

ARTICLE 8 LANDSCAPING REQUIREMENTS

All nonresidential uses shall be required to submit an illustration of the proposed Landscaping Plan. This illustration may be included with submission of the Site Plan pursuant to Section 13.04 (Site Plan Review)

SECTION 8.01 GENERAL LANDSCAPING REQUIREMENTS

8.01.01 Planned Landscaping. Landscaping shall be conceived in a total pattern throughout the site, integrating the various elements of the site design, preserving and enhancing the particular identity of the site, and creating an aesthetically pleasing site character.

- 1) A minimum of seven (7) percent of the net lot area shall be reserved for landscaping. This may include the front, side and rear yards, provided landscaping is placed in these areas. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials and annuals, and other materials such as rocks, water, sculpture, art, walls, and fences.
- 2) The Landscaping Plan shall identify existing and proposed trees, shrubs, and ground covers; natural features; and other landscaping elements. The Plan shall show where they are or will be located and planting and/or construction details.

8.01.02 Plant Material Specifications. The following specifications for plant materials shall be followed for all required landscaping treatments. Alternatives to these materials that can be shown to meet both the intent and requirements of this Resolution may be approved as part of a site plan:

- a) Shrubs. Shrubs shall be at least twenty-four (24) inches average height and spread at the time of planting and, where required for screening, shall form a continuous, year round, solid visual screen within five (5) years after planting.
- b) Ground Cover and Grass. Ground cover shall be planted a minimum of eight (8) inches on center and shall be planted in such a manner to present a finished appearance and seventy-five (75) percent coverage after two (2) growing years. ¹ If approved as part of a Site Plan, ground cover may also consist of rocks, pebbles, wood chips, and other materials. Grass shall be planted in species normally grown as permanent lawns.

8.01.03 Maintenance and Replacement Requirements. The owner shall be responsible for maintaining all landscaping in good condition to present a healthy, neat, and orderly appearance. This should be accomplished by the following standards:

- a) All plant growth in landscaped areas shall be controlled by pruning, trimming or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.

¹ Amended 3/8/2017 by Resolution 2-2017 (effective 4/7/2017)

Article 8 – Amendments

- b) All planted areas shall be maintained in a relatively weed-free condition, clear of undesirable undergrowth and free from refuse and debris.
- c) All trees, shrubs, groundcover, and other plant materials must be replaced within the next planting season if they die or become unhealthy because of accidents, drainage problems, disease, or other causes. Replacement plants shall conform to the standards that govern original installation.
- d) Representatives of the Township shall have the authority to inspect landscaping and check it against the approved plan on file.

SECTION 8.02 LANDSCAPED BUFFER STRIPS REQUIRED BETWEEN NON-RESIDENTIAL USES AND “A-1” OR “R” DISTRICTS

For all nonresidential uses (except agriculture) which are within, abut, or are opposite an "A-1" or "R" District, a landscaped buffer strip shall be required to extend the full length of any adjacent or abutting side and/or rear lot line, subject to approval by the Zoning Commission.

8.02.01 Width of Buffer Strip

- a) Nonresidential buildings or uses (not including customer/staff parking) shall not be located or conducted closer to any lot line of an “A-1” or “R” District than the distance specified in the following schedule, except as provided in Section 8.02.02(d) of this section. Where the boundary line of two zoning districts divides a lot held in single ownership, the zoning district line shall apply for non-residential setback purposes.

<u>Uses</u>	<u>Minimum Yard (Feet)</u>	
	<u>Side</u>	<u>Rear</u>
Public/Semi-Public	50	100
Commercial	30	30
Industrial	50	100

- b) Parking of automobiles for non-residential uses may be permitted within fifteen (15) feet of the boundaries of “A-1” and “R” Districts provided screening is installed as specified in Section 8.02.02(d) subject to approval by the Zoning Commission.

8.02.02 Landscaped Buffer Strip Requirement

- a) This buffer strip shall be landscaped with natural screening at a minimum of four (4) feet in height for all uses. This screening must have a minimum opacity of seventy-five (75) percent in the summer and fifty (50) percent in winter within three (3) years of planting. ²

² Amended 3/8/2017 by Resolution 2-2017 (effective 4/7/2017)

Article 8 – Amendments

- b) An additional four (4) feet of mounding shall be required for all industrial and public/semi-public uses.
 - 1) The mounding slopes shall not exceed three foot horizontal to one foot vertical (3:1) and shall vary and undulate maintaining a height between three (3) and four (4) feet. All crests of mounds shall be rounded.
 - 2) In combination with the mounding, plantings shall be provided such that the plantings and mounding will achieve a combined minimum height of seven (7) feet above surrounding contours.
- c) Naturally occurring buffer areas, such as wood lots, may be preserved and utilized in lieu of all or part of the preceding requirements, and alternative screening and buffering improvements may be approved by the Zoning Commission as part of the Site Plan review process.
- d) For commercial uses within or abutting “A-1” or “R” Districts, the minimum width of the buffer strip may be reduced up to fifty (50) percent of the requirements stated in Section 8.02.01(a) if an alternate acceptable landscaped buffer strip approved by the Zoning Commission is provided. At a minimum, such buffer shall consist of a masonry or solid fence between four (4) and six (6) feet in height, maintained in good condition and free of all advertising or other signs. Landscaping planted on the outside of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than (4) feet in height.

SECTION 8.03 LANDSCAPE STRIP ALONG ROADWAYS REQUIRED

- 8.03.01 A landscape strip shall be provided by all commercial and industrial uses along the full frontage of a lot to separate the roadway from the building and/or parking areas.
 - a) For lots having a front lot line that adjoins a non-limited access state or federal highway, the width of this landscape strip shall not be less than thirty (30) feet measured from the right-of-way line away from the street.
 - b) For lots having a front lot line that does not adjoin a state or federal highway, the width of this landscape strip shall not be less than twenty (20) feet measured from the right-of-way line away from the street.
- 8.03.02 Within this landscape strip, the area shall be unoccupied except for the landscape treatment, signage, steps, walks, terraces, driveways (generally perpendicular to right-of-way), lights, and other similar structures.
 - a) Mounding and other innovative treatments are to be encouraged in this area, but the design must not interfere with adequate sight distances.
 - b) Within the landscape strip, at least two (2) deciduous trees with a three (3) inch caliber, or three (3) evergreen trees at least six (6) foot high shall be planted for each one hundred (100) feet of property frontage, along with random shrub plantings.

Article 8 – Amendments

SECTION 8.04 PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening and landscaping is required for all commercial and industrial uses and shall include both perimeter screening and interior landscaping.

8.04.01 Perimeter Screening. Perimeter screening shall effectively conceal vehicles within a parking area from adjoining property (alongside lot lines) with the selective use of plant, mounding, or fence material for visual separation. The perimeter of parking areas shall be screened as follows:

- a) A planting strip of at least five (5) feet in width shall be located along the perimeter of a parking area (along side lot lines).
- b) Within this landscaped strip³there shall be two (2), two (2) inch caliber deciduous shade trees per one hundred (100) lineal feet (or fraction thereof) of perimeter parking area.
- c) There shall also be a four (4) foot tall solid hedge, or informal planting of shrubs (evergreen or deciduous) which will provide fifty (50) percent opacity within two (2) years of planting.
- d) If such perimeter landscaping is found to be not feasible or practical during the site plan review process, an alternative arrangement of perimeter landscaping may be provided and approved as part of the site plan review process.

8.04.02 Interior Parking Area Landscaping. Landscaping within parking areas, whether ground cover or upright plant materials, is necessary not only to reduce the generation of heat and water runoff, but also to break up visually the expanse of paved areas.

- a) The use of parking islands or peninsulas strategically placed throughout the parking lot is required to landscape parking lot interiors. The use of shade trees in these landscape areas is encouraged.
- b) Any open parking area containing more than six thousand (6,000) square feet of area or fifteen (15) or more parking spaces shall provide the following interior landscaping in addition to the required perimeter screening:
 - 1) An area equal to five percent (5%) of the total area devoted to parking spaces and parking lanes shall be landscaped and permeable within the parking area.
 - 2) Landscaping in parking areas shall be dispersed throughout in peninsulas or islands. The minimum island or peninsula size shall be one hundred eighty (180) square feet, with a two (2) foot minimum distance between all trees or shrubs and the edge of pavement where vehicles overhang and should have a minimum width of ten (10) feet. Islands shall typically be located every ten (10) to twelve (12) parking spaces, and may be curbed.

³ Amended 3/8/2017 by Resolution 2-2017 (effective 4/7/2017) typing error

Article 8 – Amendments

- 3) Required plant materials for the interior of parking areas shall be one deciduous tree for every three thousand (3,000) square feet. Where site distance or maneuvering conflicts exist, trees shall have a clear trunk of at least five (5) feet above the ground, and the remaining required landscape areas shall be planted with shrubs or ground cover not to exceed two (2) feet in height.
 - 4) All parking surfaces shall be paved.
- c) Whenever possible, large parking areas of thirty thousand (30,000) square feet or larger shall be designed so as to break up their visual expanse and create the appearance of smaller parking lots. This distinction or separation can be achieved by interspersing yard space and buildings in strategic areas and by taking advantage of natural features such as slope, existing woodland or vegetation, drainage courses and retention areas.

SECTION 8.05 **FOUNDATION PLANTINGS**

Foundation plantings are required along all exterior building walls that face or are nearly parallel to a public right-of-way to soften building edges and screen foundations. Foundation shrubbery shall be used to enhance and highlight building architecture.

- 8.05.01 Foundation plantings shall be placed within five (5) feet of the building perimeter.
- 8.05.02 Ten (10) shrubs shall be required for every one hundred (100) lineal feet of horizontal exterior building wall that faces (or are nearly parallel to) a public right-of-way.
- 8.05.03 If the Township determines that such foundation plantings are not feasible, an alternate treatment may be approved.

SECTION 8.06 **SCREENING OF SERVICE COURTS, STORAGE AREAS AND LOADING DOCKS**

For all uses that include areas used for service, loading, and unloading activities, such areas shall be screened along the entire rear lot line and side lot lines from the rear lot line to the rear building line.

- 8.06.01 The width of this screening area shall be a minimum of five (5) feet.
- 8.06.02 Screening shall consist of walls, hedges, fences, vegetation, or an acceptable combination of these elements, provided that screening must be at least seven (7) feet in height.
- 8.06.03 Vegetation used for screening shall have a minimum opaqueness of seventy five (75) percent at all times within two (2) years of planting.

Article 8 – Amendments

SECTION 8.07 SCREENING OF TRASH CONTAINER RECEPTACLES

All trash containers or receptacles shall be screened or enclosed. Trash containers designed to service more than one residential unit or to service a non-residential structure shall be screened on all sides by walls, fences, or natural vegetation or an acceptable combination of these elements.

- 8.07.01 Trash containers or receptacles shall not be located in the front yard building setback and shall be located at least five (5) feet from a property line.
- 8.07.02 The height of such screening shall be at least six (6) feet. The maximum height of walls and fences shall not exceed ten (10) feet. Vegetation shall be a variety that will attain six (6) feet in height within two (2) years of planting.
- 8.07.03 Vegetation shall have a minimum opaqueness of seventy-five (75) percent at all times within two (2) years of planting. The use of evergreen vegetation is encouraged.

SECTION 8.08 SCREENING OF EXTERIOR MECHANICAL EQUIPMENT

Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating-equipment fans, blowers, ductwork, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be directly visible at ground level.

- 8.08.01 Any landscaping or structural means employed to screen exterior components of plumbing, processing, heating, cooling, and ventilating systems from direct view shall appear as integrated parts of the buildings and shall be constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design.
- 8.08.02 Any exterior components of plumbing, processing, hearing, cooling and ventilating systems and their screening devices which will be visible from upper floors of adjacent buildings shall be kept to a visible minimum, shall be installed in a neat and compact fashion and shall be painted such a color as to allow their blending with their visual background.