

ARTICLE XXVI
Screening and Landscaping

§ 150-276. Ground cover.

Any part of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all-season ground cover approved by the Board of Supervisors (e.g., grass, ivy, vetch, pachysandra, etc.). It shall be maintained to provide an attractive appearance, and all nonsurviving plants shall be replaced promptly.

§ 150-277. Landscaping.

- A. Any required landscaping (landscape strips and interior landscaping) shall include a combination of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture or other approved materials. Artificial plants, trees and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty percent (80%) of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required landscape areas.
- B. For each seven hundred fifty (750) square feet of required area for landscape strips, one (1) shade/ornamental tree shall be provided. For every three-hundred (300) square feet of interior landscaping required (parking lots), one (1) shade tree shall be provided. If deciduous, these trees shall have a clear trunk at least five (5) feet above finished grade; if evergreen, these trees shall have a minimum height of six (6) feet. All required landscape strips shall have landscaping materials uniformly distributed along the entire length of the lot line abutting the yard.

§ 150-278. Screening. [Amended 6-14-1990 by Ord. No.90-06]

In all cases where screening is required by this chapter, design standards shall be as follows:

- A. An earthen berm two (2) to four (4) feet in height planted with a combination of evergreen and deciduous trees and shrubs, so as to provide a minimum opacity of sixty percent (60%) in winter and eighty percent (80%) in summer [between ground level and six (6) feet above the finished ground level] within two (2) years of installation shall be provided.
- B. The Board of Supervisors may grant substitution to this requirement when the applicant can prove that the general public interest and adjoining properties would better be served by one (1) of the following substitutions: evergreens (trees, hedges, shrubs) planted at existing grade level, fences or a combination of the above materials.

- C. One (1) substitution that is acceptable, if approved by the Board of Supervisors, is composed of evergreen shrubs an/or trees arranged in two (2) staggered rows within a twenty-foot-wide strip. The height of the plant material shall be a minimum of six (6) feet, and it shall be spaced at intervals of not more than ten (10) feet on center.
- D. All screens shall be permanently maintained to assure the minimum opacity requirements.

§ 150-279. Reserved³⁴

§ 150-280. Selection of plant material.

- A. Trees and shrubs shall be typical of their species and variety, be densely foliated and have normal growth habits, well-developed branches and vigorous, fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.
- B. Any tree or shrub which dies within eighteen (18) months of planting shall be replaced.

§ 150-281. Landscape plan.

Any use requiring an off-street parking lot containing more than one hundred (100) parking spaces shall require the preparation of an overall landscape plan. Such plan shall be subject to review by the Township Board of Supervisors or its designee.

³⁴ Editor's Note: Former § 150-279, Shade trees, was repealed 6-28-2001 by Ord. No. 01-03.