

Article 10 Landscaping

Section 10.1 Intent

- A. The intent of this Section is to promote the public health, safety, and welfare by establishing minimum standards for the design, installation, and maintenance of landscaping as buffer zones between zoning districts, along roadways, between adjacent buildings, and in parking lots. [G-1]
- B. The standards of this Section are intended to guide and encourage the protection and enhancement of the environment through requirements for site design and the use of landscape materials. Applicants are encouraged to provide landscaping in addition to the minimum requirements of this Ordinance to further improve the ecological functions, appearances, and values of their property. [L-1] [G-1]

Section 10.2 Applicability

- A. The requirements set forth in this Article shall apply to all uses for which site plan review is required under this Article. No site plan or special land use shall be approved unless said site plan provides landscaping consistent with the provisions of this Article. Nonconforming landscaping shall come into full compliance when a site plan or special land use is required. [L-2] [G-1]

Section 10.3 Buffer Zone

- A. For those use districts and uses listed hereinafter, there shall be provided and maintained, on those sides abutting or adjacent to a Avoca Residential, Residential, or Open Space Overlay District, the below buffering is required. The applicant may select one of the three buffering methods: [L-3]

Table 10-1: Buffer Requirements

Subject Parcel Zoning District	Adjacent to AR, R, or OS District
RM District	6 Foot wall or solid fence, berm, or greenbelt
MH District	None
NB District	6 Foot wall or solid fence, berm, or greenbelt
B District	6 Foot wall or solid fence, berm, or greenbelt
I District	6 Foot wall or solid fence, berm, or greenbelt

Section 10.4 Required Berm [G-1]

- A. Continuous earth berms shall be provided with undulating horizontal and vertical tops and sides, the height of which shall be no less than required for a wall in the district. Earth berms may consist of opaque screen plantings within the horizontal berm depressions or masonry walls or a combination of both as long as the minimum required height of the earth berm, plantings, wall, or combinations thereof are provided. [G-1]
- B. [G-1] Berms shall be landscaped earth mounds possessing a maximum slope ratio of 3:1 (three feet of horizontal plane for each one foot of vertical height). Side slopes

shall be designed and planted to prevent erosion. The berms shall have a nearly flat horizontal area at their crests of at least two (2) feet in width. [G-1]

- C. Berm or earth mounds shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with a straw mulch held in place by jute netting until the seed germinates and a permanent lawn is established. The straw mulch is not required if the seeded slope is protected by a net which is specifically designed to control erosion.
- D. The berm area shall be kept perpetually free of weeds, refuse, debris, and general clutter and shall be planted with shrubs, trees, or lawn and shall be continuously maintained in a healthy growing condition. Failure to maintain the earth berm in accordance with these requirements shall constitute a violation of this Ordinance. [G-1]

Section 10.5 Required Greenbelt

- A. Shall consist of fifteen (15) feet in width along the adjacent property line. [G-1]
- B. Shall be located as near as possible to the lot lines, except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting residential districts.
- C. Shall have one (1) canopy tree, two (2) evergreen trees, and four (4) shrubs per thirty (30) linear feet. [G-1] [G-5]
- D. Require evergreen trees in the greenbelt shall maintain full coverage from the top to bottom of the tree.
- E. Shall have no openings except for vehicular traffic. [L-4]

Section 10.6 Required Wall or Fence

- A. Required walls or fence shall be located as near as possible to the lot lines, except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting residential districts.
- B. When vehicles or open air display generally exceed a five (5) foot height, said wall shall be increased to a height not exceeding eight (8) feet, as determined by the Planning Commission.
 - 1. Such walls or fences shall have no openings except for vehicular traffic. [G-1]
 - 2. All walls herein required shall be constructed of face brick or other approved materials. All fences shall be constructed of wood or wood products. All materials shall be approved by the Planning Commission to be durable, weather resistant, rustproof, and easily maintained. [G-1]
 - 3. Masonry walls or fences may be constructed with openings which do not, in any square Section (height and width) exceed twenty (20) percent of the surface. Where walls or fences are so pierced, the openings shall be spaced so as to maintain the obscuring characteristic required and shall not reduce the minimum height requirement. The arrangement of openings shall be reviewed and approved by the Planning Commission.

C. Residential Property Across Alley [G-1]

1. Any General Commercial or General Industrial District on which a drive in business, open air display, parking lot, or other open use is conducted shall be separated along its entire length from any adjacent residentially zoned district, located across a public alley of not less than twenty (20) feet wide, by either a building housing a permitted use or by a solid decorative masonry wall five (5) feet in height above grade located, preferably on the residential side of said public alley as provided in paragraph 2 below. Greater wall height may be required as determined by the Planning Commission.
2. Required fences and walls may, upon approval of the Planning Commission, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone upon agreement with affected property owners. Such agreements shall be indicated on the site plan and recorded as a covenant upon the land. The continuity of the required wall on a given block will be a major consideration of the Planning Commission in reviewing such requests. [G-1]

D. Openings in Walls. Where required walls or fences, are provided on the business side of public alleys, requirements may be waived to provide necessary entrance to or exit from required off street parking and loading areas, provided approval is secured from the Planning Commission as to suitability of width and location of such openings.

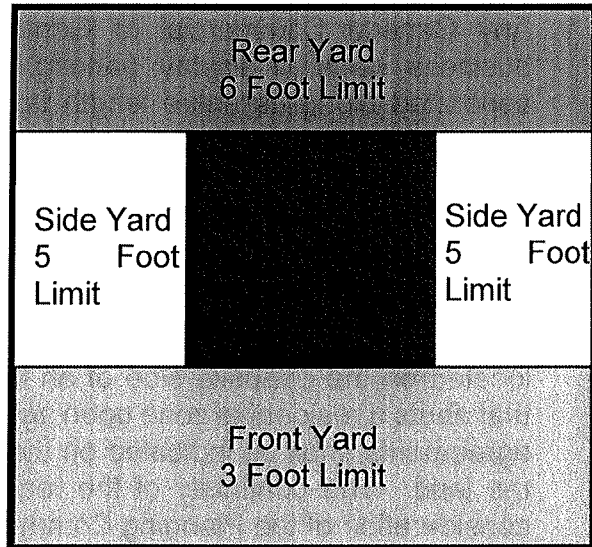
Section 10.7 Fences, Walls, and Other Protective Barriers – Not Required

All fences of any nature, type of description including hedges (but not including planted greenbelts approved by the Planning Commission) located in the Township shall conform to the following regulations:

- A. The erection, construction, or alteration of any fence, wall, or other type of protective barrier shall conform to the requirements of the zoning district wherein they are required because of land use development and to the requirements of this Section. [G-1]
- B. Fences in the Agricultural District and fences for agricultural uses in other districts may be located on all property or road right-of-way lines of a parcel of land providing such fences are maintained in a good condition and do not result in an unreasonable hazard to persons who might come near them. [G-1]
- C. Fences in the Avoca Residential District may be located along the property line with the decorative side facing out. [L-5]

D. Fences in other than Agricultural Districts and Avoca Residential, which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:

Figure 10-1: Fence Height Limit Diagram



1. No fence shall hereafter be erected along the line dividing lots or parcels of land or located within any required rear yard in excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land and no fence shall hereafter be erected, along the line dividing lots of parcels or land or located within any required side yard in excess of five (5) feet, or less than three (3) feet in height above the grade of the surrounding land. [L-5] [G-1]
2. No fence shall hereafter be located in the required front yard or yard adjacent to the street of the lots or parcels in question more than forty two (42) inches in height.
3. Barbed wire, spikes, nails, or any other sharp point or instrument of any kind on top or on the sides of the fence, or electric current or charge in said fences is prohibited, except for permitted agricultural uses. Barbed wire cradles may be placed on top of fences enclosing public buildings or wherever deemed necessary in the interests of public safety. [G-1]

Section 10.8 Plant Materials

- A. Whenever in this Ordinance a landscaped greenbelt or earth berm is required, it shall be planted prior to the issuance of a Certificate of Occupancy. If the development is not completed within a growing season, a temporary Certificate of Occupancy shall be issued for a one (1) year period and a bond posted of sufficient amount to ensure that the earth berm or greenbelt will be completed in accordance with Ordinance provisions.
- B. Suitable plant materials as listed below, or equal in characteristics to these materials, with the spacing as required shall be provided.
 1. Plant Material Spacing
 - a. Plant materials or tree centers shall not be placed closer than four (4) feet from the fence line or property line.
 - b. Where plant materials are planted in two (2) or more rows, planting shall be staggered in rows.
 - c. Evergreen trees shall be planted not more than thirty (30) feet on centers.
 - d. Narrow evergreens shall be planted not more than three (3) feet on centers.

- e. Deciduous trees shall be planted not more than thirty (30) feet on centers.
- f. Large deciduous shrubs shall be planted not more than four (4) feet on centers.
[L-5]

C. Recommended Plant Materials	Minimum Planting Size [G-1]
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1. Evergreen Trees	Five (5) feet in height
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a. Hemlock	d. Spruce
b. Fir	e. Douglas
c. Pine	
f. Fir	
2. Narrow Evergreens	Five (5) feet in height
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a. Juniper	e. Pyramidal Red Cedar
b. Column Honoki Cypress	f. Swiss Stone Pine
c. Blue Columnar Chinese Juniper	g. Douglas Arbor Vitae
d. Irish Yew	h. Columular Giant Arbor Vitae
	i. Pyramidal White Pine
3. Ornamental Trees	1 ½ inch caliper
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a. Flowering Crabapple	f. Hornbeam
b. Mountain Ash	g. Hawthorn
c. Dogwood	h. Magnolia
d. Redbud	i. Russian Olive
e. Rose of Sharon	
4. Large Deciduous Shrubs	Thirty (30) inches in height
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a. Honey Suckle	g. Cotoneaster
b. Viburnum	h. Hazelnuts
c. Mock Orange	i. Evonymus
d. Forsythia	j. Privet
e. Lilacs	k. Buckthorn
f. Ninebark	l. Sumac
5. Large Deciduous Trees	2 inch caliper
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a. Oaks	d. Sycamore
b. Hard Maples	e. Birch
c. Hackberry	f. Beech

g. Ginkgo

i. Sweet Gum

h. Honey locust

j. Hop Hornbeam

D. Trees not permitted

1. Ash

6. Ailanthus (Tree of Heaven)

2. Box Elder

7. Catalpa

3. Soft Maples (Red & Silver)

8. Horse Chestnut (nut bearing)

4. Elms (American)

9. Willows

5. Poplars [L-6]

E. Additional Regulations

1. The remainder of the landscaped area which is not planted with the aforementioned stock shall be in well-kept lawn or other materials acceptable to the Planning Commission. All landscaping shall be maintained in a healthy growing condition, neat and orderly in appearance. [G-1]

Section 10.9 Modification or Waiver

- A. The Planning Commission may modify or waive any landscaping requirement in this Article.
- B. Existing vegetation of the same type (evergreen, deciduous, or shrub) may count towards the required number if located in the required area, is not listed as a prohibited tree, and is not diseased. [L-7]