

CHAPTER 30
LANDSCAPING AND BUFFERING PROVISIONS

SECTION 30.01 SCOPE AND INTENT It is the intent of this section to require the use of buffer zones and landscape screening to reduce the negative impacts between potentially incompatible land uses and to provide for specific landscape requirements within parking areas. It is further intended to preserve and enhance aesthetic qualities, privacy, and property values within the Township.

This section is applicable to all new site plans and development proposed after the effective date of this Chapter. Furthermore, this Chapter is applicable to all expansions, renovations, or alterations that increase the gross floor area of the structure by 25% or more above the floor area as it existed on the effective date of this Chapter. In addition, subsection 30.02 F. is applicable to all new or expanded parking areas having a total of more than 25 parking spaces.

SECTION 30.02 REQUIREMENTS

- A. For all uses that require site plan approval, the site shall be landscaped in accordance with a plan and specifications approved by the Planning Commission (or Director of Community Development Department if administratively approved). The entire site not devoted to floor area, parking, access ways or pedestrian use shall be appropriately landscaped with grass, canopy and coniferous trees, shrubs, and ground cover. Expansion areas shall be placed in grass and kept weed free. Any areas, which become disturbed for any reason, shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Director of Community Development Department.
- B. Landscaping Plan. A detailed landscape plan indicating design intent shall be submitted as part of the Planning Commission's site plan review (or the Director of Community Development Department if site plan review is administrative only) and shall include, but not necessarily be limited to, the following:
 - 1. Location, general type, quality, and size of existing vegetation, including specimen trees.
 - 2. Existing vegetation to be saved.
 - 3. Methods and details for protecting existing vegetation during construction.
 - 4. Location, sizes, and labels for all proposed plantings.
 - 5. Typical cross section, including slope, height and width, of berms and the type of ground cover to be placed on them.
 - 6. Location, height and type of any walls.
 - 7. Plant list(s) showing the required and proposed quantities.
 - 8. Description of landscape maintenance program, including statement that all diseased, damaged or dead materials shall be replaced in accordance with the standards of this ordinance.
- C. Tree and Landscape Preservation Requirements.

1. Site plans should preserve all quality existing trees wherever feasible, especially in buffer areas. Relocation of existing trees within the site is also encouraged and all available measures should be taken to maintain the trees in a healthy condition.
 2. Existing trees may be used to fulfill landscaping requirements, if such trees are in healthy growing condition, are at least the minimum size, are the appropriate type, and are spaced according to their likely mature size.
 3. The area below the drip line of an existing tree to be saved should remain undisturbed. No impervious material should be placed under the drip line and a tree protection fence must be installed around the trees during construction at the limit of disturbance. Tree protection symbols notes and details must be shown on the site plan.
 4. Should any tree designated for preservation, for which landscaping credit is given, die; the owner shall replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 2.5 inches caliper.
- D. Unaccredited Species. The following species are permitted but will not be credited toward required landscaping because of their brittleness, susceptibility to disease and insects, excessive root structure, excessive litter, and or other undesirable characteristics. The planting of these species is not encouraged.

<u>Botanical Name</u>	<u>Common Name</u>
Acer Negundo	Box Elder
Ailanthus Altissima	Tree of Heaven
Catalpa Speciosa	Catalpa
Elaeagnus Angustifolia	Russian Olive
Gingko Biloba (female)	Female Gingko
Maclura Pomifera	Osage Orange
Morus Spp.	Mulberry
Populus Spp.	Cottonwood, Poplar, Aspen
Salix Spp.	Willow
Juglans Nigra	Black Walnut
Robinia Spp.	Black Locust
Acer Saccharinum	Silver Maple
Ulmus Pumila	Siberian Elm

- E. Buffer Zones. Buffer zones are required on properties in the C-1, C-2, C-3, C-4, C-5, O, LI, and I Districts when they adjoin properties in certain zoning districts as set forth in Table 1. Table 2 specifies the requirements for each buffer zone type listed in Table 1.

Table 1

Zoning District of Proposed Use	Adjacent Zoning District or Land Use: RP, RE, R-1, R-1A, R-2, R-3, R-4	Adjacent Zoning District or Land Use: C-1, C-2, C-3, C-4, C-5, O	Adjacent Zoning District or Land Use: LI, I
C-1, C-2, C-3, C-4, C-5, O	<i>Type B</i>	<i>Type A</i>	<i>Type A</i>
LI, I	<i>Type C</i>	<i>Type B</i>	<i>Type A</i>

Table 2

Feature	Buffer Zone Type		
	Buffer Zone A	Buffer Zone B	Buffer Zone C
Width in Feet of buffer zone	5	15	20
Required Trees/100 Feet	2	5	8
Required Shrubs/100 Feet	4	5	8

1. The number of trees and shrubs in Table 2 is required for every one hundred (100) linear feet of buffer zone length provided, however, that buffer zone length will be rounded to the nearest increment of 100 feet.
 2. For purposes of this section, an “adjacent zoning district or land use” as described in Table 1 includes all zoning districts or land uses on properties directly across a public right-of-way from the subject property.
 3. The existence of access ways or driveways within a buffer zone will not reduce the minimum requirements for trees and shrubs.
 4. Evergreen trees are required for buffer zone Types B and C, while either deciduous or evergreen trees may be used in buffer zone Type A.
 5. All areas of the buffer zones outside of trees, shrubs, and/or flowerbeds shall be covered with a living ground cover.
 6. The buffer zone requirements of this section apply whether or not the property in the adjacent zoning district as set forth in Table 1 is developed.
 7. For reasons of conflicting uses, unfavorable topography or other unique or extraordinary circumstances, the Planning Commission as part of site plan review (or the Director of Community Development Department if site plan review is administrative only) may increase or decrease landscape plantings in any required buffer zone if any increase or decrease is found to be necessary to reasonably achieve the intent of this section as stated in Section 26.01 above.
- F. Front yard; commercial, industrial zones. Notwithstanding any other provision of this section, all properties in the C-1, C-2, C-3, C-4, C-5, O, LI, and I Districts, shall have a buffer zone in the front yard regardless of the adjacent zoning districts or land uses. Unless a Type B or Type C buffer zone is otherwise required under subsection 30.02 E., the buffer zone in the front yard shall, at a minimum, be a Type A buffer zone as described in subsection 30.02 E. above.
- G. Parking, landscaping.
1. No parking lot shall be constructed, enlarged or reconstructed until a parking pattern and a landscape plan for that parking lot has been approved by the Planning Commission, or in the case of a permitted use, the Community Development Department.

2. Landscape plans shall, where appropriate, be submitted as part of the site plan.
 3. Parking lot landscaping design criteria. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other live planting material shall be used to complement the tree landscaping, but shall not be the sole contribution of the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan.
 - a. Parking lots exceeding five thousand (5,000) square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with at least one landscaped island. For each additional five thousand (5,000) square feet (or each additional twenty (20) spaces, whichever is greater) an additional landscape island shall be required. Landscape islands shall be at least one hundred eighty (180) square feet in size, with a minimum width of ten (10') feet. Landscape islands shall be landscaped with one shade canopy tree and three (3) shrubs for every eight (8) parking spaces.
 - b. The Community Development Department may allow the substitution of bump-outs or other landscaping elements in lieu of landscape islands, as long as the square footage, width, and landscaping requirements are still met.
 - c. Where plant material exists on a site prior to its development, such landscape material may be used if approved as meeting requirements of this part.
 4. All ground surfaces contained within areas designated on the landscape plan as planting areas shall be planted and maintained in ground cover. Other landscape elements such as decks, patios and stepping, stones, landscape zones, and ponds may also be incorporated into such areas.
 5. All landscaping shall be protected from vehicular traffic by standard concrete curbing and gutter.
 6. Maintenance. The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy growing conditions, replacing it when necessary, and in conformance with original approvals. Yards shall be free of refuse and debris. All walls or fences shall be kept in good repair. All landscaping materials shall be placed so as not to grow out into the public right-of-way.
- H. Plant requirements. For trees and shrubs required by subsections 5., 6., and 7. of this section, minimum plant sizes at the time of installation shall conform to the following:

Table 3

Deciduous tree	2 ½ inch caliper
Evergreen tree	5 ft. in height
Deciduous shrub	2 ft. in height
Upright evergreen shrub	2 ft. in height
Spreading evergreen shrub	24 in. spread

1. Trees shall be spaced at a minimum distance that is the average width of such trees one year after the date of planting.
 2. The Community Development Department shall keep on file a suggested species list to accommodate various site situations.
 3. In an effort to allow flexibility in design, various types of required landscaping may be substituted with the approval of the Planning Commission as part of site plan review provided that the desired screening effect is achieved. If site plan review is not required, the Director of Community Development Department may approve such substitution.
 4. If a property owner cannot plant trees or shrubs required by this section due to unfavorable planting conditions, the Director of Community Development Department may grant the property owner not more than six (6) months after completion of the building or site improvements to install the required trees or shrubs. The Director of Community Development Department may require a performance guarantee as a condition of such approval.
 5. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one (1) growing season.
 6. Landscaping areas shall be neatly maintained, including mowing, fertilizing, pruning, and watering, if necessary.
 7. Parking and loading areas shall be landscaped and/or fenced in such a manner as to reasonably interrupt or screen the areas from view.
 8. The extensive use of cobblestones, crushed stones, or other non-living material as a ground cover is discouraged.
 9. Where appropriate, plantings should be grouped or clustered to provide the maximum visual effect.
- i. Dumpsters. In all Districts, all dumpsters and other detached storage facilities shall be screened on all sides by a continuous, opaque screen at least six feet in height. The screen may be comprised of berms, plant material, screen walls or fences, or any combination of these elements. Gates shall be kept closed except when the dumpster or other detached storage facility is being utilized or serviced.

SECTION 30.03 PERFORMANCE GUARANTEES. The Planning Commission (or the Director of Community Development Department if site plan review is administrative only) may require performance guarantees to ensure compliance with the requirements of this section.

SECTION 30.04 CONFLICT. In the event of any conflict between this section and other provisions of this chapter or between subsections of this section, the more stringent provision shall control.