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**CITY OF TROY  
ORDINANCE 2026-26**

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**AN ORDINANCE OF THE CITY OF TROY, ILLINOIS, AMENDING  
TITLE XV: LAND USAGE, CHAPTER 154: ZONING ORDINANCE,  
SECTIONS § 154.085 LANDSCAPING OF PARKING LOTS AND SITE  
DEVELOPMENTS**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS,  
THIS 20<sup>TH</sup> DAY OF APRIL 2026**

**ORDINANCE NO. 2026-26**

**AN ORDINANCE OF THE CITY OF TROY, ILLINOIS, AMENDING TITLE XV: LAND USAGE, CHAPTER 154: ZONING ORDINANCE, SECTIONS § 154.085 LANDSCAPING OF PARKING LOTS AND SITE DEVELOPMENTS**

**WHEREAS**, the City of Troy, Madison County, Illinois presently has in force Chapter 154: Zoning Ordinance, Sections 154.085 Landscaping of Parking Lots and Site Development Code; and

**WHEREAS**, the Planning Commission has reviewed § 154.085 and has determined that amendments are necessary to promote high-quality site design, enhance environmental performance, and improve long-term maintenance outcomes; and

**WHEREAS**, the Planning Commission has complied with the provisions of Section 154.143 Amendments of the Zoning Ordinance by holding a public hearing on April 9, 2026, to consider amending the Zoning Ordinance; and

**WHEREAS**, as a result of said hearing, the Planning Commission issued Recommendation PCRec2026-07 to the City Council that they enact said amendments to the Zoning Ordinance; and

**WHEREAS**, the corporate authorities believe that it is in the best interest of City residents to amend Title XV: Land Usage, Chapter 154: Zoning Ordinance, Sections 154.085 Landscaping of Parking Lots and Site Developments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS AS FOLLOWS:**

1. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and hereby adopted as part of this Ordinance.
2. The Troy Municipal Code, Title XV: Land Usage, Chapter 154: Zoning Ordinance, Sections 154.085 Landscaping of Parking Lots and Site Developments of the Code of Ordinances shall be amended to read in its entirety, as follows:

**§ 154.085 LANDSCAPING OF PARKING LOTS AND SITE DEVELOPMENTS**

- A. In order to reduce heat and glare, manage storm water runoff, and minimize the loss of natural vegetation common to the construction of parking facilities and site developments, landscaping shall be provided and maintained in accordance with the following provisions.
- B. Applicability.  
A landscaping plan shall accompany every application for development for any off-street parking lot designed for five (5) or more vehicles. This plan may be submitted as a separate document or as an element of a more inclusive development plan.
- C. Design Standards.
  1. Perimeter Buffer Strip.
    - a. General: A strip of land at least eight (8) feet wide abutting and paralleling the perimeter of the off-street parking lot shall be landscaped.
    - b. Commercial Districts (C-1, C-2, C-3): A planting strip ten (10) feet wide shall be provided and maintained within the required front yard per § 154.032 to separate vehicle parking and drive areas from any public or private street right-of-way.
- D. Interior Parking Islands.
  1. Frequency: Rows of parking spaces shall be interrupted by a landscaped island. No more than twenty (20) contiguous, side-by-side parking spaces shall be permitted without an intervening island.
  2. Dimensions:

- a. Single Row Island: Minimum of nine and one half (9.5) feet wide and nineteen (19) feet deep.
  - b. Double Row Island: Minimum of nine and one half (9.5) and thirty-nine (39) feet deep.
- E. Protection: All landscaped islands shall be protected by a continuous six (6) inch high vertical concrete curb to prevent vehicular encroachment.
- F. Material Standards.
  - 1. Trees.
    - a. Size: Minimum caliper of 2.5 inches for canopy trees; 2.0 inches for ornamental trees, measured six inches above grade as defined in Table 154.085-1.
    - b. Species: Selected from the City-Approved Plant List.
  - 2. Ground Cover.
    - a. Shall consist of turf grass, native grasses, or low shrubs.
    - b. Mulch/Rock Limit: Non-living materials (mulch, decorative stone) shall not exceed 50% of the total perimeter landscaped surface areas, but may be 100% in the landscape islands within the parking lot.
- G. Approved Species
  - 1. The use of invasive species is strictly prohibited.
  - 2. A list of commonly approved, low-maintenance native species is provided.
  - 3. Additional native species suitable for the Midwest region can be found at <https://mortonarb.org/>
  - 4. Species from The Morton Arboretum may be submitted to the Zoning Administrator for review and approval.
- H. Planting Schedule & Metrics.
  - 1. All plant materials must meet the minimum size and coverage requirements at the time of planting as defined in Table 154.085-1.
  - 2. Mulch or decorative stone shall not exceed 50% of the perimeter landscape areas, but may be 100% in the landscape islands within the parking lot; the remainder must be covered by living plant material (grass, ground cover, or shrubs).+
- I. Landscape Point System (Quality & Quantity).
  - 1. To ensure a diversity of plant materials and adequate coverage, all new parking lot landscape plans must achieve a minimum Landscape Point Score.
    - a. Minimum Score Required: All parking lots must achieve a minimum of 100 Landscape Points per every 5 parking spaces provided.
    - b. *Note: Fractional limits shall be rounded up to the nearest 5 (e.g., 12 spaces shall count as 15).*
  - 2. Plant vs. Amenity Balance:
    - a. At least 70% of the total required points must be achieved through living plant materials (Trees, Shrubs, Ground Cover).
    - b. Up to 30% of the total required points may be achieved through Site Amenities (Benches, Bike Racks, etc.) to encourage pedestrian-friendly design.
  - 3. Calculation: Points are awarded based on the items selected from Table 154.085-1.
  - 4. *Example: A parking lot containing fifteen (15) spaces shall be considered three (3) units of five (5) spaces and shall therefore require a minimum of 300 Landscape Points.*

**Planting & Amenity Metrics / Planting Schedule & Minimum Standards (Table 154.085-1)**

<b>Item Type</b>	<b>Minimum</b>	<b>Points</b>	<b>Notes</b>
<b>Living Material</b>	<b>Size at time of planting</b>	<b>Points</b>	<b>Notes</b>
Canopy Tree (Large)	2.5 inches caliper	25 points	Must be a shade (Oak, Maple, etc)/ Min. 1 per Island/1 per 50 linear ft. /perimeter buffer
Ornamental Tree	2.0 inches caliper 4' height	20 points	Use where overhead lines height limits space areas where Canopy Trees are not viable
Evergreen Tree	6 feet height	10 points	Good year-round-screening
Large Shrub	24 inches height	2 points	Optional supplement to trees and ground cover
Small Shrub	18" inches height	1 points	Optional supplement to trees and ground cover
Perennials	1-gallon container	1 point	Native grasses, daylillies, etc.
Ground Cover/Grass	100% coverage of soil	N/A	Must cover all exposed soil areas not occupied by mulch/stone
Mulch/Rock	N/A	N/A	Maximum 50% of total landscape area (non-living material limit)
<b>Site Amenities</b>	<b>Max 30% of Total Score</b>	<b>Points</b>	<b>Notes</b>
Bench	metal/composit	25 points	Must be anchored to concrete pad
Bike Rack	*U* rack or similar, holds min 2 bikes	20 points	Must be permanently anchored
Decorative Planter	Min. 24" diameter/height	10 points	Must contain live seasonal plantings
Pedestrian Light Pole	Decorative style (12-15 ft height)	25 points	Distinct from standard parking lot shoebox lights

**J. Existing Parking Lots (Retrofitting).**

To bring older properties into closer compliance without causing undue hardship, the following standards apply to existing non-conforming parking lots:

**K. Triggers for Compliance: Full or partial compliance with this section is required if:**

1. The parking lot is expanded by 25% or more in total area or number of spaces.
2. The principal building is enlarged by 50% or more in gross floor area.

**L. Retrofit Requirements:**

1. If full compliance is physically impossible due to existing site constraints, the Zoning Administrator may approve a "Maximum Practicable Compliance" plan.
2. Priorities: The plan must prioritize (in order):
  - a. (1) Perimeter Buffers along public streets,
  - b. (2) Interior Islands at end-caps, (3) Internal Islands.

**M. Maintenance.**

The property owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. All plant materials shall be maintained in a healthy, growing condition. Dead or diseased plants must be replaced within the next appropriate planting season.

**CITY OF TROY LANDSCAPE SPECIES LIST**

Approved-Permitted Low-Maintenance: Native (Midwest/Illinois), drought-tolerant, require little pruning once established, and do not drop excessive debris. Additional native species suitable for the Midwest region can be found at <https://mortonarb.org/>

Prohibited Species identified as "High Nuisance", specifically those bearing heavy fruit, spiky seed pods (e.g., Sweetgum), or weak wood structure, are prohibited in parking lot islands to protect pedestrian safety and vehicle integrity fruit dropping shrub, any shrub requiring frequent shearing.

**A. Canopy Trees**

1. Approved: Red Maple, Sugar Maple, Hackberry, Ginkgo (Male only), Thornless Honeylocust, Swamp White Oak, White Oak, Pagoda Dogwood, Bald Cypress, London Plantree, Northern Red Oak, Linden, Hackberry, Bur Oak, Chinkapin Oak, Zelkova, Black Gum, American Sycamore, Tulip Tree, Shagbark Hickory.
2. Prohibited: Trees: Burning Bush, Sweetgum, Silver Maple, Female Ginkgo, Black Walnut, Cotton wood, Mulberry, Ash, Elm, Burning Bush, Japanese Barberry, Boxelder

B. Ornamental Trees

1. Approved: Serviceberry, Redbud, Flowering Dogwood, Japanese Tree Lilac, American Hornbeam, Eastern Redbud, Pawpaw.
2. Prohibited: Callery/Bradford Pear, Norway Maple, Tree of Heaven, Siberian Elm, Silk Tree, Princess tree

C. Evergreen

1. Approved: Eastern White Pine, Eastern Red Cedar, White Spruce, Balsam Fir.
2. Prohibited: Austrian Pine, Scotch Pine, Leyland Cypress, Japanese Black Pine

D. Large Shrubs

1. Approved: Fragrant Sumac, Virginia Sweetspire, Northern Bush Honeysuckle, Arrowwood Viburnum, Ninebark, American Hazelnut, Blackhaw Viburnum, Elderberry, Buttonbush, Black Chokeberry, Wild Hydrangea, Leatherwood.
2. Prohibited: Amur, Privet, Japanese Barberry, Autumn Olive

E. Small Shrubs

1. Approved: New Jersey Tea, Spicebush, Shrubby St. John's Wort, Prairie Rose.
2. Prohibited: Wintercreeper, Japanese Spirea, Glossy Buckthorn

F. Perennials

1. Approved: Black-Eyed Susan, Butterfly Weed, Blazing Star, Wild Bergamot, Columbine, Aromatic Aster,
2. Prohibited: Groundcover / Perennial: Creeping Charlie, Crown Vetch, Vinca, Miscanthus.
3. If any section or provision of this Ordinance is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.


4. This Ordinance shall be effective upon its passage, signing and publication as required by law.

**PASSED** by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 20th day of April, 2026.

Aldermen Vote:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>7</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>1</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:

  
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 DAVID NONN, Mayor  
 City of Troy, Illinois

ATTEST:

  
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 KIMBERLY THOMAS, Clerk  
 City of Troy, Illinois



RECOMMENDATION NO. 2026-07PC

OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS RECOMMENDING AMENDING TITLE XV: LAND USAGE, CHAPTER 154: ZONING ORDINANCE, SECTIONS § 154.085 LANDSCAPING OF PARKING LOTS AND SITE DEVELOPMENTS

WHEREAS, the City of Troy Planning Commission has reviewed proposed amendments to § 154.085 Landscaping of Parking Lots and Site Developments, as set forth in the draft ordinance on file with the City; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on April 9, 2026, in accordance with § 154.143 Amendments of the Zoning Ordinance; and

WHEREAS, the proposed amendments are intended to modernize landscaping standards, improve site design quality, enhance environmental performance, and ensure long-term maintainability of parking lot and site developments; and

WHEREAS, the Commission finds that the proposed regulations establish clear, measurable standards, including perimeter buffering, interior landscaping requirements, plant material specifications, and a point-based system to ensure consistency and flexibility in application; and

WHEREAS, the Commission further finds that the amendments provide reasonable retrofit provisions and administrative flexibility to address existing nonconforming sites, thereby aligning with established municipal practices and minimizing undue burden on property owners;

WHEREAS, the Planning Commission has reviewed the amendment for compliance with the provisions of Chapter 154, Zoning Code, and the City of Troy, Illinois, Comprehensive Plan and voted as recorded below:


Bogue	<u>  4  </u>	Lybarger	<u>  ABSENT  </u>	Patton	<u>  ABSENT  </u>	Yeas	<u>  5  </u>
Compton	<u>  4  </u>	McBride	<u>  4  </u>	Reiter	<u>  ABSENT  </u>	Nays	<u>  0  </u>
Curtis	<u>  4  </u>	Niermann	<u>  4  </u>	Stone	<u>  ABSENT  </u>	Abstains	<u>  0  </u>

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS, Recommending Amendments to § 154.085 Landscaping of Parking Lots and Site Developments:

Is Not Recommended       Is Recommended -with the following stipulations:

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

DATED this 9th day of April, 2026.

By:   
Chairman, Planning Commission

Attest:   
Secretary, Planning Commission