

VILLAGE OF METAMORA ZONING ORDINANCE

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minimum required by this Ordinance. Accessory buildings, including garages, enclosed porches and carports attached to a dwelling or other main building shall be deemed part of such building for the purpose of determining yard requirement.

- C. **Yard Abutting Highways.** Where a rear yard abuts upon a public highway, the setback of all buildings from the nearest side of the highway right-of-way shall be no less than the yard requirements of other buildings fronting upon such highway.
- D. **Established Front Yards.** In the event that any vacant parcel of land on which a dwelling or other main building is to be erected is located between other lots or parcels of land on which existing dwellings or main buildings have front yards less than the depth required by appropriate section of this Ordinance, then the front yards shall not be less than the average depth of the front yards of all such buildings within one hundred (100) feet of the side lines of such parcel.
- E. **Rear Yard Uses.** No accessory building or structure shall be erected, nor shall any vehicle or structure shall be erected, nor shall any vehicle or structure be stored in any yard except the rear yard.

SECTION 10.11 – GREENBELTS, LANDSCAPING, AND PLANT MATERIALS

- A. Whenever a greenbelt is required by this ordinance or landscaping is proposed by a developer, it shall be planted within six (6) months from the date a certificate of occupancy is issued and shall thereafter be maintained in a healthy, growing condition to provide a screen to abutting properties. Specific planting requirements for greenbelts are as follows:
 - 1. The planting strip shall be no less than fifteen (15) feet in width.
 - 2. Plant materials shall not be placed closer than four (4) feet from the property line.
 - 3. A minimum of one (1) evergreen tree shall be planted at ten (10) foot intervals.
 - 4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees.
 - 5. Plant materials within the greenbelt should have a pleasing natural appearance by staggering the plants in one or more rows or by grouping of materials.

6. No earthen berm shall exceed a height of four (4) feet. To avoid a monotonous appearance and insure proper drainage in the area, the berm shall be broken or provided with openings at least every seventy-five (75) feet.

B. Suggested plant materials:

1. The following evergreens and all similar plants proposed shall be a minimum of four (4) feet in height with an average spread of thirty (30) inches:

Fir	Pine
Juniper	Red Cedar
American Arborvitae	Pyramidal Arborvitae
Columnar Juniper	Irish Juniper

2. The following types of single stem, tree-like shrubs shall have a minimum caliper of two (2) inches installed:

Flowering Crabs	Russian Olive
Smoke Bush	Clump Bush
Mountain Ash	Dogwood
Red Bud	Rose of Sharon

3. The following types of deciduous shrubs shall have a minimum height of three (3) feet when installed:

Honey Suckle	Viburnum
Mockorange	Tall hedge
Holly (Varieties)	Forsythia
Barberry	Ninebark

4. The following types of trees shall have a minimum caliper of three (3) inches when installed:

Marshall Seedless Ash
Birch
Linden
Thornless, Seedless Varieties of Locust
Hard Maples
Oak