

ARTICLE 50

LANDSCAPING

SECTION 5001 REQUIRED SCREENING AND LANDSCAPING

- A. Certain activities, as specified by this Zoning Resolution, shall be screened by fences, walls or landscaping so that such activities will not be detrimental to adjacent land uses. In addition, all new development and construction shall comply with Article 50. Landscaping includes the placement of materials such as grass, flowers, shrubs, hedges, trees or other acceptable ground cover within designated areas.
- B. Potentially noisome activities shall be screened so that the activity is not visible from a public street or property adjacent to the lot on which the activity is located. Such activities include articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged or otherwise not being offered for retail sale in a completed and usable condition.
- C. All required screening and landscaping shall be in accordance with this Article, specific zoning district regulations, and a landscape plan approved by the Zoning Administrator.
- D. Landscape plans submitted pursuant to Article 50 shall be prepared by a landscape professional, and may, where appropriate, be submitted as part of the site plan submittals required for a zoning permit.

SECTION 5002 GENERAL SCREENING AND LANDSCAPING STANDARDS

- A. Required screening shall be provided in accordance with the following standards:
 - 1. It shall be required wherever any non-residential zoning district, reflecting an area designated for non-residential use by current, formally adopted development plans for Butler Township, abuts a lot or area designated for residential purposes by said formally adopted development plans for Butler Township, with such screening provided along mutual property lines.
 - 2. It shall have an opaqueness of eighty percent (80%) or more. It shall be at least six (6) feet in height and, subject to specific zoning district regulations, and shall be composed of wood, simulated wood designed and marketed for fencing, masonry or plant materials. Concrete or concrete block walls are prohibited for purposes of screening in required front yards in non-residential zoning districts.
 - 3. Fencing shall be of one color, presented in neutral tones.
- B. All non-residential zoning lots shall be developed or redeveloped such that landscaping proposed, and maintained, yields trees totaling in number the equivalent of one shade tree per thirty-five (35) feet of zoning lot perimeter.

This overall tree requirement may be distributed throughout the zoning lot per desires of the property owner, unless otherwise directed by these regulations.

- C. In addition to required shade trees, all non-residential buildings fronting “community gateway corridors,” such as Miller Lane, shall include within their landscaping thirty (30) shrubs, at least three (3) feet tall, per 100 linear feet of property frontage along such corridor.
- D. The design and development of all required screening shall be compatible with the existing and proposed land use(s) on the property and the development character of the surrounding land and structures.
- E. Trees required by provisions of Article 50 shall be planted to meet the following standards: Shade trees shall have dimensions of at least a two and one-half inch (2 ½") caliber and twelve (12) feet in height; ornamental trees shall have a caliber of at least one and one-half inches (1 ½"); and evergreen trees shall be at least six feet (6') in height.
- F. Traffic hazards shall be minimized where parking lot ingress/egress drives interact with public rights-of-way. On a corner lot, no fence, wall, hedge, or other obstruction shall exceed a height of two and one-half feet above the centerline grades of intersecting streets when placed within the triangular area formed by the right of way lines of intersecting streets at such corner lot and a straight line joining said right of way boundaries at points which are fifty feet distant from their intersection.
- G. Landscaping exceeding a height of eight (8) inches shall not be utilized closer than three (3) feet from the edge of a public right-of-way pavement.
- H. Properties with frontages along “community gateway corridors,” such as Benchwood Road, shall landscape detention/retention basins with plantings that include a minimum thirty (30) perennial plants or grasses per one hundred (100) feet of perimeter, as measured at high water level. These plants shall be massed in naturalistic groupings.
- I. All non-residential properties shall screen above-ground utility service apparatus, exceeding one (1) square foot in area in a required front yard, with evergreens, at least five (5) feet tall, yielding an opacity of at least sixty (60) percent, or shall utilize other screening considered equivalent by the Zoning Administrator.
- J. Concrete curbing surrounding parking, and landscaped areas contiguous to parking, shall be six (6) inches in height and “chair back” in design.

SECTION 5003 TRASH COLLECTION AREAS

All commercial, industrial and multi-family residential uses shall provide enclosed trash and/or garbage collection areas consisting of a solid wall or fence, six (6) feet in height and enclosed on at least three (3) sides, so as to effectively prevent routine public viewing of interior storage. Provision for adequate vehicular access to and from such areas for collection of trash and garbage is required.

SECTION 5004 OFF-STREET PARKING AREAS

- 5004.01 Perimeter Requirements** – The setback area for off-street parking facilities and other vehicular use areas shall be devoted to perimeter landscape. At a minimum, a five (5) foot wide strip of land located between the front property line and the vehicular use area shall be landscaped. If this strip is utilized for parking space vehicle overhang purposes, such strip shall be seven (7) feet wide. Regardless of area devoted to parking, one (1) shade tree, conforming to the tree standard specified in Section 5002, shall be planted within the front setback area for each thirty-five (35) feet of lot frontage.
- 5004.02 Small Off-street Parking Areas** – All unenclosed off-street parking areas greater in area than 1,000 square feet or two parking spaces, and associated with other than single-family detached residential units, shall be screened from one and two-family residential dwellings on contiguous lots by screening. This screening shall be established by a solid, decorative, stone or brick wall, or a decorative fence of the appearance of wood. An existing, well-established and view-obscuring dense planting of evergreen shrubs can be approved by the Zoning Administrator in lieu of a solid barrier. Such walls, fences or hedges shall be six (6) feet in height and shall be maintained in good condition. Any remaining space between such wall, fence or hedge and single-family lot lines shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. Additionally, the front yard setbacks of off-street parking areas shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.
- 5004.03 Large Off-street Parking Areas** – All unenclosed vehicular use areas of 4,000 square feet or more shall be constructed, enlarged or reconstructed only after a landscape plan has been approved by the Zoning Administrator. Landscape plans submitted pursuant to this Article shall be drawn to scale, including dimensions and distances, and shall clearly delineate existing and proposed parking spaces or other vehicular use areas, access aisles, driveways, and the location, size and description of all landscape materials.
- 5004.04 Interior Off-Street Parking Requirements**
- A. Within parking areas for ten (10) or more vehicles, four (4) percent of the paved parking area for customers shall be reserved for interior landscaping if the site is less than five (5) acres in size, and five (5) percent of the paved area for customers shall be reserved if the site is five (5) acres or larger.
 - B. Interior landscaping areas shall be at least one hundred eighty (180) square feet in area, and shall be raised or curbed..

- C. Parking lots for more than fifty (50) automobiles shall have interior landscaping areas completely surrounded by functional paved parking.
- D. Parking lots for fewer than fifty (50) automobiles may have interior landscaping areas surrounded on three (3) sides by functional paved parking.
- E. Each 180 square feet of required interior landscaping area shall require at least one (1) shade tree or two ornamental trees conforming to the tree standards specified in Section 5002.
- F. Landscaped areas interior to parking lots shall be designed and arranged so as to divide parking corridors and limit vehicular movements outside designated aisles.
- G. The minimum distance from a tree to the face of curbing separating vehicular use from landscaped areas shall be four (4) feet. Vehicles may overhang a landscaped area not more than two (2) feet when parked head-in to a landscaped area in a marked parking space. The overhang distance may be counted as part of the required depth of each parking space.
- H. Grass, living vegetative matter or mulch shall be planted on all portions of interior landscape areas not otherwise occupied.
- I. Up to twenty-five (25) percent of interior landscaping area required pursuant to Section 5004.04 may be relocated elsewhere to emphasize an entrance corridor or feature, if approved by the Zoning Administrator.

5004.05

Distribution Variances – In vehicular use areas where the Zoning Administrator has determined that the strict application of this section will interfere with the function of said area, a portion of required interior landscaping may be located near the perimeter of the paved area, including such perimeter areas as may be adjacent to a building.