

Article X. LANDSCAPING, SCREENING AND BUFFER AREAS

The following requirements are intended to enhance the appearance and natural beauty of the city and to protect property values through preservation and planting of vegetation, screening, and landscaping material.

Section 10.1 Applicability

The provisions of this article shall apply to all new development.

The provisions of Sections 10.3 and 10.4 shall not apply to areas zoned B-1.

Section 10.2 General Provisions

Landscaping, trees, and plant material shall be planted in a growing condition according to accepted horticultural practices and they shall be maintained in a healthy growing condition. Any landscaping, trees, and plant material in a condition that does not fulfill the intent of these regulations shall be replaced by the property owner during the next planting season.

A screening fence or wall area shall be maintained by the property owner, in good condition, throughout the period of the use of the lot.

To the extent possible, existing trees, vegetation, and unique site features shall be retained and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these regulations.

Trees shall be a minimum of 6-8 feet in height, with a minimum circumference of 3.50 inches, immediately after planting. Trees shall reach an expected height of 25 to 35 feet at maturity. Trees shall be planted 25 to 35 feet on center depending on species.

Evergreen trees shall be a minimum of 6 feet immediately after planting.

Shrubs and hedges shall be a minimum of 1-2 feet in height immediately after planting.

Ground cover may include any plant material that reaches an average height of not more than 12 inches. Alternative materials may be used in lieu of grass provided they present a finished appearance and provide reasonably complete coverage at the time of planting.

Plants that restrict sight visibility at intersections of streets or driveways, such as tall shrubs or low branching trees, shall be avoided.

Where lot size, shape, topography or existing structures make it not feasible to comply with the provisions of this ordinance, the Director of Planning may modify these provisions provided the

alternate proposal will afford a degree of landscaping screening and buffering equivalent to or exceeding the requirements of these regulations.

Section 10.3 Front Landscaped Area

A front landscaped area shall be required for all two-family, multi-family, and non-residential uses. The required landscaped area shall be contiguous to the front lot line of the property and have an average minimum width of 10 feet. The area shall be covered with grass or other ground cover and shall include appropriate trees and shrubs. At a minimum, 1 tree and 10 shrubs shall be planted within the front landscaped area for each 50 feet or fraction thereof of lot frontage. The purpose of the landscaping is to enhance the appearance of the use of the lot but not to negate access or screen the use from view.

Section 10.4 Buffer Area

A buffer area shall be required to separate and screen incompatible land uses from each other. A buffer area shall be required along all boundaries of a two-family, multi-family, or a non-residential lot abutting a less intensive use. Such buffer shall comply with the following minimum standards.

- A. A buffer area shall be located within the boundaries of the subject property. The buffer may be located on abutting property, provided the owners of all abutting properties agree in writing to the proposal. Said agreement must be recorded and run with the land and provide stipulations for maintenance and upkeep, as deemed necessary.
- B. The minimum width of the buffer area shall be following the buffer matrix below:

Proposed Use

Single-Family (SF)	-	-	-	-	-	-	
Two-Family (TF)	10	-	-	-	-	-	
Office (OF)	10	5	-	-	-	-	
Commercial (CM)	15	10	5	-	-	-	
Multi-Family (MF)	15	10	5	-	-	-	
Industrial (IND)	25	20	15	10	10	-	
	SF	TF	OF	CM	MF	IND	Adjacent Use

- C. The buffer area shall consist of trees and shrubs of such a type, height, spacing and arrangement to effectively buffer the activity on the lot from the neighboring area. At a minimum, the planting shall consist of 5 trees and 10 shrubs per 100 linear feet for 5-10 foot buffers, 10 trees and 15 shrubs per 100 linear feet for 15-20 foot buffers, and 20 trees and 20 shrubs per 100 linear feet for 25 foot buffers.

- D. An earthen berm, fence, or wall of a location, height, design, and material approved by the Department of Planning and Development may be substituted for any portion of the required planting and/or buffer area. Fences and walls, if substituted, shall be constructed of materials congruous with the materials of the main building. Trees and shrubs shall supplement earthen berms, fences, or wall areas.

Section 10.5 Landscaped Parking Area

Parking areas shall comply with the following minimum standards.

- A. All uses required to have 20 or more off-street parking spaces shall have at least 10 square feet of interior landscaping, within the paved portion of the parking area, for each parking space and at least one tree for every 10 parking spaces or fraction thereof.
- B. Each interior landscaped area shall contain a minimum of 200 square feet and shall be planted with shrubs and trees.
- C. A landscaped area shall be provided along the perimeter of any parking area. The required landscaped area shall have a minimum width of 5 feet and shall be planted with 2 trees and 10 shrubs per 100 linear feet of perimeter area.
- D. Interior landscaped areas shall be spaced throughout the lot to reduce the visual impact of long rows of parked cars. At a minimum, landscaped areas shall be distributed approximately once every 10 spaces for residential and once every 15 spaces for other developments.
- E. Landscaped areas shall be provided at the ends of parking aisles and shall be planted with shrubs and/or trees.
- F. The required number of parking spaces may be reduced by one parking space for each 150 square feet of interior planting area, not exceeding 10%.

Section 10.6 Screening of Outdoor Storage Areas

Outdoor storage areas shall be screened from view of adjacent streets, and from all residentially zoned land by a double row of evergreen shrubs or trees planted to form a continuous hedge of at least 6 feet in height within 2 years of installation.

Section 10.7 Screening of Mechanical Equipment

All non-residential uses shall screen from view from public places and neighboring properties all mechanical equipment, such as but not limited to, ground or roof mounted air conditioning, air conditioners, or pumps, through the use of features such as berms, fences, false facades or dense landscaping compatible with the site.

Section 10.8 Central Solid Waste Storage Area

All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside of a building they shall be screened from adjacent property by an enclosure constructed of materials congruous with the materials on the exterior wall of the main buildings.

Section 10.9 Unoccupied Lot Areas

All areas of a developed lot not occupied by buildings, structures, pedestrian and vehicle circulation ways, off-street parking and outside storage shall be appropriately improved with ground cover, trees, shrubbery or mulch.

No exposed soils shall be permitted after issuance of the Certificate of Occupancy, except for agricultural activities or extraction of earth products.

Section 10.10 Planting List

The following trees and shrubs by way of example but not by way of limitation are suitable for use in the Mount Airy area:

Large Trees (mature height 35 feet or greater and 35 feet spacing).

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| Willow Oak | Black Gum |
| Sugar Maple | Littlelead Linden |
| Red Maple | White Oak |
| Scarlet Oak | Japanese Scholartree |
| Pin Oak | Gingko |
| Southern Magnolia | English Oak |
| London Plane-tree | Japanese Katsuratree |
| River Birch | Schumard Oak |
| Japanese Zelkova | Chinese Elm |
| Tulip Poplar | |

Medium Trees (mature height 25 to 35 feet and 30 feet spacing).

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|-----------------------|----------------|
| Mountain Silverbell | Weeping Cherry |
| Sourwood | Kwansan Cherry |
| Thornless Honeylocust | Yellowwood |
| Eastern Redbud | Ironwood |
| Mountain Ash | Pistachio |
| Yoshino Cherry | Redwood Linden |
| Golden-Rain-Tree | American Holly |
| Saucer Magnolia | |

Small Trees (mature height less than 25 feet and 25 feet spacing).

Japanese Maple	Crabapple
Japanese Dogwood	Amur Maple
Flowering Dogwood	Russian Olive
Smoketree	Wax Myrtle
Crepe Myrtle	Star Magnolia

Shrubs (mature height approximately 36 inches).

Evergreen	Mugo Pine
Warty Barberry	Juniper
Dwarf Burford Holly	Euonymous
Japanese Holly	Leatherleaf Viburnum
Azalea	

Deciduous	Potentilla
Forsythia	Ornamental Grass Varieties
Dwarf Burning Bush	Oregonholly Grape
Thunberg Spirea	Red Chokeberry
Viburnum	Nandina
Oakleaf Hydrangea	Dwarf Nandina
Japanese Flowering Quince	

Screening Plants (installation height 6 feet).

American holly	Hetz Juniper
Burford Holly	Arborvites
Nellie Stevens Holly	Eastern Red Cedar
Wax Myrtle	Japanese Black Pine