

ARTICLE XXXIII

LANDSCAPE SCREENS AND BUFFERS

Section 33.01 Purpose

The purpose of these landscaping requirements is to promote and protect the public health, safety and welfare through the preservation of existing wooded areas by recognizing the vital importance of tree growth in the ecological system. It is further the purpose of this Article to specifically encourage the preservation and replacement of major trees removed in the course of land development, to promote the proper utilization of landscaping as a buffer between particular land uses, and to minimize noise, air and/or visual pollution and artificial light glare.

Section 33.02 Tree Preservation

When preparing and reviewing subdivision plans and preliminary and final development plans, good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking areas should be laid out to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens.

Section 33.03 Landscape Screening

A. Screening of Uses in Particular Districts

The development standards for particular districts require the installation of screen or buffer areas of side or rear yards that are adjacent to districts where single family residences are permitted uses. When required by the specific district development standards, such screening shall consist of walls, landscaped earthen mounds, fences, natural vegetation or an acceptable combination of these elements. Such areas shall be a minimum of ten (10) feet wide and contain screening at least seven (7) feet in height. The use of year-round vegetation, such as pines or evergreens, is encouraged. Landscaped screening shall have at least seventy-five percent (75%) opacity during full foliage.

B. Screening of Trash Receptacles

The development standards for particular zoning districts require the screening of trash receptacles to effectively screen them from view.

C. Maintenance of Shrubbery and Hedges

In any district, no shrubbery or hedge shall be planted, in such a manner that any portion of growth extends beyond the property line. The owner or occupant of property on which there is shrubbery, hedges, or trees located so as to affect the vision of drivers on adjacent streets shall keep shrubbery and hedges trimmed to a maximum of thirty (30) inches in height, and keep trees trimmed so as to avoid covering or obscuring of traffic visibility or traffic control signals.

Section 33.04 Landscape Materials as Buffers

Landscape materials utilized in meeting requirements of this Section should complement the form of existing trees and plantings, as well as the general design and architecture of the developed area. The type of sun or shade should be considered in selecting plant materials. Artificial plants are prohibited. All landscape materials shall be living plants and shall meet the following requirements:

- A. Deciduous Trees- Trees which normally shed their leaves in the fall, shall be species having an average mature crown spread of greater than fifteen (15) feet and having trunks which can be maintained with over five (5) feet of clear wood in areas where visibility is required, except at vehicular use intersections where the clear wood requirements shall be eight (8) feet. A minimum of ten (10) feet overall height, or a minimum caliper (trunk diameter as measured six inches above the ground) of at least two (2) inches immediately after planting shall be required. Trees of undesirable species, as cited in 33.04.C below, are prohibited.
- B. In meeting the planting and maintenance requirements of this Ordinance, the following species of trees shall be considered undesirable species, and shall not be utilized.
 - 1. Box-Elder (acer negundo)
 - 2. Silver Maple (acer saccharium)
 - 3. Catalpa (catalpa speciosa)
 - 4. Mulberry (Morus alba)
 - 5. Poplars and Cottonwoods (all kinds) (Populus)
 - 6. Willows (all kinds) (Salix)
 - 7. Siberian Elm (Ulmas pumila)
- C. Evergreen trees - Evergreen trees shall be a minimum of three (3) feet high with a minimum caliper one (1) inch immediately after planting.
- D. Shrubs and Hedges - Shrubs shall be planted at least two (2) feet in average height when planted and shall conform

to specified requirements within four (4) years after planting.

- E. Grass or Ground Cover - Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns, and may be sodded or seeded. In swales or similar areas subject to erosion, nets or suitable mulch shall be used: nurse grass shall be sown for immediate protection until complete coverage otherwise is achieved. In certain cases, ground cover consisting of rocks, pebbles, sand or similar materials may be approved.