

ARTICLE 22 LANDSCAPING AND SCREENING REQUIREMENTS

SECTION 2200 APPLICATION

This section of the Zoning Ordinance shall apply to all zoning districts, and to all uses within those districts, with the exception of one and two-family residential dwellings and property. Landscaping requirements shall be provided for an improved aesthetic quality of development, a visual barrier to partially or completely screen the view of structures or activities, or as an acoustic screen to aid in absorbing or deflecting noise.

SECTION 2210 LANDSCAPE PLAN

Where required by the zoning district regulations, a landscape plan must be submitted to the Planning Director for approval prior to the issuance of a zoning permit. This plan shall be drawn to scale and include the following information:

1. Property owner's name, address, and telephone number;
2. Existing and proposed structures;
3. Parking areas and driveways;
4. Walkways;
5. Location of existing wooded and a tree preservation plan delineating those existing trees or wooded areas that will be preserved;
6. Name, location, size at planting or placement, and number of all landscape materials, both man-made and natural;
7. Contractor's name, address, and telephone number, if contractor has been hired;
8. Any other information deemed necessary and relevant by the Planning Director.

SECTION 2220 LANDSCAPE BUFFERS BETWEEN INCOMPATIBLE USES

1. General Restrictions

Landscape buffers shall be reserved for the planting of materials as required in this Section. No parking, sidewalks, accessory buildings, or other impervious surfaces shall be permitted, unless specifically authorized by this Ordinance. Landscape buffers may be located within required yards as established in the applicable district regulations. Where requirements for buffers and perimeter parking lot landscaping overlap, the more restrictive requirements shall apply. Where existing natural topography or vegetation serves as an adequate buffer, the Planning Director or his designee may, after inspection of the site and documentation of findings, waive the requirements set forth in this Article.

2. Waiver of Requirements

The Planning Director shall have the authority to grant a waiver of any of the requirements of this Article upon receipt of a written request that explains the reasoning for the waiver. The Planning Director shall review each written request, and a waiver will only be granted if an unusual or extreme circumstance exists which causes an unreasonable hardship due to the irregular size or shape of the project site and its associated use. The Planning Director may also approve an alternative approach if it is determined that the purpose and intent of this Article is achieved.

3. Size and Improvement of Landscape Buffers

The size and composition of landscape buffers between various uses shall be as indicated below. Area within the buffer that is not planted with trees or shrubs shall be maintained in grass or other acceptable ground cover.

a. Multi-Family, Mobile Homes, and Business Uses

Where a commercial use abuts a residential district or use, a landscape buffer ten (10) feet in width shall be provided. Within the buffer, the following requirements shall be provided along the entire length of the buffer:

- i. a tree screen, at least fifty percent (50%) of which consists of evergreens—with individual trees to be at least six (6) feet in height at planting and spaced no more than thirty (30) feet apart.
- ii. One (1) row of shrubs of a non-deciduous species, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than four (4) feet apart OR another approved form of screening, such as privacy fencing or a berm.

b. Industrial Uses

Where an industrial use abuts a residential district or use, a landscape buffer twenty (20) feet in width shall be provided. Within the buffer, the following requirements shall be provided along the entire length of the buffer:

- i. a tree screen, at least fifty percent (50%) of which consists of evergreens—with individual trees to be at least six (6) feet in height at planting and spaced no more than thirty (30) feet apart.
- ii. Two (2) rows of shrubs of a non-deciduous species, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than six (6) feet apart OR one (1) row of shrubs of a non-deciduous species, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than four (4) feet apart in combination with another approved form of screening, such as privacy fencing or a berm.

SECTION 2230 PARKING LOT LANDSCAPING

1. A five (5) foot wide landscaping strip shall be provided around the entire perimeter of the parking lot. The landscaping strip shall be planted with canopy trees, shade trees, ornamental trees, and low shrubs. A minimum of one (1) six-foot (6') canopy tree or ornamental tree for every ten (10) parking spaces shall be provided within the landscaping strip. However, if canopy trees, shade trees, ornamental trees, and low shrubs already exist on the site, this vegetation may be counted towards the satisfaction of this Section.
2. A minimum of five percent (5%) of the gross vehicular area of the parking lot shall be landscaped. Plant material within parking lots shall provide for safe visibility and maintain clear sight lines between two (2) and eight (8) feet from the top of the curb. Such landscaping shall be provided in any combination of planting islands, planting peninsulas, and entrance ways, and shall be dispersed so as to define driveway aisles and parking areas.
3. No more than seventy percent (70%) of the length of a perimeter parking lot landscaping area in a rear or side yard may be utilized for placement of a berm or masonry wall. A berm or masonry wall shall not exceed a height of six (6) feet.

SECTION 2240 AREAS TO BE LANDSCAPED

1. Parking areas shall be screened according to this Ordinance, as listed earlier in this document.
2. Roadway rights-of-way shall be landscaped with grass and trees. No walls, fences, or signs shall be permitted in a right-of-way. Landscaping shall not impede visual clearance according to Section 2550 (Visual Clearance on Corner Lots) of this Ordinance.
3. All dumpsters shall be screened with a wall or fence that is architecturally compatible with the primary facility on the property. Gates shall be provided if dumpsters are visible from the public right-of-way or an adjacent property.
4. Freestanding signs and off-premises signs, excluding billboards, shall be landscaped according to the provisions of Article 20 (Signs) of this Ordinance.

SECTION 2250 LANDSCAPING MATERIALS

Landscaping materials selected shall be appropriate to local growing and climatic conditions. Wherever possible, existing trees should be conserved and integrated into the landscaping plan. Landscape materials may be used in any combination unless otherwise specified and include the following:

1. Living Plant Materials

- a. Minimum trunk diameter of deciduous canopy and ornamental trees shall be two and one-half (2½) inches at a height twelve (12) inches above ground. The minimum height of evergreen trees shall be six (6) feet at planting;
 - b. Shrubs or hedges shall have a minimum height of twenty-four (24) inches at planting;
 - c. Grasses or ground cover;
 - d. Vines
2. Non-living materials, indicated below, shall be limited to planting beds and around individual plants and shall not exceed twenty-five percent (25%) of the total square footage of landscaped area:
- a. Rocks, pebbles, or sand;
 - b. Mulch, including stone or bark;
 - c. Lakes, ponds, streams, or fountains;

SECTION 2260 LANDSCAPING INSTALLATION AND MAINTENANCE

1. Installation

All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building occupancy permit if said permit is issued during a planting season, or within six (6) months of the date an Occupancy Permit is issued during a non-planting season.

2. Maintenance

It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance and as indicated on the landscaping plan which has been approved by the Town. This is to include, but not be limited to, replacement of dead plantings with identical varieties or a suitable substitute, and the maintenance of the area free of refuse and debris.

3. Changes after Approval

Any change or deviation to an approved landscaping plan shall require the approval of the Planning Director. Changes that do not conform to this Section shall be subject to the procedures for a variance as established in this Ordinance. Landscaping improvements made on a site that are not in conformance with the approved landscaping or site plan shall be considered a violation of this Section subject to the fines and penalties established herein, provided, however, that landscaping improvements may exceed the minimum requirements as shown on the approved plan.

4. Inspection

The Planning Director, or his or her designee, shall have the authority to visit any lot to inspect the landscaping.

SECTION 2270 FENCES AND WALLS

In a platted major residential subdivision, any fence or wall which is located in a required front yard, including both front yards of a corner lot, shall be subject to the traffic visibility requirements of this Ordinance. For through-lots, a maximum fence height of seven (7) feet shall be allowed in the yard, opposite the front of the house, which abuts a street from which no vehicular access to the lot is allowed.

