Landscape, Screening and Buffer Regulations
Landscape, Screening and Buffer Regulations

I. Purpose and Scope

A. The purpose of this chapter is to establish a minimum standard for the preservation, installation and maintenance of landscape plantings and landscaped open space in all residential, office, and commercial properties.

Landscaping and landscaped open spaces provide multiple benefits including energy conservation, preservation of open space, increased property values and an enhanced aesthetic quality throughout the City. Combined, these benefits promote the health and general welfare of the citizens of Coralville.

II. Landscaping Regulations

A. The following standards shall apply to all districts and required landscape plantings. (Individual districts may have additional standards).

1. All landscape installations shall expand upon the character established within the WLUA.

2. Interference with site drainage: Landscape elements / plantings shall not be placed where they interfere with site drainage patterns.

3. Plantings shown on approved site plan: Landscape plantings shall not be placed in any public utility easement reserved by the city or allowed as part of landscape screening and buffering.

4. Interference with Public Utilities: Plantings shall not be placed where they may interfere with maintenance of sanitary and storm structures, fire hydrants, water valves, or any other public utility.

5. Approved Plantings: Landscape plantings shall not be placed in the public ROW except for street trees as part of the fulfillment of the minimum planting requirements outlined below.

6. Traffic Visibility Zone: Traffic Visibility Zone shall be maintained at all times as outlined in the Circulation Guidelines of this document and per City Code.

7. Existing Landscaping Identified and Protected: All existing landscaping which is not to be removed pursuant to the grading, landscape, or site plan; shall be clearly identified and prior to the issuance of a grading permit, shall be protected by fencing located around the drip line of the tree.

8. Preservation of Existing Landscaping: A successful planting area takes time to mature and provide the benefits that it was designed for. With this in mind, whenever practical; existing landscapes / trees shall be preserved and incorporated into the overall design and layout of the site.

9. Quantity of Trees Required: In sites where landscaping existed and was retained during development, the minimum quantity of trees required may be reduced. This will be reviewed on a case by case basis and a survey of any trees larger than six inch (6") caliper may be required. The tree survey (inventory) shall include species, size, and a location map.

10. Prohibited Plantings: Plant species to be used for landscaping shall be acceptable to the City and approved by the City Forester and should not be considered a nuisance or an undesirable species. See Prohibited Trees list for species considered undesirable. This list is not exhaustive of all prohibited trees.

B. All landscape installations shall expand upon the character established within the WLUA.

1. All landscape plantings shall be in accordance with the approved plan or if landscape materials are dead, unhealthy, or demonstrate lack of proper maintenance. Landscaping shall not be given nor shall a final occupancy permit be issued if landscaping is not in accordance with the approved plan or if landscape materials are dead, unhealthy, or demonstrate lack of proper maintenance. Landscaping must be installed by November 1 to be counted as fulfilling landscaping compliance with the approved landscaping plan. Said final plat approval shall not be given nor shall a final occupancy permit be issued if landscaping is not in accordance with the approved plan or if landscape materials are dead, unhealthy, or demonstrate lack of proper maintenance. Landscaping must be installed by November 1 to be counted as fulfilling landscaping

III. Minimum Planting Requirements

A. The provisions below represent the minimum standards required for compliance of this chapter. These regulations are not intended to suppress creative design concepts or the use of variety in a landscape plan.

1. Minimum Size: The minimum size at the time of planting for all required plantings, shall be as follows:

   a. Deciduous overstory trees shall be a minimum of 6'-0" tall.
   b. Evergreen overstory trees shall be a minimum of 6'-0" tall.
   c. Deciduous understory trees shall be a minimum of 6'-0" tall.
   d. Deciduous and evergreen shrubs shall be a minimum of 24" tall.

2. Planting Standards:

   a. All non-hard surfaced areas shall be planted with turf grass, ornamental grasses or other ornamental ground cover appropriate for the climate and location.
   b. A minimum depth of three inches (3") of mulch shall be placed around all required plant material. All trees shall have a ring of mulch a minimum of 24 inches (24") from base of tree.
   c. Large mulched areas without plants are not permitted.
   d. All plant beds and mulched areas shall be maintained and kept free of weeds.
   e. Areas near and around waterways, drainage channels, ponds, and water retention areas shall be well maintained and not allowed to overgrow with voluntary vegetation. The maintenance standard for any existing natural wooded or wetland area shall be determined by the City and included in the Developer’s Agreement at the time of site plan approval.

B. Minimum clearance shall be maintained from all fire hydrants and building fire sprinkler connections as specified by fire department regulations.

C. Trees and shrubs that hang over parking lots, driveways, or streets shall be maintained to provide a minimum of fifteen feet (15') of vertical clearance.

D. No landscaping shall be planted within or otherwise allowed to grow into a traffic visibility zone as specified in Coralville City Code Section 165.35, or otherwise cause a visibility safety hazard for pedestrian or vehicular traffic as may be determined by the City.

Table 6: Required trees based on type of residence

<table>
<thead>
<tr>
<th>Type of Residence</th>
<th>Deciduous Overstory Street Tree (planted in parkway)</th>
<th>Deciduous Overstory, Ornamental or Coniferous Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Two to Four-Family (per unit)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Five or more Family (per unit)</td>
<td>0.5</td>
<td>0.25</td>
</tr>
</tbody>
</table>

4. General Planting Requirements:

a. Foundation Plantings are required at the base of all buildings. Foundation plantings may include shrubs, ornamental grasses, perennials, and groundcovers and shall be located on all sides of the building.

b. Tree planting requirements - Residential: All newly constructed residential buildings shall be required, at a minimum, to plant and maintain trees according to the schedule above.

c. Where lot width at the ROW is not sufficient for both a street tree and a compliant driveway, the required street tree shall be placed elsewhere on the lot.

d. Prior to final plat approval for any single-family detached residential plat and prior to issuance of a final occupancy permit for any buildings or structures, the Building Department shall inspect installed landscaping for compliance with the approved landscaping plan. Said final plat approval shall not be given nor shall a final occupancy permit be issued if landscaping is not in accordance with the approved plan or if landscape materials are dead, unhealthy, or demonstrate lack of proper maintenance. Landscaping must be installed by November 1 to be counted as fulfilling landscaping
IV. Off-Street Parking Areas

A. All of the following requirements shall apply to off-street parking areas except for single family attached and detached parking in driveways as follows:

1. All rows of parking shall be terminated with a curved landscaped island. Said parking islands shall be nine feet (9’) wide and conform to the length of the adjacent spaces. There shall be provided within each row of parking spaces, curbed landscaped islands nine feet (9’) in width that conform to the length of adjacent spaces and, located so as to prevent more than twelve (12) vehicles from being parked side by side in an abutting configuration except when abutting a continuous landscaped island or landscaped parking perimeter.

2. All parking lot islands shall have a minimum of one overstory tree within them. The entire landscaped island area shall be covered with plant materials and mulch or lawn. A minimum of every third parking lot bay shall contain a continuous landscaped island for the length of the bay, excluding the area immediately adjacent any handicap parking areas. Big Box retail developments (defined as any single tenant retail building or space that is 50,000 sq. ft. in gross floor area or larger) such islands shall be placed to align with retail entrances and contain pedestrian walkways with a minimum eight foot (8’) wide pedestrian walkway to assist with pedestrian travel and safety. An eight foot (8’) wide pedestrian access to the walkway from the parking aisle shall occur at a minimum of twice (2) spaces and be striped to prohibit parking in that walk area see Figure 80. Landscaped islands shall provide a minimum ten foot (10’) contiguous width of planting area and provide an average of one (1) overstory tree for every sixty linear (60’) of landscaped bed.

3. The perimeter of all off-street parking areas must contain an average of one (1) overstory tree for every fifty linear feet (50’) of parking lot length. Any overstory trees located within fifteen feet (15’) of the back of curb may count towards the required perimeter parking lot trees.

4. Parking lots that propose green infrastructure, which requires an adjusted plant palette, must be coordinated with the City. These are encouraged, but not at the expense of eliminating all shade. Green infrastructure such as landscaped biocell islands may double for the landscape island requirements as long as the overstory tree requirements are still met. In lieu of placing the trees within the continuous biocell island, they may be placed in islands along the adjacent row of parking. See City’s Post Construction Stormwater Control regulations and guidelines within this document for off-street parking area stormwater best management practices.

5. Conifer trees shall not be placed in or near a parking lot, drive or street unless they are part of a buffer or screening landscape and will not create an unsafe condition for traffic visibility or increase icy pavement or walk conditions as a result of their shadows. All conifer trees shall be maintained at least fifteen feet (15’) from any ROW pavement.

6. The setback between an off street parking area and the public ROW shall be no less than fifteen feet (15’) in width. Parking lot setbacks along arterial streets shall be twenty-five (25’).
V. Screening Requirements

Parking Lot Headlight Screening

A. The parking lot headlight screening standard is a landscape buffering treatment that uses low to mid-level screening to provide visual and physical separation from the public right-of-way and off-street parking. This standard is applied where some visibility between areas is beneficial, but moderate screening is necessary to mitigate the impact of parking, paved areas and headlights.

1. A combination of berming and plant materials as permitted in Table 7 in quantity and arrangement such that plant materials shall form a consistent screen a minimum of three feet and six inches (3'-6") in height. At least two thirds (2/3) of the plant material must reach no less than four feet (4') in height at maturity. A minimum of one third (1/3) of the plant material must be evergreen. All plant material must be at least twenty-four inches (24") in height at the time of installation.

2. All trees and shrubs are required to be planted within a mulch ring extending twenty-four inches (24") from the outer limits of the mature plant spread.

Alternative material:

3. Low berms or planters may be used to augment the screening as long as the overall height of the screening is no less than three feet and six inches (3'-6") in height with two thirds (2/3) of the plant material reaching four feet (4') in height at maturity. Berms must be planted with landscape material and meet all berming requirements as indicated in these Design Guidelines.

4. A continuous or semi-continuous stone or masonry wall may be used to assist with screening. The wall must be set back no less than ten feet (10') from the street ROW line, and placed a minimum of three feet (3') from the parking lot. Breaks in the wall may be permitted for walk access or required trees and must be used in conjunction with landscape buffering plant material totaling a minimum of 0.15 shrub for every linear foot of wall on average. Shrubs may be grouped, but long stretches of wall without shrubs will not be permitted. Two thirds (2/3) of the required plant material screening must reach no less than four feet (4’) in height.
Table 7: Permitted parking lot and headlight screening plants

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>PLANT VARIETY/COMMON NAME</th>
<th>MATURE HEIGHT, FORM AND COLOR</th>
<th>SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DECIDUOUS SHRUBS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Cornus Sericea 'Isanti'</em></td>
<td>ISANTI RED-OISER DOGWOOD</td>
<td>5'-6' Height and 7'/width. Bright red stems provide winter color. Good for mass plantings.</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Spirea x bumalda 'Anthony Waterer'</em></td>
<td>ANTHONY WATERER SPIREA</td>
<td>3'-4' Height and width. Mounding rose-pink colored flowers</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Spirea nipponica 'Snowmound'</em></td>
<td>SNOWMOUND SPIREA</td>
<td>3'-4' Height and width. Dense, upright, mounded shrub with profuse white flowers. Blooms profusely in mid-season</td>
<td>3'-6&quot; O.C.</td>
</tr>
<tr>
<td><em>Syringa meyeri 'Palabin'</em></td>
<td>DAVR KOREAN LILAC</td>
<td>5' Height and width - a dwarf, compact spreading lilac with pale lilac fragrant flowers. Blooms profusely in mid-season</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Viburnum x burkwoodii</em></td>
<td>BURKWOOD VIBURNUM</td>
<td>6'-12' Height, 4'-5' width. Fragrant flowers</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Weigela florida 'Minuet'</em></td>
<td>MINUET WIGELA</td>
<td>3'-5' Height, 4-5' width. Mounding with rosy pink blooms</td>
<td>3'-6&quot; O.C.</td>
</tr>
<tr>
<td><em>Weigela florida 'Alexandra'</em></td>
<td>WINE AND ROSE WIGELA</td>
<td>5' Height and width. Dark foliage. Pink flowers</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><strong>EVERGREEN SHRUBS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Buxus glencoe</em></td>
<td>CHICAGOLAND BOXWOOD</td>
<td>3'-4' Height and width, compact deciduous evergreen. Protect from winter winds for best evergreen color.</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Juniperus x pfitzeriana 'Mint Julep'</em></td>
<td>MINT JULEP CHINESE JUNIPER</td>
<td>4'-5' Height, 6-8' width. Intolerant of wet soils.</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Juniperus sabina</em></td>
<td>SAWIN JUNIPER</td>
<td>4'-6' Height, 5-10' width. Semi-vase-shaped form</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Pinus mugo pumilo</em></td>
<td>DAVR MUOGO PINE</td>
<td>3'-5' Height and 6'-10' width. Highly variable size. Dark green needles. Slow growing</td>
<td>4'-6&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja Occidentalis 'Golden Globe'</em></td>
<td>GOLDEN GLOBE ARBORVITAE</td>
<td>4' Height and width. Golden foliage</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja Occidentalis 'Hetz Midget'</em></td>
<td>HEITZ MIDGET GLOBE ARBORVITAE</td>
<td>3'-4' height, globular, dark green</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja Occidentalis 'Holmstrup'</em></td>
<td>HOLMSTRUP AMERICAN ARBORVITAE</td>
<td>5'-7' Height, 2-3' width dense slow growing</td>
<td>2'-6&quot; O.C.</td>
</tr>
</tbody>
</table>

Deviations from the above listed plants are allowed if the replacement shrubs are similar in form and hardiness to a permitted variety and are approved by the City.

Table 8: Permitted general screening plants

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>PLANT VARIETY/COMMON NAME</th>
<th>MATURE HEIGHT, FORM AND COLOR</th>
<th>SPACING</th>
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<tr>
<td><strong>DECIDUOUS SHRUBS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Cornus sericea 'Isanti'</em></td>
<td>ISANTI RED-OISER DOGWOOD</td>
<td>5'-6' Height and 7'/width. Bright red stems provide winter color. Good for mass plantings.</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Euonymus alatus 'Compactus'</em></td>
<td>DAVR BURNTING BUSH</td>
<td>6'-8' Height, 8'/width. Bright red fall color (Note: potentially invasive near woodlands and pastures)</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Physocarpus opulifolious</em></td>
<td>SUMMER WINE NINEBARK</td>
<td>5'-6' Height and width - dark purple foliage, full sun</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Syringa meyeri 'Palabin'</em></td>
<td>DAVR KOREAN LILAC</td>
<td>5' Height and width - a dwarf, compact spreading lilac with pale lilac fragrant flowers. Blooms profusely in mid-season</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Viburnum x burkwoodii</em></td>
<td>BURKWOOD VIBURNUM</td>
<td>6'-12' Height, 4'-5' width. Fragrant flowers</td>
<td>4'-6&quot; O.C.</td>
</tr>
<tr>
<td><em>Viburnum dentatum</em></td>
<td>ARROWWOOD VIBURNUM</td>
<td>6'-10' Height, 6-10' width. Full sun to part shade</td>
<td>4'-8&quot; O.C.</td>
</tr>
<tr>
<td><em>Viburnum lantana 'Mohican'</em></td>
<td>MOHICAN VIBURNUM</td>
<td>6'-8' Height, 8'/width. Slow growing</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Viburnum plicatum f. tomentosum 'Mariesii'</em></td>
<td>MARISSII DOUBLELEAF VIBURNUM</td>
<td>8' Height, 8'-10' width. Horizontal branching, showy flowers</td>
<td>5'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Weigela florida 'Alexandra'</em></td>
<td>WINE AND ROSE WIGELA</td>
<td>5' Height and width. Dark foliage. Pink flowers</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><strong>EVERGREEN SHRUBS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Ilex x media 'Hatteville'</em></td>
<td>HATFIELD YEW</td>
<td>8'-10' Height, 5'-8' Tolerates heavy shade</td>
<td>4'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja occidentalis 'Smargad'</em></td>
<td>SMERALD GREEN ARBORVITAE</td>
<td>10'-15' Height, 3-4' width</td>
<td>3'-6&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja occidentalis 'Reddy'</em></td>
<td>TEC-FY ARBORVITAE</td>
<td>10'-15' Height, 6'-10' width</td>
<td>3'-0&quot; O.C.</td>
</tr>
<tr>
<td><em>Thuja Occidentalis 'Holmstrup'</em></td>
<td>HOLMSTRUP AMERICAN ARBORVITAE</td>
<td>5'-7' Height, 2-3' width dense slow growing</td>
<td>2'-6&quot; O.C.</td>
</tr>
</tbody>
</table>

Deviations from the above listed plants are allowed if the replacement shrubs are similar in form and hardiness to a permitted variety and are approved by the City.
General Screening

The general screening standard is a landscape buffering treatment that uses mid-level to high level screening to provide visual and physical separation to reduce the harmful or detrimental influences that some uses allowed in one district may have on another property.

A. Plant materials as permitted in Table 8 in quantity and arrangement such that plant materials shall form a consistent screen a minimum of five feet (5') in height.

B. The following shall require general screening from other uses and public views.

1. Loading docks and delivery areas
2. Service, Mechanical and other Utility Yards
3. Maneuvering and turning areas
4. Storage areas

Ground Mounted Mechanical Unit Screening

For all uses, except for single-family detached and horizontally attached (townhome) residential uses, all ground-mounted mechanical units, including but not limited to: air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any adjacent public thoroughfare shall be visibly screened from public view by the use of a screening wall built out of materials compatible and consistent with the architecture and materials of the principal building. Landscape plantings of sufficient height to fully screen mechanical units and comprised of predominately evergreen materials to provide year-round screening as found in Table 8 for general screening may be used alone, or in combination with the above described wall. Single family detached uses shall provide landscape planting sufficient to provide year round screening for all ground mounted mechanical units visible from any adjacent public thoroughfare. Drawings and illustrations shall be submitted as part of the City site plan submittal.

Trash and Recycling Receptacle Screening

For any development or properties where three (3) or more residential dwelling units are using a common trash and/or recycling receptacles and all nonresidential uses; trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured, split faced concrete block, brick and stone. Wood enclosures are not permitted. Gate enclosures shall have wheels to assist with structural support and gate opening and closure. Protective bollards shall be included and detailed on the plan. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties. The pedestrian access to the receptacle should be designed to minimize the views into the enclosure. The enclosure should be landscaped to mitigate the visual impact of the enclosure on surrounding properties and public thoroughfares. See Figure 85.
VI. Buffer Requirements

A. It is recognized that the transition from one district to another district of contrasting and conflicting uses crosses a line; that in theory, does not exist. Therefore, it is the intent of this chapter to require the actual provision of a physical barrier so as to reduce possible harmful and detrimental influence that one zoning districts’ use may have on an adjoining contrasting use as well as to reduce the impact to single family residential lots that have two (2) street frontages. These regulations are expressed as minimum standards, and additional plants may be used as long as it does not conflict with this article and expresses the intent of these regulations. The following are conditions for requiring a buffer:

1. Any single family detached lot, having both its front and rear lot lines abutting a public street, not including an alley (double frontage lot), shall require a thirty foot (30’) wide buffer easement adjoining the street that is considered the rear yard and from which no access is planned or permitted.

2. Medium and High density residential shall have a thirty foot (30’) wide buffer between it and Single Family residential.

3. Commercial uses shall have a fifty foot (50’) wide buffer between all residential and mixed-use districts.

4. Commercial loading docks shall not face residential districts. All Commercial loading docks shall be screened from view from all public roadway and interstate highways through the use of screen walls.

5. Whenever practical, existing trees and shrubs should be preserved and incorporated into the overall design of the buffer and can be included to meet the total number of required trees. An incentive to do this: The buffer depth can be reduced by up to ten feet (10’), if it is determined by City staff that the buffer is already fulfilling its desired function. In rare cases and circumstances the buffer requirement can be eliminated, but that would require City Council action.

6. In addition to the required permanent landscape buffer, the City Council may require a fence to provide additional screening. Such fence shall be constructed of substantial support elements, including but not limited to, brick, poured concrete, and stone. Steel posts shall not be considered appropriate. Such fence design shall be subject to City Building Department administrative approval.

7. Buffers may be included within the building setback areas as required by this title. However, in the case of a buffer required for a single family residential double frontage lot, all building setback lines shall be measured from the buffer or buffer easement line.

8. No building, parking, fences, or structures shall be permitted within any buffer, unless specifically authorized by City Council. Fences may be allowed within a buffer provided said buffer is not adjacent to a public or private street or driveway or is otherwise a buffer required for a single family residential double frontage lot, in which case no fences are permitted within the buffer or buffer easement area.

9. Easements shall generally be required for buffers for detached single family double frontage lots. Buffer easements shall be recorded with the county at the time of establishment, prior to, or concurrent with the recording of the final plat.

10. For single family residential subdivisions, the landscape buffer shall be submitted for review and approval as a public improvement, at the same time as the preliminary plat. For any type of development that requires a site plan review, the buffer plans shall be submitted as part of the site plan submittal, and include plant material varieties, sizes and spacing.

11. The developer of a single family residential subdivision shall be required to install the buffer improvements required by this section as part of the plat improvements. The owner of the adjacent property or the established homeowners’ association shall maintain the property in perpetuity. If the association is not active, the homeowner is still responsible for maintaining this space.

12. In a situation that has landscape requirements other than those stated in the buffering requirements, the buffering requirements shall be in addition to any other required landscaping.

13. The need to establish the buffer as an easement shall be reviewed and identified during the development review process.

VII. Buffer Planting Requirements

A. The burden of provision and selection of the buffer shall be as follows:

1. Where two different zoning districts requiring a buffer between them, are both in an existing improved condition, the above requirement is not retroactive and should a buffer be desired, it shall be by mutual agreement between property owners or as otherwise provided by law. However, in the event of any or all of the improved property is abandoned, destroyed, demolished, etc., for the purpose of renewal or redevelopment, etc., that portion of such property being renewed or redeveloped, etc., shall be considered vacant land subject to the requirements herein.

2. Where one of two different zoning districts requiring a buffer between them is partially developed, the developer of the vacant land shall assume the burden, unless otherwise specified herein.

3. Where both zoning districts, requiring a buffer between them, are vacant or undeveloped, the buffer shall be assumed by the developer of the more intense use.

4. Where both a buffer planting and parking lot headlight screening are required in the same location, the buffer shrubs may be waived with review and approval by City staff and credit for the parking lot canopy trees may apply to the landscape buffer requirements.

5. Where both a buffer planting and general screening are required in the same location, the buffer shrubs may be waived with review and approval by City staff.

VIII. Buffer Wall Standards

A. A buffer wall may be permitted with specific approval by the Zoning Administration when it can be shown that a traditional landscaped buffer is not feasible due to the limited size of the property or its physical shape. Financial costs or impacts of the buffer requirements shall not be a determining factor. A buffer wall shall be a minimum of six feet (6’) in height; constructed of a permanent low maintenance material such as textured or split-face concrete block, brick or stone. The lower one third (1/3) of the above grade wall face material shall be comprised of brick or stone. The wall shall be designed by an architect, landscape architect or engineer for both structural adequacy and aesthetic quality.

IX. Berms

A. Berms shall adhere to the following guidelines, standards, and design principles:

1. Berms shall be designed in an undulating manner so as to give the appearance of being naturally formed unless non-undulating forms are for intentional design intent and approved by the City.

2. Berms shall not have a negative impact on stormwater management for a development or the surrounding area. The requirement for stormwater management does not negate the requirement for berms.

3. Berms required for screening purposes shall be three feet (3’) in height and may be required to be higher if berm height and associated landscaping is deemed to not be sufficient to adequately provide required screening.

4. Berms shall have a slope no greater than three to one (3:1). The top of berm shall have gently rounded corners with a flat or slightly depressed shaped at the top to allow rain water to soak into the soil prior to running off the berm. No shape of the top of berm shall come to a point.

5. Berms shall be planted with permanent ground cover (turf or other plants) to stabilize the slope and prevent erosion. Rocking of berms as a ground cover material is prohibited; however rock boulders or outcropping stone (ten inches (10’) or greater in size) may be incorporated within the side slopes to aid in

Thirty (30’) foot wide landscape buffer requirements:
A three (3) foot berm is required (see berm requirements of this document)
Minimum required plantings per 1 linear foot of berm:
• 0.02 Canopy Trees
• 0.02 Understory or Evergreen Shrub (no less than 1/3 must be evergreen)
• 0.23 Deciduous or Evergreen Shrub meeting the parking lot and headlight screening standards

City (20’) foot wide landscape buffer requirements:
A three (3) foot berm is required (see berm requirements of this document)
Minimum required plantings per 1 linear foot of berm:
• 0.02 Canopy Trees
• 0.04 Understory or Evergreen Shrub (no less than 1/3 must be evergreen)
• 0.30 Deciduous or Evergreen Shrub meeting the parking lot and headlight screening standards

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XI. Reduction in Required Buffer

The Board of Adjustment may, at its discretion, reduce or waive the required buffer under the following conditions:

1. Where such reduction or waiver does not permit the exposure of undesirable characteristics of land use to the adjoining land use district.

2. In those areas where the boundary line abuts permanent natural features which function as a buffer, including, but not limited to, ponds, severe grades, or mature woodlands, requirements for a buffer area for that portion of the boundary may be reduced by the city council in the proportions that the permanent natural feature fulfills the buffer requirements.

3. In those areas where the property abuts an undeveloped property that is shown on the adopted land use plan as the same or more intensive use.

4. The abutting property has provided a portion or all of the required screening.

5. In those areas that abut a public park, the buffer area for that portion of the boundary may be reduced by fifty percent (50%) of the requirement.

6. On lots that can present evidence that the buffer provisions would render the property unbuildable, the Board of Adjustments may grant a waiver of the buffer requirements and permit a fence or wall as described in the Buffer Wall Standards. Provisions for landscaping to soften the visual appearance of the fence and provide additional screening may be required on a case by case basis.

Preferred Tree List

Street tree list is not exclusive and may be updated as additional cultivars become available. Proposed street trees not included on this list, must be approved by the City and City Forester as part of design review process.

XI. Street Tree Requirements

A. In that the City of Coralville desires to improve the streetscape appearance and contribute to the City’s sustainable infrastructure in the WLUA district, this street tree requirement applies to all zoning districts and is in addition to all other planting requirements. Properties that have frontage along public street rights-of-way and classified as arterial, collector, local or industrial shall comply with the following:

1. Minimum size: The minimum sizes for street tree plantings shall be deciduous overstory trees at a minimum of two and one-half inch (2.5”) caliper. Multi-stem or clump form trees may not be used within the ROW.

2. Planting Standards:
   a. For the purpose of these regulations, “parking” shall mean that portion of the public right-of-way between the existing or proposed street curb line or paving edge and the street side of a public sidewalk or sidewalk line.
   b. No tree shall be planted in any parking island less than nine (9’) feet in width.
   c. No tree shall be planted closer than four feet and six inches (4’-6”) to the back-of-curb or walk, measured from the center of such tree.
   d. No tree shall be planted closer than ten feet (10’) to the edge of a fire hydrant, manhole, sign, light fixture or any other vertical structure measured from the center of such tree.
   e. No tree shall be planted closer than ten feet (10’) from the edge of any driveway.
   f. No tree shall be planted closer than the width of its average mature spread to a light standard or transmission pole, measured from the center of such light standard or transmission pole and the center of such tree.

3. Minimum quantity: The minimum number of street tree plantings shall be as follows:
   a. All non-residential districts: 0.0142 trees for every lineal foot of ROW frontage (1 tree per 70 linear feet) along public streets as defined in paragraph XI. A, exclusive of driveways and arranged in naturalized groupings. All street tree calculations shall be rounded to the nearest whole number. Installation and maintenance of the ROW trees shall be the responsibility of the adjacent property owner.

Botanical Name

Acer miyabei
Acer platanoides (columnar)
Acer platanoides
Acer rubrum ‘Briony’
Acer saccharum ‘Legacy’
Celtis occidentalis ‘Prairie Pride’
Betula papyrifera ‘Fargo’
Ginkgo biloba (male only)
Ginkgo biloba ‘Princeton Sentry’
Gleditsia triacanthos var. ‘Inermis’ ‘Skyline’
Gleditsia triacanthos var. ‘Inermis’ ‘Sunburst’
Liriodendron tulipifera
Maclura pomifera ‘inermis’
Platanus occidentalis
Quercus borealis (rubra)
Quercus cocinea
Quercus macrocarpa
Quercus robur
Quercus robur ‘fastigiata’
Quercus robur ‘Crimsonmidnight’
Taxodium distichum ‘Mickelson’ Shawnee Brave
Tilia cordata
Tilia americana ‘Redmond’
Tilia americana ‘Fastigiata’
Ulmus ‘New Horizon’
Ulmus ‘Patriot’
Ulmus ‘Frontier’
Ulmus ‘Morton’
Ulmus ‘Triumph’
Zelkova serrata ‘City Sprite’

Common Name

Miyabei Maple
Columnar Norway Maple
Norway Maple
Bosnian Red Maple (Columnar)
Legacy Sugar Maple
Prairie Pride Common Hackberry
Dakota Pinnacle Birch (Columnar)
Ginkgo
Princeton Sentry Ginkgo (Columnar)
Skyline Honeylocust
Sunburst Honeylocust
Tulip Tree
Thornless Osage Orange
American Planeeete
Northern Red Oak
Scarlet Oak
Bur Oak
English Oak
Fastigate English Oak
Columnar Crimson Spire Columnar Red Oak
Shawnee Brave Bald Cypress
Littleleaf Linden
Redmond American Linden
Fastigate (Pyramidal) American Linden
New Horizon Elm
Patriot Elm
Frontier Elm
Accolade Elm
Triumph Elm
City Sprite Zelkova
Figure 86: Legacy Sugar Maple (Acer saccharum ‘Legacy’)

Figure 87: American Planetree (Platanus occidentalis)

Figure 88: Triumph Elm (Ulmus ‘Triumph’).
XII. Major Intersections

The intersection of arterial streets provides an opportunity to develop and strengthen Coralville’s existing streetscape aesthetic. Heightened streetscape and landscape design implementation focuses attention on significant corridors and gateways within the West Land Use Area. Consistent treatment at major intersections provides a sense of cohesiveness to the district.

Intersection Requirements

A. Intersection Street Tree Requirements: Beginning one hundred feet (100’) from any intersection where arterial and collector streets meet, provide street trees at forty feet (40’) on center for a minimum distance of three hundred and sixty feet (360’) on each side of the intersection.

B. Roadway lighting: Provide roadway lighting in accordance with suggested locations as indicated in Figure 89.

Gateway Elements

A. Included Elements:
   - District Signage and Wayfinding
   - Iconic Bridge

B. Intent: To identify significant land use district entries and provide a sense of character, distinct in nature to the West Land Use Area, yet reflecting the materials and design of existing Coralville gateway elements to provide a sense of community-wide cohesiveness.

C. Location: Iconic bridge and entry gateways as indicated on the West Land Use Area Master Plan. Potential allotted ROW gateway locations as shown on the Major Intersection Figure 91.

Arterial Corridor Requirements

A. Setback all parking areas with more than three (3) cars no less than twenty-five feet (25’) from the street ROW.

B. Provide a bermed landscape buffer within the twenty-five (25’) parking setback along the entire arterial street corridor. Berms shall conform to the design guidelines of this document with no greater than a 3:1 slope.

C. Within the twenty-five foot (25’) parking setback, the bermed landscape buffer shall meet the planting count requirements of the thirty foot (30’) buffer for canopy, understory and evergreen trees as delineated in this document. However, no shrubs are required. Buffer canopy trees shall not be required along the portion of the ROW where intersection street trees are required.

D. The remainder of the arterial street ROW corridor shall contain street trees at a rate of 0.0142 trees per linear foot of ROW (1 tree per 70 linear feet) arranged in naturalized groupings. Installation and maintenance of the corridor trees shall be the responsibility of the adjacent developer for a period of one (1) year.
NOTE:
BERMS REQUIRED FOR ALL LAND USE DISTRICTS

Figure 90: Typical Roundabout Street Section

Figure 91: Iconic Bridge Precedent
XIII. Fence and Wall Requirements

Purpose and Scope

A. The regulation of fences is intended to protect the public safety and welfare while maintaining the integrity of the community; providing privacy; buffering noise; and allowing adequate air, light and vision.

B. Permit required. Fence permits shall be required to construct fences and walls.

C. Allowed Materials:

1. Fences are to be constructed of customarily used materials such as chain link, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire and other similar materials, unless specified otherwise herein. Any fence, as determined by the City, not to be a standard or customarily styled or constructed fence is prohibited.

   The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; or plywood sheathing. Chain link or woven wire type fences shall not include plastic or wood slats or strips, bamboo or reed. Wood fences shall be constructed of treated lumber, ceder, redwood or similar types of wood that are resistant to decay. Wood fences must be capped and trimmed. All material must be a minimum of one-half inch (1/2") thickness dimensional lumber and column spacing must be no more than eight feet (8') on center. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown or green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics or artwork are not permitted on fences.

   An exception may be approved by the City Council for sun and/or wind screen images, lettering, logos, graphics or artwork are not permitted on fences. The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing. An exception may be approved by the City Council for sun and/or wind screen images, lettering, logos, graphics or artwork are not permitted on fences.

2. Swales and other earth depressions up to six feet (6') wide shall not be used when measuring the fence's height. Man-made earth berms, terraces, and retaining walls that elevate the fence shall be considered a part of the fence.

3. Any fence, as determined by the City, not to be a standard or customarily styled or constructed fence is prohibited.

D. Prohibited Materials: A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited unless specified otherwise herein.

E. Construction and Maintenance: All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. Single faced fences shall have their unfinished side (side with exposed posts and/or rails) facing towards the property on which the fence is erected.

F. Measuring Fence Or Wall Height:

1. The height of a fence shall be determined by a measurement from the ground beneath the fence as follows: Measuring Fence Or Wall Height:
   a. The height of a fence shall be determined by a measurement from the ground beneath the fence as follows: In a yard abutting a street, the total effective fence height above the finished grade shall be measured on the side nearest the street. Notwithstanding, if a property or premises is lower than an adjacent street, then the height of the fence shall be determined by a measurement from the street grade at a ninety degree (90°) angle from the fence; provided the total vertical measurement from the ground beneath the fence to the top of the fence shall not exceed eight feet (8'). (See Figure 92).

   b. In any other required yard the total effective fence height above the finished grade shall be measured on the side nearest the adjacent property.

   c. On a property line, the fence height shall be measured from the finished grade of the side of the adjacent property.

2. Swales and other earth depressions up to six feet (6') wide shall not be used when measuring the fence's height. Man-made earth berms, terraces, and retaining walls that elevate the fence shall be considered a part of the fence.

G. Fence Location and Height Restrictions: Fences and walls not exceeding eight feet (8') in height are allowed within the limits of side and rear yard building setbacks. Within residential zoning districts, a fence or wall, not exceeding four feet (4') in height is allowed up to the property line within the front yard provided the traffic viability zones are maintained and a minimum of two feet (2') setback is maintained from any alley or street ROW line. No fences are permitted within a buffer easement area.

1. Any six-foot fence in the front yard adjacent to the arterial or collector street shall meet one of the following conditions:
   a. Columned Masonry columns with a minimum cross section of 16 inches by 16 inches placed at a maximum interval of 24 feet on center along the length of the fence. Additional columns shall also be required at all fence corners and turning points and at all fence termination points.
   b. Capped and Trimmed: Upgraded wood fences, including exposed wood posts, top caps, and trim boards.
   c. Decorative metal: Wrought iron style fencing.

   b. Capped and Trimmed: Upgraded wood fences, including exposed wood posts, top caps, and trim boards.

3. Retaining walls face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

4. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

All retaining walls shall be constructed to accommodate drainage and shall include drain tile.

H. Retaining Walls

1. Retaining walls shall be set back from the property line one foot (1') for every one foot (1') of height.

2. Retaining walls which are more than four feet (4') in height shall be structurally engineered. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit.

3. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

4. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

5. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

6. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

I. Exceptions

1. Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy-five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the City Council.

J. Decorative Features

1. In all districts, decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than six inches. Decorative features shall not be counted towards the open space percentage of the fence. Pedestrian entry features which only include arbors, arched entries, trellises, architectural green screens, arcades, or finials may exceed the maximum allowable fence height in any yard subject to design review and approval of the Zoning official.
Figure 93: Columned Fence

Figure 94: Capped and Trimmed Fence

Figure 95: Decorative Metal Fence

Figure 96: Stone Wall

Figure 97: Fieldstone Boulder Wall

Figure 98: Limestone Wall

Figure 99: Natural Stone Retaining Wall