

- D. Landscaped areas wider than 10 feet shall be cut or filled to provide variations in topography.
 - E. Foundation landscaping shall be required for at least fifty percent (50%) of the façade length having customer entry and 30% of all other facades.
 - F. Foundation landscaping shall be installed in planter beds extending a minimum of six (6) feet from the wall.
 - G. Screened equipment and storage areas shall be landscaped as approved by the Planning Commission.
- (11) Buffers for abutting residential areas.
- A. Buffers shall be provided to mitigate the impacts of non-residential districts upon abutting residential districts.
 - B. No building, parking, or other outdoor use shall be permitted in the buffer yard. A minimum of 1 tree shall be planted for every 50 feet of the side or rear yard line abutting the residential district.
 - C. A buffer shall be one of the following yards arranged and landscaped as approved by the Planning Commission. Buffer #1, #2, or #3 shall be provided on commercial properties.
 - 1. Buffer #1: A yard, at least 100 feet in width to include approved landscape materials.
 - 2. Buffer #2: A yard, at least 50 feet in width, with a solid fence, 6 feet in height, installed abutting the property line or within the yard, and including approved landscape materials.
 - 3. Buffer #3: A yard, at least 25 feet in width, with a solid masonry wall, 6 feet in height, installed abutting the property line or within the yard, and including approved landscape materials.
- (12) Signs.
- A. Wall signs shall be permitted on each building façade which faces and is parallel to a lot line (on which the building is located) collinear with a public right of way.
 - B. For each applicable façade of a building containing 15,000 square feet of gross floor area or less, wall signs mounted thereon shall not exceed 2 square feet per linear foot of facade or a total of 50 square feet, whichever is smaller. Wall signs shall not be mounted at a height greater than 12 feet.
 - C. For each applicable façade of a building containing more than 15,000 square feet of gross floor area, wall signs shall not exceed a total calculated as either 1 square foot per linear foot of façade length or 5% of the area of the wall, whichever is smaller. The highest point of a wall sign shall not be greater than 20 feet above grade.
 - D. Signs shall not be internally lighted.