

§ 155.190 LANDSCAPING.

(A) Purpose.

(1) The purpose of this section is to improve property values and community appearance, allow for the ecological benefits provided by plants, prevent the overcrowding of land and enhance the privacy and welfare of citizens.

(B) Application.

(1) The landscaping and buffering standards of this section shall apply to proposed development for which a site plan is required.

(2) All requirements shall run with the land use and shall apply against any owner or subsequent owner.

(3) Land used toward achieving the requirements shall be on the same lot or on property under the same permanent possession or control as the lot on which the use is located.

(C) Standards. In addition to the provisions of this ordinance governing screening, buffering and/or shading found elsewhere (see Sections § 155.195 through § 155.202 and § 155.215 through § 218), the following requirements shall apply to property that is to be developed for any use other than single family.

(1) No vehicle parking or building construction or similar development use shall be allowed within the required front (or if on a corner, also the side street) building setback of any lot or parcel.

(2) The required building setback area shall be appropriately landscaped as provided for herein. The total square footage of the required building setback area shall be determined by multiplying the footage of the property along the street, road, highway (front yard setback), side property line or rear property line times the required building setback depth, as applicable.

(a) Front Yard Setback Area.

1. One large tree (unless subject to overhead power lines along the street/road or railroad which will then use trees as recommended by CP&L in their booklet "Trees for the Carolinas" dated 8/99) shall be planted at the rate of one three inch caliper tree with a minimum height of eight feet per 30 or less linear feet of property line abutting a public street/road or railroad. Large trees are defined as deciduous or evergreen trees with a mature height of 30 feet or greater and a mature spread of 30 feet or greater.

2. One understory tree or large shrub with a minimum height of eight feet, at the time of planting, shall be required per 500 square feet. At least 30% of such

trees must be deciduous and at least 40% of such trees must be evergreen, which must, when mature, be at a height of ten to 20 feet.

3. One shrub with a minimum height of 18 inches, at the time of planting and of a variety that can be expected to reach a minimum height of 36 inches within five years of planting shall be required per 200 square feet. No more than 30% of such shrubs may be deciduous. To meet height requirements a landscaped earth berm may also be used.

(b) Side and Rear Yard Setback Area.

1. One understory tree or large shrub with a minimum height of eight feet, at the time of plating, shall be required per 500 square feet. At least 30% of such trees must be deciduous and at least 40% of such trees must be evergreen, which must, when mature, be at a height of 20 to 30 feet.

2. One shrub with a minimum height of 18 inches at the time of planting and of a variety that can be expected to reach a minimum height of 36 inches within five years of planting, shall be required per 200 square feet. Not more than 30% of such shrubs may be deciduous.

(3) Additionally, shrubs with a minimum height of 18 inches at planting and of a variety that can be expected to reach a minimum height of 36 inches within five years of planting shall be required along the front and all sides of all buildings which can be seen from the street, road or highway.

(4) The landscaping requirements of this section, and as required elsewhere in this ordinance, may be satisfied by preexisting trees and shrubs, newly planted trees and shrubs or a combination of both.

(D) Additionally, the planting of new trees or maintenance of preexisting trees elsewhere on the lot or parcel (beyond those required by this ordinance), which conserve and/or enhance the appearance of the lot or parcel is encouraged.

(E) The owner of any property where landscaping is required shall be responsible for the maintenance of all required vegetation and the replacement of any required tree or shrub that dies. Landscaped areas shall be kept in a neat and orderly manner, free from refuse and debris. Failure to comply with the landscaping requirements set forth herein shall be remedied in accordance with the enforcement provisions of this ordinance.

(F) Notwithstanding any of the above, no trees or shrubs are required in any area of a lot for which sight clearance for vehicles is required or where entrance and/or exit driveways are located.

(Ord., passed 10-9-00)