



## **SUMMARY OF LANDSCAPING REQUIREMENTS FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENTS**

### **1. BUILDING SETBACK**

- a. CD-4.A and CD-4.B zoning districts
  - i. All areas not covered by a structure, parking area, walkway, patio, terrace, or deck must be landscaped.
  - ii. If a front setback is greater or equal to 10' at least 30% of the area between the building and lot line must be landscaped
  - iii. At least 25% of all landscaped areas shall be covered with non-deciduous shrubs, trees, or groundcover.
- b. CD-5 zoning district
  - i. If the front setback exceeds 3 feet and is not paved, then a continuous line of shrubs shall be planted at the foundation.
- c. SD-M zoning district
  - i. Front Yard: A minimum of 65% of the First Lot Layer shall be landscaped, without considering any areas covered by Structures, Driveways, Parking Areas, Parking Lots, or pavement.
  - ii. Rear and Side Yard: A minimum 10% of the Side Yard and Rear Yard must be landscaped.
  - iii. Any part of a lot held or designated for future expansion shall be maintained in landscaping.

### **2. PARKWAY (area between walkway and street curb)**

- a. Shade trees planted every 30 feet on average
- b. The first tree shall be planted within 30 of block or lot corner
- c. Trees may be planted in a continuous landscape planter or tree well

### **3. PARKING AREA SCREEN**

- a. Parking is to be screened from view from the front lot line
- b. If parking area is in first or second lot layer
  - i. A minimum 7-foot wide perimeter planting strip planted adjacent to the public right-of-way containing the following:
    - 1. A continuous hedge screen between 3 feet and 3.5 feet in height

2. An ornamental fence screen or masonry wall between 3 and 3.5 feet in height installed a minimum of two feet from the inside of the parking area or parking lot curb
  3. Shade trees planted at a rate of one per 30 feet of linear frontage; where overhead utility conflicts prohibit shade trees, small or medium trees shall be planted at intervals equal to their mature canopy.
- c. If parking is in the third lot layer
    - i. An ornamental fence screen, hedge screen, or masonry wall screen between 3 and 3.5 feet in height installed coplanar to the front façade of the building.
    - ii. Excluding driveways and sidewalk, the second lot layer shall be landscaped with a minimum of 25% non-deciduous shrubs, trees, or groundcover.
  - d. Parking is to be screened from adjacent properties by opaque Wall Screen, Hedge Screen, or Fence Screen

#### **4. INTERNAL TO PARKING AREAS**

- a. Required for parking areas with ten or more spaces
- b. Parking islands
  - i. Location
    1. Interior parking rows shall be terminated at both ends with landscape islands.
    2. One internal landscape island is required for every ten (10) parking spaces, distributed throughout the Parking Lot.
  - ii. Design
    1. Each parking island shall be of a minimum size equal to a standard parking space; a parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
    2. Each parking island shall contain a minimum of one (1) shade Tree for every single island. If a parking island is double length or width, then two (2) shade Trees are required.

#### **5. BUFFERS**

- a. Required for parking areas with ten or more spaces
- b. Location - Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (excluding curbs) landscaped buffer.
- c. Design – At least 25% of all landscaped areas shall be covered with non-deciduous shrubs, trees, or groundcover.
- d. Wherever an SD-M district abuts a residential district, an 8 ft. solid fence shall be installed between the districts.

#### **6. TREES**

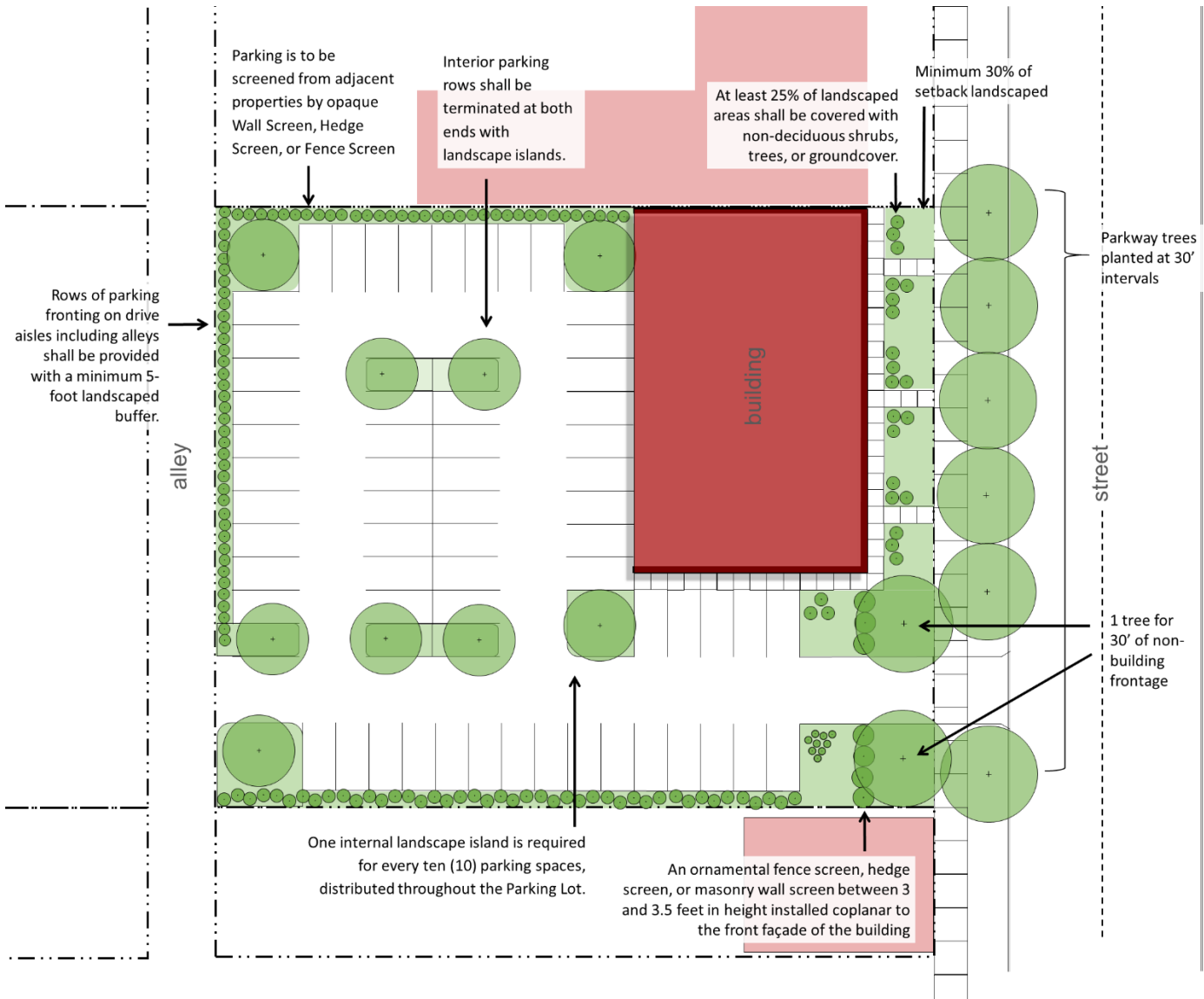
- a. Required for parking areas with ten or more spaces

- b. Minimum number: 1 tree for every 2,000 square feet of parking area
- c. Location:
  - i. No parking space may be more than seventy-two feet (72') from a Tree within the Lot
  - ii. Within parking islands (one tree per parking island)
  - iii. Within a landscaped area at the perimeter of the parking lot
  - iv. Within 20 feet of the parking lot
- d. Size:
  - i. Trees shall be large shade trees selected from the Town of Munster tree list, unless utility or other conflicts require smaller trees.
  - ii. At planting, trees shall be minimum 2.5" caliper measured 3 feet from the base of the trunk.

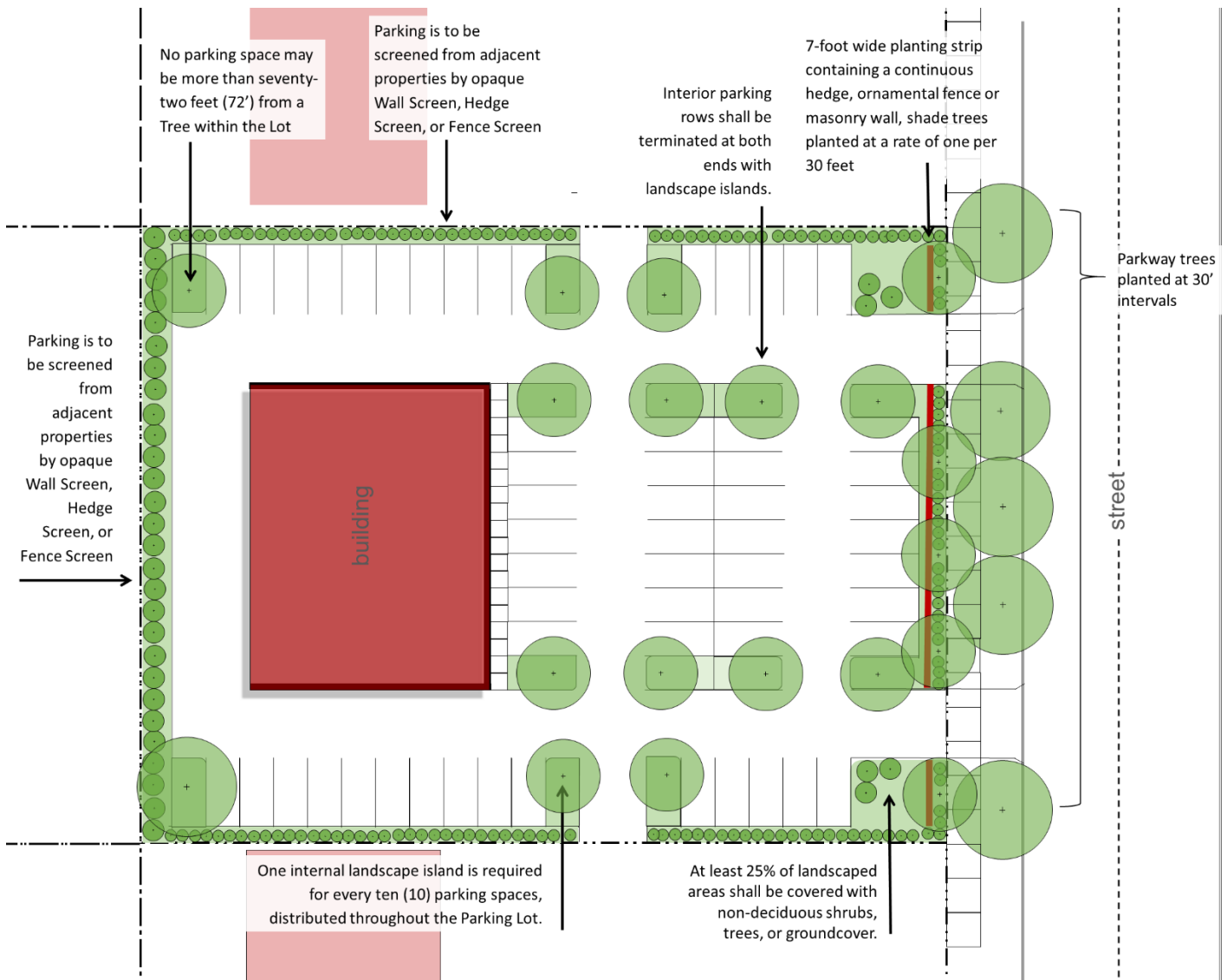
## **7. OTHER SPECIFICATIONS**

- a. Irrigation is required in all landscaped areas
- b. Shrub Size. At installation, Shrubs shall be a three (3) gallon container minimum and a minimum height of 30 inches.
- c. Trees within Tree islands or along the perimeter of the Parking Area or Parking Lot shall be separated from Parking Area or Parking Lot paved surfaces by at least three (3') feet.
- d. Plants designated as invasive by the Indiana Invasive Species Council are not permitted.  
<https://www.entm.purdue.edu/iisc/index.html>

## Attachment 1: CD-4 Zoning district site with parking to the side and rear of building



## Attachment 2: CD-4 Zoning district site with parking to the front of the building



### Attachment 3: Approved Street Tree Species List (applicable to parking lots)

## **NORTHWEST INDIANA STREET TREE SPECIES LIST**

The following tables shall constitute the recommended Street Tree Species for northwest Indiana communities. These are the tree species with growth characteristics that do well on urban sites. All trees are suited for USDA cold hardiness Zone 5. The tables also include specifications for the minimum distances to be maintained between trees and other infrastructure when planting new trees within the public way. **Native tree species are indicated in bold.**

**TABLE 1**

### **SMALL TREE SPECIES FOR SMALL SPACES**

*Small trees are defined as those trees attaining a height of no more than twenty-five (25) feet at maturity.*

#### **DISTANCE FROM INFRASTRUCTURE:**

- Plant no closer than two feet from street, sidewalk, or curb.
- Minimum grow space of four feet of tree lawn.
- Small trees may be planted under overhead utility lines.
- Do not plant within five feet of any underground utility (phone, sewer, water, cable, electric).
- Do not plant within ten feet of any utility pole or fire hydrant.
- Do not plant within three feet of a parking area unless vehicle wheel stops are provided.
- Trees should not be planted where traffic line-of-sight is compromised at intersections.
- Tree pruning may be required as the tree matures to maintain adequate street and sidewalk clearance.

#### **MINIMUM SIZE**

Trees planted in the public street tree lawn must be a minimum one and one-half inch (1 ½ ) diameter caliper. (Caliper is measured six inches above ground level.)

<b><u>COMMON NAME</u></b>	<b><u>SCIENTIFIC NAME</u></b>	<b><u>RECOMMENDED CULTIVARS</u></b>
Amur Maple	<i>Acer ginnala</i>	
<b>Shadowblow Serviceberry</b>	<b><i>Amelanchier canadensis</i></b>	
<b>Apple Serviceberry hybrids</b>	<b><i>Amelanchier x grandiflora</i></b>	'Princess Diana', 'Autumn Brilliance'
<b>Allegheny Serviceberry</b>	<b><i>Amelanchier laevis</i></b>	
<b>American Hornbeam</b>	<b><i>Carpinus caroliniana</i></b>	
<b>Eastern Redbud</b>	<b><i>Cercis canadensis</i></b>	(use single-trunk tree form on streets)
<b>Flowering Dogwood</b>	<b><i>Cornus florida</i></b>	(plant only on sheltered sites, tree form)
Kousa Dogwood	<i>Cornus kousa chinensis</i>	
<b>Thornless Cockspur Hawthorn</b>	<b><i>Crataegus crus-galli</i></b> 'Inermis'	
<b>Washington Hawthorn</b>	<b><i>Crataegus phaenopyrum</i></b>	(only where thorns not problematic)
<b>Winter King Hawthorn</b>	<b><i>Crataegus viridis</i></b> 'Winter King'	
Rose of Sharon	<i>Hibiscus syriacus</i>	(a shrub, but tree form is available)
Royal Star Magnolia	<i>Magnolia stellata</i> 'Royal Star'	(a shrub, but tree form is available)
Dr. Merrill Magnolia	<i>Magnolia x loebneri</i>	'Merrill', or 'Leonard Messel'
Flowering Crabapple	<i>Malus</i> cv.	(Choose disease resistant only)
Japanese Tree Lilac	<i>Syringa reticulata</i>	'Ivory Silk'

**TABLE 2**

**MEDIUM TREE SPECIES FOR MEDIUM SPACES**

*Medium trees are defined as those trees attaining a height of twenty-five (25) to forty (40) feet at maturity.*

**DISTANCE FROM INFRASTRUCTURE:**

- Plant no closer than three feet from street, sidewalk, or curb.
- Minimum grow space of five to six feet of tree lawn.
- Do not plant under or within ten lateral feet of any overhead utility lines.
- Do not plant within five feet of any underground utility (phone, sewer, water, cable, electric).
- Do not plant within ten feet of any utility pole or fire hydrant.
- Do not plant within three feet of a parking area unless vehicle wheel stops are provided.
- Trees should not be planted where traffic line-of-sight is compromised at intersections.

**MINIMUM SIZE**

Trees planted in the public street tree lawn must be a minimum one and three-quarters (1 ¾) diameter caliper. (Tree diameter is measured six inches above ground level.)

<b><u>COMMON NAME</u></b>	<b><u>SCIENTIFIC NAME</u></b>	<b><u>RECOMMENDED CULTIVARS</u></b>
Hedge Maple	Acer campestre	
<b>Autumn Flame Red Maple</b>	<b>Acer rubrum</b>	‘Autumn Flame’
Whitespire Birch	Betula platyphlla japonica	‘Whitespire’
European Hornbeam	Carpinus betulus	‘Fastigata’
<b>American Hornbeam/Blue Beech</b>	<b>Carpinus caroliniana</b>	
Katsura Tree	Cercidiphyllum japonicum	
<b>Yellowwood</b>	<b>Cladrastis lutea</b>	
Turkish Filbert	Corylus columna	
Golden Raintree*	Koelreuteria paniculata	
<b>American Hophornbeam</b>	<b>Ostrya virginiana</b>	
Elm hybrid ‘Emerald Sunshine’	Ulmus propinqua ‘JFS- Bieberich’	‘Emerald Sunshine’

**Note:** The Flowering Pear and cultivars are on a DO NOT PLANT status, and as well Norway Maple. While these species are attractive and hardy urban trees, they are now considered invasive because trees regenerate prolifically through heavy seed drops.

\*Golden Raintree should come from northern seed sources and nurseries. Extreme cold may damage the tree.

**Native tree species are indicated in bold.**

**TABLE 3**

## **LARGE TREE SPECIES FOR LARGE SPACES**

*Large trees are defined as those trees attaining a height of forty (40) feet or more at maturity. Large shade trees are recommended for planting wherever room allows, as they help increase a city's overall tree canopy and provide numerous environmental benefits. Native trees are noted in bold.*

### **DISTANCE FROM INFRASTRUCTURE:**

- Plant no closer than four feet from street, sidewalk, or curb.
- Minimum grow space of eight feet of tree lawn.
- Do not plant under or within 20 lateral feet of any overhead utility lines.
- Do not plant within five feet of any underground utility (phone, sewer, water, cable, electric).
- Do not plant within ten feet of any utility pole or fire hydrant.
- Do not plant within three feet of a parking area unless vehicle wheel stops are provided.
- Trees should not be planted where traffic line-of-sight is compromised at intersections.

### **MINIMUM SIZE**

Trees planted in the public street tree lawn must be a minimum one and three-quarters (1 ¾ ) diameter caliper. (Tree diameter is measured six inches above ground level.)

<u><b>COMMON NAME</b></u>	<u><b>SCIENTIFIC NAME</b></u>	<u><b>RECOMMENDED CULTIVARS</b></u>
<b>Black Maple</b>	<b>Acer nigrum</b>	'Greencolumn'
<b>Red Maple</b>	<b>Acer rubrum</b>	'Autumn Blaze', 'October Glory', 'Red Sunset', 'Sun Valley'
<b>Sugar Maple</b>	<b>Acer saccharum</b>	'Bonfire', 'Commemoration', 'Green Mountain', 'Legacy'
<b>River Birch</b>	<b>Betula nigra</b>	(relatively short lived)
<b>Hackberry</b>	<b>Celtis occidentalis</b>	
Ginkgo	Ginkgo biloba	Male clones only
<b>Thornless Honeylocust</b>	<b>Gleditsia triacanthos inermis</b>	'Skyline', 'Shademaster'
<b>Kentucky Coffeetree</b>	<b>Gymnocladus dioica</b>	Male clones only
<b>Sweetgum</b>	<b>Liquidambar styraciflua</b>	(messy fruit, not winter hardy)
<b>Cucumbertree</b>	<b>Magnolia acuminata</b>	
<b>Blackgum / Tupelo</b>	<b>Nyssa sylvatica</b>	
London Planetree	Platanus x acerfolia	'Bloodgood'
<b>White Oak</b>	<b>Quercus alba</b>	
<b>Swamp White Oak</b>	<b>Quercus bicolor</b>	
<b>Scarlet Oak</b>	<b>Quercus coccinea</b>	
<b>Northern Pin Oak</b>	<b>Quercus ellipsoidalis</b>	
<b>Shingle Oak</b>	<b>Quercus imbricaria</b>	
<b>Bur Oak</b>	<b>Quercus macrocarpa</b>	(needs grow space of 12' or more)
<b>Chinkapin Oak</b>	<b>Quercus muehlenbergii</b>	
<b>Pin Oak</b>	<b>Quercus palustris</b>	(chlorotic on alkaline sites)
English Oak	Quercus robur	(susceptible to powdery mildew)
<b>Northern Red Oak</b>	<b>Quercus rubra</b>	
<b>Shumard Oak</b>	<b>Quercus shumardii</b>	
<b>Bald Cypress</b>	<b>Taxodium distichum</b>	
<b>Basswood</b>	<b>Tilia americana</b>	'Boulevard', 'Redmond'
Littleleaf Linden	Tilia cordata	'Glenleven', 'Greenspire'
<b>American Elm &amp; hybrids**</b>	Ulmus x	'Accolade', 'Frontier', 'Triumph'
		'Prospector', 'Princeton', 'Homestead'
<b>Zelkova</b>	<b>Zelkova serrata</b>	'Green Vase'

\* Please note, Norway Maple was removed due to invasive seeds.

\*\*Only Dutch Elm resistant cultivars of American Elm are allowed.



**TABLE 4**  
**UNDESIREABLE TREE SPECIES FOR STREET TREES**

*These trees shall not be planted along public streets. Undesirable characteristics are listed. Evergreens are acceptable on public sites only where visibility is not a problem.*

<b><u>COMMON NAME</u></b>	<b><u>SCIENTIFIC NAME</u></b>	<b><u>PROBLEMS</u></b>
Fir	Abies sp.	visibility obstruction
Boxelder	Acer negundo	weak wood, poor form, invasive seed
Silver Maple	Acer saccharinum	weak wood, poor form
Norway Maple	Acer platanoides	invasive seed
Tree of Heaven	Ailanthus altissima	invasive seed, weak wood
White Paper Birch	Betula papyrifera	borer insects, short lived
Catalpa	Catalpa speciosa	messy fruit
Persimmon	Diospyros virginiana	messy fruit
Russian Olive	Eleagnus angustifolia	disease prone
Ash, White and Green	Fraxinus sp.	Emerald Ash borer prone
Black Walnut, Butternut	Juglans sp.	messy fruit, alleotrophy
Juniper	Juniper sp.	visibility obstruction
Tulip Poplar	Liriodendron tulipifera	weak wood
Common Crabapple	Malus sp. (unimproved)	messy fruit, disease prone
Osage Orange	Maclura pomifera	messy fruit
White Mulberry	Morus alba	messy fruit, somewhat invasive
Spruce	Picea sp.	visibility problems
Pine	Pinus sp.	visibility problems
White Pine	Pinus strobus	SALT INTOLERANT
Flowering Pear	Pyrus calleryana	invasive seeding, weak structure
Cottonwood	Populus deltoides	weak wood, messy seed
Lombardy Poplar	Populus sp. 'Lombardy'	canker disease, weak wood
Aspen	Populus tremuloides	weak wood
Common Cherry, Black Cherry	Prunus sp.	messy fruit, insect problems
Black Locust	Robinia psuedoacacia	cankers, borers, breakage prone
Willow	Salix sp.	weak wood, invasive roots, messy
Mountain Ash	Sorbus sp.	Thrives poorly here
Arborvitae	Thuja sp.	visibility problems
American Elm (common)	Ulmus americana	disease prone
Red, Slippery Elm	Ulmus rubra	disease problems
Siberian Elm	Ulmus pumila	disease prone, weak wood, messy

**PLEASE NOTE:**

- *Weak wooded trees are susceptible to storm damage.*
- *Most fast growing tree species are weak wooded.*
- *Do not plant an unknown seedling, which is very likely an undesirable species.*
- *Avoid buying and planting cheap trees that have poor form or are partially dead.*
- *Norway Maple and Flowering Pear was recently added to this list. They are considered potentially invasive due to prolific seeding.*

\*\*\* *good web links to view trees:*

[www.ohiodnr.com/forestry/trees](http://www.ohiodnr.com/forestry/trees)

<http://www.jfschmidt.com/rg/index.html>

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