

## *ARTICLE XXIII*

### *LANDSCAPING REQUIREMENTS*

**SECTION 1. MINIMUM LANDSCAPE REQUIREMENTS:** All property within the zoning jurisdiction of the City of Downs shall hereinafter be subject to the following minimum requirements:

1. The open, unpaved areas of each property shall be graded to provide for the adequate drainage of all storm water and shall be free of hazards, nuisances, or unsanitary conditions.
2. Open, unpaved areas shall be appropriately landscaped to provide an attractive appearance to enhance the character of the neighborhood.
3. No vegetation shall overhang a public street or sidewalk below a height of ten (10) feet or obstruct views of pedestrian and vehicular movements.
4. Where districts "PUD", "M - P", "C - S", "C - 2", "I - 1", and "I - 2" adjoin "R - L", "R - 1", "R - 2", and "R - 3" Districts, they shall be appropriately separated by a landscaped area of at least fifteen (15) feet wide or a decorative architectural screen of at least six (6) feet high. Additionally, these requirements shall apply where districts "C - S", "C - 2", "I - 1", and "I - 2" Districts adjoin the "M - P" and "PUD" Districts. A landscaped area and decorative architectural screen shall not be required where these uses are separated by a public street or alley.
5. Parking areas abutting public walkways or streets shall be appropriately separated by a landscaped area or a decorative architectural screen. The landscaped area or architectural screen shall not exceed three (3) feet in height.