Cleveland”, “Summer Shade”
Red Maple (N)	<i>Acer rubrum</i>	Fast	“Autumn Flame”, “Lilford”, “Red”
Katsura Tree*	<i>Cercidiphyllum japonicum</i>	Fast	
Seedless Green Ash (N)	<i>Fraxinus pennsylvanica lanceolaka</i>	Fast	“Marshall’s Seedless”, “Newport Summit”
Ginko	<i>Ginkgo biloba</i>	Slow	“Autumn Gold”, “Lakeview”, “Mayfield”
Kentucky Coffee Tree (N)	<i>Gymnacladus dioicus</i>	Moderate	
Tulip Poplar* (N)	<i>Liriodendron tulipifera</i>	Fast	
Sycamore* (N)	<i>Platanus occidentalis</i>	Fast	
London Plantree	<i>Pantanus x acerifolia</i>	Moderate	
Sawtooth Oak	<i>Quercus acutissima</i>	Moderate	
Red Oak	<i>Quercus borealis</i>	Moderate	
Scarlett Oak (N)	<i>Quercus coccinea</i>	Fast	
Shumard Oak	<i>Quercus shumardi</i>		
Bald Cypress (N)	<i>Taxodium distichum</i>	Moderate	
Japanese Zelkova	<i>Zelkova serrata</i>	Fast	“Parkview”, “Village Green”
Lacebark Elm	<i>Ulmus parvifolia</i>	Moderate	
Water Oak (N)	<i>Quercus nigra</i>	Moderate	

These large natives require space and need planting where droppage of leaves is not objectionable.

Katsura Tree – use single trunk only

Growth rate: Slow – less than 1” per year; Moderate 1-2 inches per year; Fast – more than 2 inches per year.

(N) denotes native tree

**Table C: Trees 30' to 50' Tall**

Common Name	Botanical Name	Growth Rate	Recommended Cultivars
Turkish Filbert	<i>Corylus columa</i>	Moderate	
Thornless Honey Locust (N)	<i>Gleditsia triacanthos inermis</i>	Fast	“Skyline” “Shademaster” “Greenglory” “Moraine”
Blackgum (N)	<i>Myssa sylvatica</i>	Slow	
Little Leaf Linden	<i>Tilia cordata</i>	Moderate	“Greenspire”
Silver Linden	<i>Tilia tomentosa</i>	Moderate	
Japanese Pagoda Tree	<i>Sophora japonica</i>	Fast	

Growth rate: Slow – less than 1” per year; Moderate 1-2 inches per year; Fast – more than 2 inches per year.  
(N) denotes native tree

**Table D: Trees less than 30' Tall**

Common Name	Botanical Name	Growth Rate	Recommended Cultivars
Trident Maple	<i>Acer buergerianum</i>	Slow	
Ironwood (American Hornbeam) (N)	<i>Carpinuse caraliniana</i>	Slow	
Thornless Cockspit Hawthorn	<i>Crataegus crusgalli inermis</i>	Moderate	
Washington Hawthorn	<i>Crataegus phaenopyrus</i>	Moderate	“Clark”
Winter King Hawthorn	<i>Crataegus viridis</i>	Moderate	
Goldenrain Tree	<i>Koelreuteria paniculata</i>	Moderate	
Hop Hornbeam (N)	<i>Ostrya virginiana</i>	Slow	
Persian Parrotia	<i>Parrotia persica</i>	Moderate	
Chinese Pistache	<i>Pistacia chinensis</i>	Slow	
Japanese Maple	<i>Acer Palmadum</i>	Moderate	
Red Bud	<i>Cercis Canabnsis</i>		
Dogwood	<i>Cornus Florida</i>		

Growth rate: Slow – less than 1” per year; Moderate 1-2 inches per year; Fast – more than 2 inches per year.  
(N) denotes native tree



**Table E: Evergreen Trees Over 30' Tall**

Common Name	Botanical Name	Growth Rate	Recommended Cultivars
Eastern Red Cedar**	<i>Juniperus virginiana</i>	Moderate	40'-50'
Southern Magnolia	<i>Magnolia grandiflora</i>	Slow	60'-80'
Austrian Pine	<i>Pinus nigra</i>	Moderate	50'-60'
Eastern White Pine (N)	<i>Pinus strobes</i>	Moderate	60'-80'
Scotch Pine	<i>Pinus sylvestris</i>	Fast	60'-90'
Loblolly Pine*	<i>Pinus teada</i>	Fast	60'-90'
Japanese Black Pine	<i>Pinus thunbergil</i>	Moderate	30'-50'
Virginia (Scrub) Pine (N)	<i>Pinus virginiana</i>	Moderate	20'-40'
Southern Live Oak	<i>Quercus Virginiana</i>		
Slash Pine	<i>Pinus Elliottil</i>		
Shoot Leaf	<i>Pinus Echinata</i>		

\* Loses lower limbs-underplant

\*\* Easily transplanted, many cultivars, including "Canaerti", "Glauca"

(N) denotes native tree

**Table F: Evergreen Trees Less than 30' Tall**

Common Name	Botanical Name	Growth Rate	Recommended Cultivars
Foster Holly #2	<i>Ilex opaca: Fosteri #2</i>	Moderate	25'-30'
Savannah Holly	<i>Ilex opaca "Savannah"</i>	Moderate	25'-30'
Yaupon Holly	<i>Ilex vomitoria</i>	Moderate	12'-15'
Nellie R Stephens Holly	X"Nellie R Stephens"	Fast	
Cherry Laurel	<i>Prunus Caroliniana</i>	Fast	20'-30'
Burford Holly	<i>Ilex Norlur</i>	Moderate	
Chinese Potinia	<i>Phontina Serrulata</i>	Moderate - Fast	20'-25'

Growth rate: Slow – less than 1" per year; Moderate 1-2 inches per year; Fast – more than 2 inches per year.

(N) denotes native tree

**Table G: Shrubs 3' - 4' height**

Common Name	Botanical Name	Sun	Shade	Recommended Varieties
Edward Houcher Abelia	Abelia Grandiflora	X	X	
Wintergreen Barberry	Berberis julianae	X	X	
Japanese Boxwood	Buxus microphylla	X	X	“Koreana” “Wintergreen”
Manhattan Euonymus	Euonymus Kiautschovicus	X	X	“Manhatian”
Dwarf Burford Holly	Ilex cornuta “burfordii nana”	X	X	
Dwarf Horned Holly	Ilex cornuta “Rotunda”	X		
Japanese Holly	Ilex crenata	X	X	“Compactia” “Green Island” “Greenluster” “Hetzil” “Convexa”
Dwarf Yaupon Holly	Ilex vomitoria “nana”	X	X	“Stokes”
Dwarf Pfitzer Juniper	Juniperus chinensis	X		“Compact Pfitzer”
Dwarf Yaupon	Ilex vomitoria “nana”			
Dwarf Chinese Holly	Corunita Rotunda			
Dwarf Abellia	X grandiflora (Sherwoodii)			
Gumpo Azalea	Rhododendron Indicum (gumpo)			
Andora Juniper	Juniperus horizontalis (plumose)			
Dwarf Nandina	Nandina dumestion			
Harbor Dwarf	Fire power, guit stream			

**Table H: Shrubs 6' - 8' height**

Common Name	Botanical Name	Sun	Shade	Recommended Varieties
Needlepoint Holly	Ilex cornuta “Needlepoint”	X	X	“Willowleaf”
Box Leaf Holly	Ilex crenata	X	X	“Buxifolia”
Brillant Holly	Ilex x aquipernyl	X	X	“Brlant”
Wax Myrtle	Myrica certifera	X	X	
Gulf Tide Osmanthus	Osmanthus heterophylus	X	X	“Gulftide”
Burkwood Viburnum	Viburnum x “burkwood”	X	X	
Willow Wood Viburnum	Viburnum x rhytidophylloides		X	“Willow wood”

**Table I: Shrubs 8' - 15' height**

Common Name	Botanical Name	Sun	Shade	Recommended Varieties
Eleagnus	Eleagnus	X	X	“Fruitland”
Cassine Holly	Ilex cassine	X	X	
Chinese Holly	Ilex cornuta	X	X	“Burfordde” “Nellie R. Stephens”
Dr. Kassab’s Holly	Ilex x “Dr. Kassab”		X	
Yaupon Holly	Ilex vomitoria	X	X	
Fraser’s Photinia	Phitinia x “Frasier”	X		
Leatherleaf Viburnum	Viburnum rhytidophyllum		X	

**Table J: Native Deciduous Ornamental Trees (naturalized screen in shade)**

Common Name	Botanical Name	Size	Remarks
Wild Plum	Prunus americana	30’	
Sweet Bay	Magnolia virginiana	30’	Semi-evergreer
Ironwood	Carpinus caroliniana	20’-30’	Slow growth
Paw Paw	Asemina triloba	20’-25’	
Service Berry	Amelanchier arborea	20’	
Red Bud	Cercis candensis	20’	Showy spring flowers in sun or partial shade
Flowering Dogwood	Comus florida	20’	
Hop hornbeam	Ostrya virginiana	20’	Slow growth; flakey bakr
Dwarf Red Buckeye	Aesulus pavia	15’	Slow growth; showy spring flowers
Devil’s Walking Stick	Araila spinosa	15’	Thicket forming
False Indigo	Amorpha fruitosa	8’	

**Table K: Native Evergreen (naturalized screen in shade)**

Common Name	Botanical Name	Size	Remarks
Eastern Red Cedar	Juniperus virginiana	50’	Grows well in sun
Yaupon Holly	Ilex vomitoria	20’	

**Table L: Native Deciduous Ornamental Trees (naturalized screen in shade)**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Size</b>	<b>Remarks</b>
Sweet Gum	<i>Liquidambar styraciflua</i>	100'	Outstanding fall color
Oaks	<i>Quercus</i> species	60'	Naturally occurring throughout region
River Birch	<i>Betula nigra</i>	50'	Fast growth; tolerates shade and wet
Persimmon	<i>Diospyros virginiana</i>	50'	
Osage Orange	<i>Naclura pomifera</i>	40'	Plant close to produce thorny hedge; male plant preferred
Sassafras	<i>Sassafras albidum</i>	40'	Forms dense thicket; good sound barrier
Fringe tree	<i>Chionanthus virginicus</i>	25'	
Rough Leaf Dogwood	<i>Cornus drummondii</i>	20'	Forms dense thicket
Chickasaw Plum	<i>Prunus angustifolia</i>	10'	
Smooth Sumac	<i>Thus glabra</i>	10'	Fall colors
American Filbert	<i>Corytus Americana</i>	8'	Taller when found in natural habitat; forms dense thicket
Flameleaf Sumac	<i>Rhus copallina</i>	8'	Outstanding fall color
Coralberry	<i>Symphiocarpos orbiculatus</i>	5'	Attractive fruit; shade tolerant