

SECTION 32A. LANDSCAPING

The purpose of this section is to provide landscaping in order to better control and ameliorate problems of air and noise pollution, afford wind protection, help moderate temperature extremes, to increase property values and attract prosperous business activities into the County and to make the County a healthier and more aesthetically pleasing place to live, shop and work. It is the further intent of this section to provide minimum standards for the selection of plant materials to ensure their survival.

A. Landscape Plans and Plant Materials.

1. *Applicability:* All properties requiring site landscaping must submit with the application for a building permit a landscape plan demonstrating compliance with the standards set forth below.
2. *Site Landscaping Requirements:*
 - a. Street trees: All properties requiring site landscaping shall include major deciduous trees at the minimum rate of one (1) for every thirty-five (35) feet along any property line abutting public right-of-way. The requirement may be satisfied by planting trees within the public right-of-way at a location to be designated by the Zoning Administrator or, alternatively, such trees shall be planted on-site within the front yard setback.
 - b. No on-site landscaped area shall be less than five (5) feet wide or eight (8) feet long, except that this provision shall not apply to areas covered by easements for public purposes. (2-11-78)
 - c. A minimum of twenty-five (25) percent of the landscaped area shall be covered by shrub spread at maturity.
3. *Landscape Plan Standards:*
 - a. The landscape plan must show:
 - (1) Topography of site before and after landscaping.
 - (2) Location and size of all existing plant materials.
 - (3) Existing vegetation to be retained.
 - (4) Devices by which existing plant material shall be protected from damage during land alteration or land development activities. All disturbed areas not otherwise treated shall be seeded and/or sodded.
 - (5) Location, type, size, spacing and number of proposed trees, shrubs, and ground covers.
 - (6) Property lines, match lines, easements, limit of contract, building overhangs, paved areas, fences, walls and utilities.
 - (7) A legend, plant list, key, a scale drawn to a minimum of one (1) inch to thirty (30) feet, north arrow and planting detail.
4. *Planting Materials Standards:*
 - a. Deciduous trees with an ultimate height of thirty-six (36) feet or greater to be planted shall be a minimum two-inch caliper and ten (10) feet in height at time of planting.
 - b. Deciduous trees with an ultimate height of thirty-five (35) feet or less to be planted shall be a minimum of one and one-half-inch caliper at the time of planting, and eight (8) feet in height at time of planting.
 - c. Evergreen trees with an ultimate height of twenty-six (26) feet or greater shall have a minimum height of five (5) feet at time of planting.
 - d. Evergreen trees with an ultimate height of twenty-five (25) feet or less shall have a minimum height of two (2) feet at time of planting.
 - e. Caliper, as used herein, is the diameter in inches of the tree as measured six (6) inches above ground level for trees up to and including those trees measuring four (4) inches in caliper. Trees with a caliper greater than four (4) inches shall be measured twelve (12) inches above ground level.
 - f. Spreading shrubs, deciduous or evergreen, to be planted shall be a minimum fifteen (15) inches in diameter.
 - g. Upright shrubs to be planted shall be a minimum of twenty-four (24) inches in height.

- h. All trees, shrubs, vines or groundcover, shall be living species. No artificial plant material may be used to fulfill the requirements of this section.
 - i. All plant materials must be:
 - (1) Normally developed and typically representative of species and/or variety stated.
 - (2) Stock well-branched and healthy.
 - (3) In accordance with the American Association of Nurserymen's American Standard for Nursery Stock.
 - j. A list of trees and shrubs to be used by developers to plan landscaping in compliance with this subsection shall be available at the office of the Zoning Administrator.
 - k. Trees that vary from this list may be used subject to the approval of the Zoning Administrator.
5. *Maintenance:* The owner of the property, or his designated agent, shall be responsible for the proper care and maintenance, and replacement if necessary, of all landscape materials in a healthy and growing condition.

B. Additional Landscaping Requirements for Parking Areas, Public and Private.

- 1. *Applicability:* The provisions of this subsection shall apply to all parking areas designed for twenty (20) or more spaces except the provision of paragraph B.5.b., which shall be applicable regardless of the number of parking spaces.
- 2. *Landscape Plan Requirement:*
 - a. No parking area of twenty (20) or more spaces shall be constructed or enlarged until a landscape plan for that parking area has been approved by the Zoning Administrator.
 - b. Landscape plans shall be drawn according to the standards set forth in subsection 32A.A.3.
 - c. Landscape plans shall show dimensions and distances, clearly delineate the existing and proposed parking spaces, or other vehicular use area, access aisles, driveways, and the location, size and description of all landscape materials.
- 3. *Parking Lot Landscaping Design Criteria:*
 - a. All end islands of parking rows and all areas not otherwise used for ingress, egress, aisles or parking must be landscaped.
 - b. The interior space of any planting area shall be no less than nine (9) square feet and not narrower than two (2) feet across its center.
 - c. The primary landscaping materials used in parking lots shall be deciduous trees which are capable of providing shade at maturity. Shrubbery, hedges and other live plant materials are to be used to complement the tree landscaping. Effective use of berms and existing topography is also encouraged as a component of the landscape plan.
 - d. All interior planting areas shall be protected from vehicle intrusion by a permanent barrier not less than four (4) nor more than eight (8) inches high.
 - e. In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the landscaping requirements of this subsection.
- 4. *Planting Materials:* All plant materials shall conform to the standards set forth in subsection 32A.A.4.
- 5. *Screening Requirements:* The following regulations apply in all districts to all uses including vehicle dealership, sales or rental lots and vehicle storage lots:
 - a. A landscaped strip a minimum of five (5) feet wide shall be provided where a parking area abuts streets, sidewalks, street right-of-way and alleys separating "C" Districts from "R," "RA," and "S-3A" Districts. Deciduous trees shall be spaced every twenty-five (25) linear feet, to be measured along the property line, in the planting areas with a minimum of three (3) evergreen shrubs, planted on center, which attain a minimum height of three (3) feet at maturity, planted between.
 - b. Except between abutting "RA" zoned lots or where topography achieves the same effect, any part of a parking area located closer than fifty (50) feet to a side or rear lot line of a

lot in an "R" or "RA" District or where such parking extends into an "R" or "RA" District as a permitted transitional use, a minimum of a five-foot wide landscaped strip with a wall or fence shall be required. The wall or fence shall be placed within ten (10) feet of, and generally parallel to, the boundary of the parking area and the "R" or "RA" lots. The landscaped strip may be placed on either side of the wall or fence. Such wall or fence shall consist of durable material so arranged that direct light cannot penetrate the face thereof. Such wall or fence shall have a minimum height of six (6) feet above the finished surface of the area that it bounds, measured at the wheel bumper, where such exists, and of six (6) feet above the ground surface of the side exposed to abutting properties. The height of the wall or fence shall be reduced to four (4) feet when located in the required setback. In parking areas with less than twenty (20) spaces, the five-foot landscaped strip may be deleted; however, in all cases the wall or fence shall be required. (3-4-78)

- c. A landscaped strip five (5) feet wide shall be provided where "C" properties abut "R," "RA," and "S-3A" properties.
 - d. Planting which is required for screening may be considered as partial or complete fulfillment of the site landscaping requirement.
6. *Maintenance:* The owner of the property, or his designated agent, shall be responsible for the proper care and maintenance, and replacement if necessary, of all landscape materials in a healthy and growing condition.