

ARTICLE VIII. SCREENING DEVICES.

Sec. 141. GENERAL PROVISIONS.

(a) The intent of this section is to provide for visual screening of non-single family parking lots and trash container areas.

(b) A screening device shall be a solid wood, brick, stone or decorative block masonry wall not less than six feet in height measured at the highest finished grade. Brick, stone or decorative block masonry walls shall be designed by a Texas licensed engineer. A screening hedge as outlined in this section may also be used as a screening device. Construction and location details of the required screening devices shall be shown as part of the Old Town Development Plan Old Town Development Plan for all multi-family and nonresidential uses. The required screening device shall be constructed prior to any building permits being issued for multi-family and non-single-family developments.

In areas where multi-family development or non-single-family development is proposed adjacent to established single-family residential dwellings, the screening device shall be constructed prior to issuance of a building permit. The developer/owner will not be allowed to escrow the screening device portion of the project costs under the performance escrow policy.

(c) A four (4) foot screening wall maintenance easement shall be provided on private property for all City maintained screening walls adjacent to a City right-of-way. The developer is responsible for obtaining any required off-site easements.

Sec. 142. SCREENING WALL BETWEEN SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES.

There shall be constructed a screening device along any portion of a multi-family parking lot or trash container area which adjoins any portion of a single-family detached and attached residential use. The construction of the screening wall is the responsibility of the multi-family property owner.

Sec. 143. SCREENING WALL BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES.

There shall be constructed a screening device along any portion of a non-residential development parking lot or trash container area which adjoins any portion of a single-family detached or attached residential, townhouse, or multi-family residential use. The construction of the screening wall is the responsibility of the commercial property owner.

Sec. 144. SCREENING OF PARKING LOTS AND TRASH CONTAINER AREAS

Where parking lots or trash container areas are adjacent to the landscape strip along a street right-of-way, evergreen shrubs must be provided for screening. The shrubs must be a minimum of five-gallon size at time of planting. The screening must extend along the entire street frontage of the parking lot, exclusive of driveways.

Sec. 145. SCREENING HEDGES.

When a screening hedge is used as a required screening device plants from the following recommended shrubbery list may be used. Plants shall not be less than five-gallon size at the time of planting, growing to not less than six (6) feet high within one (1) year. The property owner/developer, at its sole expense, shall furnish or cause to be furnished, all labor, materials, equipment, accessories, meters and irrigation and services necessary to maintain all plant materials when and as they become damaged or die.

RECOMMENDED LIST OF SHRUBBERY PLANTS:

Arborvitae
Cherry Laurel
Hollies
Junipers
Oleander
Photinia (Chinese, Fraser)
Pittosporum
Privet
Viburnum
Wax Myrtle

Other varieties complying with height and spacing requirements may be acceptable when approved by the City of Lewisville.

Sec. 146. SCREENING REQUIREMENT FOR OUTSIDE STORAGE.

In the Old Town Design District and the Old Town Center Design District where outside storage of equipment, material, goods and supplies is allowed, all outside storage shall be screened from the view of any adjacent public street by a screening wall not less than six (6) feet in height. Any portion of the storage yard within 25 ft of a street right-of-way shall be screened with a six (6) foot brick, stone or decorative block masonry wall. Materials and supplies may not be stacked higher than the height of the wall. The wall shall be placed beyond the required ten (10) foot landscaped strip. Other portions of the storage yard not adjacent to or fronting a street, may be fenced with a solid, opaque fence.

A detail of the proposed opaque fence in section and elevation and/or a manufacturer's detail and specifications must be provided on the engineering site plan for a project and/or as part of the fence permit process. The fence must be constructed with a manufacturer approved fencing material. The fence must completely conceal outside storage.

This provision does not apply to display of goods for sale incidental to a retail use, plant nursery, sales and rental of motor vehicles, mobile homes, boats or trailers.

Sec. 147. SCREENING REQUIREMENTS FOR ROOF PROJECTIONS.

Screening shall also be required for approved projections above the building roofline. These shall include but are not limited to such projections as satellite dishes, communication towers, and heating and air conditioning units. The screening shall consist of materials similar to that used in the front façade of the building and shall be constructed to a height appropriate for screening the allowed projection from view at ground level within sixty (60) feet of the subject building.

Sec. 148. MAINTENANCE REQUIREMENT.

(a) Required screening walls shall be maintained in good condition by the property owner.

(b) Required screening walls which are to be maintained by the City when within the right-of-way or within a wall maintenance easement, at the time of initial development, the developer shall pay 20 percent of the total cost of initial construction, to be placed in the City's screening wall maintenance account for future repair and upkeep of the screening walls within the City.

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