

ARTICLE 10

LANDSCAPING, BUFFERING AND SCREENING

SECTION 1001 INTENT AND PURPOSE

- A. The intent and purpose of this Article is to promote the public health, safety, and general welfare through the implementation of landscaping, buffering and screening as part of the development process of land by:
1. Minimizing noise, air, and visual pollution by requiring landscaping for each development for which site plan, special land use, site condominium and subdivision plat review and approval is required.
 2. Protecting and preserving the appearance, character, and value of the community and its residential neighborhood areas.
 3. Buffering incompatible land uses, including off-street parking for such uses, so as to minimize negative impacts or influences and to provide clear and distinct separation.
 4. Providing separation between pedestrian and vehicular travel and movement in a development area and well as separating same between development area and abutting public rights-of-way.
 5. Encouraging an appropriate mixture of plant material to protect against insect and disease infestation and produce aesthetic and cohesive design.
 6. Preventing soil erosion and soil depletion by providing adequate open space for purposes of retention, detention and natural infiltration.
 7. Protecting and preserving the appearance, character, and value of the community and its natural resources by encouraging the integration of existing woodlands and other natural features in landscape plans

SECTION 1002 LANDSCAPING PLAN

- A. These requirements shall apply to all uses for which site plan review is required and any other use or implementation of use so specified in this Ordinance, including petitioned site condominiums and subdivision plats.
- B. A landscape plan shall be required to be submitted as part of an application for site plan, special land use, plat or site condominium approval or as a separate plan depending on the situation and the petitioned development. Whether separate, or part of other site plan drawings, the landscape plan shall include, but not necessarily be limited to, the following:

1. Location, spacing, size, and common name for each plant type proposed for use within a required landscape area.
 2. Presentation at an appropriate scale depending on the size of the proposed development and given what is deemed adequate to convey important information.
 3. Typical cross-sections including slope, height, and width of berms exceeding three (3) feet in height, type of ground cover, or height and type of construction of walls.
 4. Identification of existing trees and vegetative cover to be preserved.
 5. Identification of landscape maintenance program including a statement that all diseased, damaged, or dead materials shall be replaced in accordance with the standards of this Ordinance at the next available planting season.
- C. An approved landscape plan shall be considered part of a site plan, special land use, site condominium or plat. Any revisions to, or removal of plant materials will be viewed as a violation of this Ordinance and the agreed upon terms of the approval of the site plan, special land use, site condominium or plat from which the landscaping plan was approved.

SECTION 1003 LANDSCAPING STANDARDS

- A. All landscaping shall be installed in a manner consistent with accepted planting procedures and in accordance with the approved landscaping plan:
1. Minor deviations from the approved landscaping plan may be permitted by the Zoning Administrator upon determination that the deviation does not substantially impact the overall concept of the landscape plan and the intended development.
 2. If the deviation is determined to be major, the landscaping plan shall be reviewed via the site plan approval process utilized to approve the original landscaping plan.
- B. In consideration of landscaping material proposed to be implemented as part of a development, landscaping shall be healthy and vigorous in appearance, free from disease and pests, and shall have a well-developed root systems and been chosen according to soil, local climate conditions and environmental factors.
1. Minimum sizes of plant material shall be in accordance with the following:
 - a. Standard deciduous trees shall have a minimum caliper of two (2) inches four (4) feet from ground level at the time of planting.

- b. Small deciduous ornamental trees shall be a minimum of five (5) feet in height from ground level at the time of planting.
 - c. Coniferous trees shall be a minimum of five (5) feet in height from ground level at time of planting.
 - d. Shrubs shall be a minimum of two (2) feet in height from ground level at the time of planting or two (2) feet in spread if plants are low spreading evergreens.
 - 2. Lawn as ground cover shall be planted in species of grass normally grown as permanent lawns in the region. Lawn may be implemented as sod or seeded and mulched. Ground cover types in lieu of lawn in whole or part shall be implemented in such a manner as to present a finished appearance.
- C. Landscaping berms used for screening and buffering shall be constructed with slopes not to exceed a one (1) on three (3) gradient with side slopes designed and planted to prevent erosion. Berms shall also be constructed with a top surface of at least three (3) feet, extending the length of the berm, unless deemed by the Planning Commission to be inconsistent with the landscaping concept. Berm slopes shall be protected with sod, seed, shrubs or other form of natural ground cover.

SECTION 1004 SPECIFIED LANDSCAPING AREAS

A. Screening Between Conflicting Land Uses

- 1. Between a residential land use and a non-residential or higher-intensity residential land use there shall be provided and maintained one (1) of the following:
 - a. An obscuring wall, screening fence or landscape barrier having a minimum height of five (5) feet unless a greater height is specified elsewhere in this Ordinance due to the specific nature of the use.
 - b. A buffer zone at least ten (10) feet in width to substantially screen the uses from each other. The width, contents and landscaping material may be increased if specified elsewhere in this Ordinance due to the specific nature of the use.

B. Parking Lot Landscaping

- 1. Separate landscape islands shall be required within parking lots of eighteen (18) spaces or greater. No more than sixteen (16) spaces in a row are permitted without a landscape island.

- a. Landscaping islands shall be no less than eight (8) feet in width and contain one (1) deciduous or coniferous tree. Other plantings, such as shrubs and flower beds, within landscaping islands may also be provided, but shall not be provided in lieu of a tree.
 - b. Landscape islands shall be curbed or, at the discretion of the Planning Commission, be implemented in a manner where vehicle interference or damage to the landscape area, travel lanes or parking area is prevented.
 - c. Where size or configuration of parking lot would prevent maintenance or impede traffic flow as a result of requiring landscaped islands within parking lots, the Planning Commission may approve alternative landscaping along the parking lot perimeter.
2. Landscape strips a minimum of five (5) feet (clear of vehicle overhangs) are required to be provided between paved parking surfaces and property lines.
 - a. For every eight (8) parking spaces proposed there shall be one (1) deciduous or coniferous tree and two (2) shrubs planted in the landscape strip.
 - b. Where feasible a minimum distance of three (3) feet shall be established between proposed tree or shrub plantings and the backside of the curb or edge of pavement.

C. Greenbelts

1. Within the required front yard setback of the zoning district, a greenbelt shall be provided and landscaped in accordance with the following requirements:
 - a. Excluding that number associated with parking lot perimeter landscaping, a minimum of one (1) deciduous or one (1) coniferous tree, plus three (3) deciduous and/or coniferous shrubs for every sixty (60) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.
 - b. The area utilized for access from public rights-of-way through required greenbelts shall not be subtracted from the lineal dimension used to determine the minimum number of trees required.

D. Site Landscaping

1. In addition to any landscaping required by this section, ten (10) percent of the site area, excluding existing right-of-way, shall be landscaped.

2. Areas used for storm drainage purposes, such as unfenced drainage courses or retention areas in front or side yards, may be included as a portion of the required landscaped area but shall not exceed five (5) percent of the site area.
- E. Outdoor Storage in Commercial and Industrial districts
1. Outdoor storage of products or equipment in commercial and industrial districts is to be screened on all sides by a solid wall or fencing so as to provide security and limit the visual impact of an active commercial or industrial process from view of the public right-of-way or residential land uses.
 2. Outdoor storage of products for sale in a commercial development may not be required to be screened from the public road right-of-way unless there exists a significant number of residences along that right-of-way that would be impacted. All side and rear storage areas shall be appropriately screened.
- F. Screening of Trash Containers
1. Commercial bins and containers for waste and trash disposal shall be enclosed on all sides with a fence or masonry wall and a durable gate at least as high as the container, but no less than four (4) feet in height.
 2. Commercial bins and containers shall be consolidated to minimize the number of collection sites, and located so as to reasonably accommodate the buildings they serve and situated so as not to cause nuisance or offense to occupants of buildings.
 3. Commercial bins and containers (as well as constructed enclosures) shall be located away from public view where possible.
 4. Concrete pads of appropriate size and construction may be required for containers and bins or groups of containers and bins.

SECTION 1005 MODIFICATION

- A. The Planning Commission may reduce or modify the foregoing requirements where cause can be shown that no good purpose would be served and that the modification would neither be injurious to the surrounding neighborhood now or in the reasonably anticipated future. The modification shall meet the spirit and purpose of this section.
- B. In situations where landscaping requirements are being considered for property where the adjacent property is vacant, the Planning Commission may also defer landscaping until such time adjacent property is petitioned for development. Deferred landscaping shall be shown on the site plan, but not implemented until such time that screening and buffering is deemed necessary by the Planning Commission.

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