

Article 1800
Landscaping, Buffering and Screening Requirements

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1801 PURPOSE.

Visual screening or landscape buffers shall be provided to: remove, reduce, lessen or absorb the impact between one use or zone and another; break up and reduce the impact of large parking areas; provide interest and lessen the monotony of the streetscape; obscure the view of outdoor storage, rubbish areas, dumpsters, parking and loading areas; and provide protection from soil erosion.

1802 FRONT YARD LANDSCAPING.

In all Multi-Family, Business, Mixed Use, and Industrial Districts the required front yard shall have a minimum 20 foot wide landscaped area across the entire length of the yard, except where such yard is traversed by a driveway, and the following minimum plant material shall be provided:

- a. One (1) tree with a caliper of at least 2 inches for each 50 lineal feet of lot frontage or fraction thereof, not including access driveways; or
- b. One (1) shrub at least 30 inches in height for each 10 lineal feet of lot frontage or fraction thereof, not including access driveways.

1803 SCREENING AND BUFFERING WHEN LOT ABUTS A RESIDENTIAL DISTRICT.

When a lot in any Business, Mixed Use, or Industrial District abuts a Residential District, and when a Multi-Family Residential (RMF-1) abuts a Single-Family Residential District, screening and buffering along the entire length of the common boundary shall be provided in accordance with the following regulations and shall be approved as part of the site plan required by Article 2200.

- a. Width of Buffer Yard. Each required buffer yard shall have the minimum width of 20 feet.

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- b. Screening. Screening within the buffer yard shall consist of one or a combination of the following:
 - 1. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective all year round.
 - 2. A non-living opaque structure such as a solid masonry wall, solidly constructed fence, or louvered fence.
 - 3. A fence with openings through which light and air may pass together with a landscaped area at least 5 feet wide.
 - 4. A landscaped mound or berm at least 5 feet wide.
- c. Height of Screening. The height of screening shall be in accordance with the following:
 - 1. Visual screening walls, fences, or mounds and fences in combination shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect.
 - 2. Vegetation shall be a minimum of 6 feet high measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than 2 years after the initial installation.

1804 SCREENING AND LANDSCAPING OF PARKING LOTS.

Perimeter and interior landscaping of parking lots shall be provided in accordance with the regulations set forth in Section 1713.

1805 LANDSCAPING AND MAINTENANCE OF YARDS.

Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition.

- a. Each lot shall maintain open space with landscaping in compliance with the minimum percentage of the area of the lot specified in the district regulations, but in no case shall the minimum be less than 25% of the lot.

- b. All screening shall be free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

The required landscaping shall be maintained in healthy condition by the current owner and replaced when necessary. Replacement material shall conform to the original intent of the landscape plan.

1806 APPROVAL PROCESS FOR REQUIRED LANDSCAPING, FENCES, AND WALLS.

The location of proposed landscaping, fence, or wall shall be reviewed and approved as part of a site plan pursuant to Article 2200. However, when a fence or wall is proposed at a separate time from any other development for new construction, additions or site renovation, a fence or wall may be approved administratively by the Zoning Inspector when the Zoning Inspector determines that the proposal:

- a. Complies with the requirements of this Section;
- b. Is consistent with any previously approved plan;
- c. Is compatible with the current site development if there is no approved plan; and
- d. Will have a minimum adverse impact to the surrounding areas.

If, because of the nature and location of the proposed fence or wall, the Zoning Inspector does not make such a determination, the request shall be referred to the Board of Zoning Appeals and considered by the Commission according to the site plan and design review procedures in Article 2200.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees