

ARTICLE XX

LANDSCAPING

§ X.05 - INTENT & PURPOSE

It is the intent and purpose of this Article to:

- (A) Improve the local environment by moderating harsh or unpleasant sounds, reducing air pollutants, reducing visual pollution, moderating winds and effects of climate, controlling soil erosion and depletion, and promoting storm water infiltration;
- (B) Protect, preserve, and enhance the appearance, character, and value of sites and the community;
- (C) Improve the appearance and functionality of off-street parking and loading, other vehicular use areas, and areas abutting public rights-of-way;
- (D) Ensure compatibility between incompatible uses and districts by screening or filtering views and sounds;
- (E) Preserve and enhance existing environmental systems and wildlife habitat;
- (F) Enhance the visual appearance of the Township;
- (G) Encourage the preservation of existing natural features; and
- (H) Establish minimum standards for design, installation, and maintenance of landscaping and buffering.

§ X.10 - LANDSCAPING PLAN

A separate landscaping plan shall be submitted as part of a site plan, demonstrating that all of the applicable standards of this Article are satisfied. The landscaping plan shall be at a minimum scale of 1" = 100' and shall at least the following information.

- (A) **Plantings:** The location, size, spacing, root type, and descriptions, including common and scientific names, for each proposed plant type;
- (B) **Preservation:** The location, size, and descriptions, including common and scientific names, for proposed trees and plant materials to be preserved;
- (C) **Removal:** The location, size, and descriptions, including common and scientific names, for deciduous trees with a diameter of six (6) or more inches or coniferous trees with a height of more than ten (10) feet to be removed;
- (D) **Contours:** Existing and proposed contours on the site and within one hundred fifty (150) feet of the site at intervals of two (2) feet or less;
- (E) **Disturbed Area:** The extent and square footage of the disturbed area, including HERE;
- (F) **Site Condition:** Significant construction details used to resolve site conditions, such as tree wells to preserve existing trees or culverts to maintain natural drainage patterns;
- (G) **Planting & Staking:** Planting and staking details, in either text or drawing, ensuring proper installation and establishment of proposed plant materials;
- (H) **Grass:** Identification of grass and other ground cover plantings and the method of planting;

- (I) **Berms & Walls:** Typical cross sections of berms, including slope and plantings, and walls or fences, including footings; and
- (J) **Maintenance:** A landscaping maintenance program, which, at a minimum, includes a statement that all diseased, damaged, or dead plant materials shall be replaced in accordance with the standards of this Ordinance.

§ X.15 - EXISTING SITES

Landscaping for sites requiring a site plan shall be brought into compliance with this Article as outlined in this Section.

- (A) **Building Expansion:** If the lot coverage is increased by more than fifteen (15) percent, the landscaping shall meet the current landscaping standards of this Article.
- (B) **Parking Lot Expansion:** If the parking lot is increased by more than ten (10) percent, the parking lot landscaping shall meet the current parking lot and loading landscaping standards of this Article.
- (C) **Change of Use:** If the use is changed to a more intensive use, the approving authority shall determine the extent of compliance with the current landscaping standards of this Article is required, based on the nature of the change of use, the existing landscaping, and the surrounding uses.

§ X.20 - DESIGN STANDARDS

Landscaping shall meet the following standards.

- (A) **Live Materials:** All areas of a site plan that are not covered by a structure or planting beds shall be stabilized by grass or other ground covers. Areas between sidewalks and streets, islands in parking lots, boulevard medians, and similar areas shall be landscaped. Mulch or stones shall not be used as the only ground cover.
- (B) **Disturbed Area:** At least one (1) deciduous shade tree or coniferous tree shall be planted for every ten thousand (10,000) square feet of disturbed area of site plans, rounded up.
- (C) **Minimum Landscaping:** In addition to any landscaping required for screening, buffering, parking and loading, at least ten (10) percent of the lot area shall be landscaped with grasses, other live ground covers, planting beds, and trees or a combination of those.
- (D) **Utilities:** All new landscaping shall be coordinated with existing and planned overhead and buried utilities in order to avoid interference with plant growth or damage or interruption of any utility service.
 - (1) **Underground Utilities:** Landscaping shall be placed so that it will not interfere with underground utilities.
 - (2) **Electrical Distribution Lines:** Landscaping shall be placed to maintain a distance of at least ten (10) feet when mature from electrical distribution lines and other overhead utilities.
 - (3) **Electrical Transmission Lines:** Landscaping shall be placed to maintain a distance of at least XX feet when mature from electrical transmission lines.
- (E) **Agricultural Fields:** All new landscaping installed in the vicinity of commercial agricultural fields shall be placed in a manner to not interrupt with the commercial agricultural operation. Trees shall be set back so that their canopy and critical root zone will not extend into the agricultural field.

(F) **Berms:** Berms shall meet the standards below.

- (1) *Slope:* The maximum slope shall be one (1) vertical foot per three (3) horizontal feet.
- (2) *Height:* The maximum height shall be four (4) feet.
- (3) *Top:* The top shall be flat, at least two (2) feet wide, and extend the length of the berm.
- (4) *Planting:* Berms shall be planted to prevent erosion.
- (5) *Fences:* Fences shall not be placed on top of berms located in front yards. The height of fences on berms shall be measured from the base of the berm.

(G) **Walls:** Walls or fences used to provide screening or buffering shall meet the standards below.

- (1) *Location:* Walls or fences shall meet the location standards outlined in §**HERE**.
- (2) *Setbacks:* Walls or fences shall be set back a distance at least equal to the height.
- (3) *Height:* Walls or fences shall meet the height standards outlined in §**HERE**. The approving authority may allow for a taller wall or fence if it the additional height: a) is necessary to provide adequate screening and b) would not create a negative impact on the surrounding properties.
- (4) *Materials:* Walls or fences shall be constructed in a sound manner assuring long-term structure integrity and visual character.
- (5) *Maintenance:* Walls or fences shall be kept and maintained in a good condition.
- (6) *Landscaping:* The approving authority

§ **x**.25 - SCREENING & BUFFERING

In addition to other applicable standards, the following screening and buffering shall be provided.

(A) **Non-residential & Multiple-unit Residential:** Non-residential uses shall provide buffering along streets and along all side and rear lot lines adjacent to residential zoning districts; multiple-unit residential uses shall provide buffering along streets and along all side and rear lot lines adjacent to non-residential zoning districts and single-family or two-family zoning districts.

- (1) *Front-yard Buffer:* The front-yard buffer shall be located along the front-lot line and shall meet the following standards.
 - a. *Nature of Buffer:* The front-yard buffer shall be landscaped with grass, ground cover, trees, shrubs, and other natural landscape material. Fences, sidewalks, and access driveways may be located within the buffer area.
 - b. *Width:* The front-yard buffer shall have a minimum width equal to half (1/2) of the front-yard setback.
 - c. *Trees:* One (1) tree shall be planted for every thirty (30) linear feet of frontage, rounded up.
- (2) *Side & Rear-yard Buffer:* The side and rear-yard buffer shall be located along the side and rear lot lines and shall meet the following standards.
 - a. *Nature of Buffer:* The side and rear-yard buffer may consist of a solid wall, berms, living materials, or a combination of those. When living materials are used, they should meet the required standards for height and opacity within three (3) years of planting.
 - b. *Opacity:* The side and rear-yard buffer shall be at least eighty (80) percent opaque by observation of any two (2) square yard area. The opacity shall be maintained throughout the

year. If plantings do not provide the necessary opacity within three (3) years, a solid wall shall be installed.

- c. *Height:* The side and rear-yard buffer shall be at least five (5) feet high. If plantings do not provide the necessary height within three (3) years, a solid wall shall be installed.
- d. *Width:* The side and rear-yard buffer shall be at least ten (10) feet wide.
- e. **TITLE:** The approving authority may require a solid wall if it determines there is a need to provide a greater noise or dust barrier or to screen more-intense development not adequately screened as outlined above.

(B) Site Condominiums & Subdivisions: Site condominiums and subdivisions shall provide buffering along boundaries of the development and within the development.

- (1) *Front-yard Buffer:* When a site condominium or subdivision abuts or contains an existing or proposed arterial street, a buffer shall be installed to screen the view of the development.
 - a. *Nature of Buffer:* The buffer shall be landscaped with grass, ground cover, trees, shrubs, and other natural landscape material. Fences and signs may be placed within the buffer.
 - b. *Width:* The buffer shall be at least fifty (50) feet wide.
 - c. *Plantings:* One (1) tree shall be planted for every thirty (30) linear feet of frontage.
 - d. *Waiver:* The approving authority may approve different standards for the buffer if doing so preserves important, existing views and continues to screen the view of the development.
- (2) *Side and Rear-yard Buffer:* All other exterior boundaries of site condominiums and subdivisions shall provide a buffer, unless the adjacent property already provides a similar buffer.
 - a. *Nature of Buffer:* The buffer may consist of berms, living materials, or a combination of those. When living materials are used, they should meet the required standards for height and opacity within three (3) years of planting.
 - b. *Opacity:* The buffer shall be at least eighty (80) percent opaque by observation of any two (2) square yard area. The opacity shall be maintained throughout the year. If plantings do not provide the necessary opacity within three (3) years, a solid wall shall be installed.
 - c. *Height:* The side and rear-yard buffer shall be at least five (5) feet high. If plantings do not provide the necessary height within three (3) years, additional plantings shall be installed.
 - d. *Width:* The side and rear-yard buffer shall be at least ten (10) feet wide.
- (3) *Interior Streets:* Deciduous shade trees shall be planted along the interior streets.
 - a. *Number:* There shall be one (1) street tree for every forty (40) linear feet of frontage. Every lot shall have at least one (1) street tree.
 - b. *Spacing:* The street trees shall be uniformly placed, to the greatest extent practical.

§ X.30 - PARKING & LOADING

Parking and loading for non-residential and non-agricultural uses shall provide the following landscaping.

(A) Street Screening: Screening shall be provided to block headlights of motor vehicles in the off-street parking or loading spaces or maneuvering lanes from projecting onto a street. This shall not apply to access driveways.

- (B) Landscaping:** Parking lots that provide more than four (4) off-street parking spaces shall provide additional landscaping along the perimeter and/or within the parking lot.
- (1) Number of Trees:** There shall be at least one (1) tree for every eight (8) parking spaces, rounded up.
 - (2) Location of Plantings:** All shrubs and trees shall be at least three (3) feet from the edge of the parking lot or curb.
 - (3) Clear Vision:** All plantings within the parking lot shall not obstruct vision at a height between thirty (30) inches and six (6) feet.

§ X.35 - DETENTION & RETENTION PONDS

In addition to other applicable standards, detention and retention ponds shall meet the following landscaping standards.

- (A) Integration:** Stormwater management systems, including bioswales, rain gardens, and detention and retention ponds, shall be integrated with the site landscaping.
- (B) Form & Appearance:** Detention and retention ponds shall have a free form, following the natural shape of the land, to the greatest extent practicable, replicating a natural design and appearance.
- (C) Slope:** Side slopes of detention and retention ponds shall not exceed one (1) vertical foot for every three (3) horizontal feet.
- (D) Planting:** One (1) deciduous or evergreen tree shall be planted around the detention or retention pond for every fifty (50) lineal feet along the pond's bank, rounded up. Any plantings in or around a detention or retention pond shall be adapted to the soil conditions.

§ X.40 - PLANTING MATERIALS

Introduction text here.

- (A) Selection:** All plant materials shall be hardy to Dexter Township, shall be free of disease, insects, and damage and shall conform to the American Standard for Nursery Stock.
- (B) Minimum Size:** Trees installed to meet the standards of this Article shall meet the following size.
 - (1) Deciduous Shade Trees:** Deciduous shade trees shall have a caliper of at least two point five (2.5) inches, measured twelve (12) inches above ground.
 - (2) Decorative Deciduous Trees:** Decorative deciduous trees shall have a caliper of at least two (2) inches, measured twelve (12) inches above ground.
 - (3) Evergreen Trees:**
- (C) Variety:** When more than three (3) trees are required to meet the standards of this Article, any single species shall constitute a maximum of thirty-three (33) percent of the overall trees to be planted.
- (D) Prohibited Species:** The following trees shall not count towards requirements. HERE.
- (E) Preservation:** here
- (F) Replacement:** here

§ X.45 – INSTALLATION & MAINTENANCE

Text follows here.

(A) *Title Here:* here

(B) *Title here:* here

(1) *Title Here:* here

§ X.45 - WAIVER OR MODIFICATION

Text follows here.

(C) *Title Here:* here

(D) *Title here:* here

(1) *Title Here:* here

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