

ARTICLE 12 - LANDSCAPING STANDARDS

12.1 Purpose of Landscaping Requirements

The intent of this Article is to modify and enhance the character of the streetscape and motor vehicle use areas through the introduction of natural vegetation and landscaping, without unduly burdening property owners, in order to:

- (1) Promote and increase design compatibility between different land uses, while ensuring attractive views from streets and adjacent properties;
- (2) Assist in delineating separation of spaces, structures, uses, and activities on a site, or between adjacent sites.
- (3) Enhance and maintain property values and the aesthetic quality and character of the community.
- (4) Enhance the streetscape by separating the pedestrian from motor vehicles, abating glare and moderating temperatures of impervious areas, filtering air of fumes and dust; providing shade, attenuating noise and reducing the visual impact of large expanses of pavement;
- (5) Promote the preservation of open space, the existing tree canopy and vegetation; and
- (6) Improve the quality of the built and natural environments through air quality enhancements, energy conservation, reductions in the amount and rate of stormwater runoff and erosion, stormwater runoff quality improvements and an increase in the capacity of groundwater recharge.

12.2 Applicability

These regulations shall apply to all land development activities within the Town, except that the following activities shall be exempt from the requirements of this Article:

- (1) The construction, reconstruction, expansion or modification of a detached single-family dwelling on an individual lot.
- (2) The construction, reconstruction, expansion or modification of no more than two (2) attached dwelling units, provided that each unit is constructed with an individual driveway.

12.3 General Requirements

- (1) Landscaping required by this Article shall comply with the minimum State or local sight distance requirements for street intersections and driveways.
- (2) Required landscaping shall not obstruct or impede public pedestrian routes including sidewalks and greenway trails.

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- (3) Whenever any planting areas required by this Article are adjacent to motor vehicle surface areas or motor vehicle display areas, the planting areas shall be protected from motor vehicle intrusion or damage by active restraint devices, such as bollards, wheel stops or curbing.
- (4) The soil surface of all planting areas required by this Article shall be stabilized to prevent erosion. In addition to required interior trees and shrubs, the soil surfaces of planting areas shall contain live groundcover, mulch, flowering plants, permeable pedestrian paver blocks, or a combination thereof.
- (5) All required plantings installed shall be nursery grown stock that is free from disease or growth problems and shall comply with the latest edition of the American Standards for Nursery Stock, published by the American Nurserymen's Association and be consistent with the standards set forth by the Brunswick County, North Carolina Cooperative Extension Service.
- (6) The landowner is responsible for maintaining all required plant materials in good health. Any dead or missing plants must be replaced with new planting which meets the minimum installation dimension standards of this section. Plant replacement shall take place within one (1) month of written notification by the Zoning Administrator. In the event that plant material is severely damaged due to an unusual weather occurrence or other act of nature, or if replacement plantings are unavailable within one (1) month of written notification, the landowner will have six (6) months from the date of written notification to replace plantings.
- (7) Where appropriate, the location of overhead utility lines shall be considered during the placement of required trees. The maximum mature height of required trees shall be determined as follows.

 - (A) Trees with a maximum mature height of less than twenty-five (25) feet shall be used where they will be planted within twenty-five (25) feet, measured horizontally, from overhead power lines.
 - (B) Trees with a maximum mature height of less than thirty-five (35) feet shall be used where they will be planted within thirty (30) feet, measured horizontally, from overhead power lines.
 - (C) Trees with a maximum mature height of greater than thirty-five (35) feet may be used where they will be planted more than thirty (30) feet, measured horizontally, from overhead power lines so long as they do not have a horizontal spread of more than twenty-five (25) feet from the trunk.
- (8) Safety and security concerns should receive prominent consideration during the selection and placement of landscape materials.
- (9) A minimum five (5) foot radius containing no plant materials or structural elements other than groundcover plants shall be maintained around all fire protection equipment, including fire hydrants, post indicator valves, and siamese

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connectors. Obvious sight lines to the fire protection equipment shall be maintained at all times.

- (10) All plant material used to satisfy the requirements of this Article shall be maintained in sound condition by the property owner. Proper maintenance of plant material includes regular mulching, watering, and pruning as well as the replacement of any required plantings which are damaged and/or dying.
- (11) Landscaping materials planted to satisfy the requirements of this Article shall be distributed throughout the planting area as evenly as possible.

12.4 Streetyards

A landscaped streetyard shall be required for all activities subject to the requirements of this Article. Streetyards shall conform to the requirements outlined below:

- (1) Streetyards shall be installed along all public and private streets and located within twenty (20) feet of the edge of the right-of-way.
- (2) Streetyard planting areas shall be a minimum of ten (10) feet in width.
- (3) Each streetyard shall contain a minimum of five (5) trees per one-hundred (100) linear feet of road frontage, excluding the width of driveways, as measured at the right-of-way line. Each tree planted to satisfy this requirement shall be a minimum of eight (8) feet in height and two (2) inches in diameter as measured six (6) inches above ground level at the time of installation.
- (4) Each streetyard shall contain a minimum of twenty (20) shrubs per one-hundred (100) linear feet of road frontage, excluding the width of driveways, as measured at the right-of-way line. Each shrub planted shall be a minimum of eighteen (18) inches in height at the time of installation and reach a minimum height of thirty-six (36) inches within three (3) years of installation. Shrubs must be native species (preferred) or a locally adapted species which retain foliage to within six (6) inches above ground level. No more than fifty percent (50%) of the shrubs planted to meet this requirement may be deciduous.

12.5 Landscaping of Motor Vehicle Use Areas

- (1) All motor vehicle use areas subject to the requirements of this Article are required to contain landscaping as specified below.
 - (A) Surface parking lots and parking areas are allowed in the front yard (Appendix 2) setback areas but pursuant Section 12.4 shall be behind the minimum ten (10) feet width of streetyard landscaping.
 - (B) Surface parking lots and parking areas are allowed in the side yard (Appendix 2) setback areas; but where there are parking lots and areas they shall be behind a minimum of four (4) feet from the side property line with side yard landscaping.

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- (C) Surface parking lots and parking areas are allowed in the rear yard (Appendix 2) setback areas; but where there are parking lots and areas they shall be behind a minimum of four (4) feet from the rear property line with rear yard landscaping.
 - (D) Where required side and rear yards shall have bufferyards to screen adjacent property use (see Article 13).
 - (E) One tree and planting area shall be required for every two-thousand five-hundred (2,500) square feet of motor vehicle use area.
 - (F) Interior planting areas shall be located adjacent to the edges or within the interior of motor vehicle use areas as islands or medians.
 - (G) Each planting area shall contain a minimum of two-hundred fifty (250) square feet, with a minimum radius of seven (7) feet.
 - (H) Each planting area shall contain at least one tree with a minimum height of eight (8) feet at the time of installation, and a minimum diameter of two (2) inches as measured six (6) inches above ground level.
 - (I) Each parking space within a motor vehicle use area is required to be within at least fifty (50) feet of the trunk of a required tree.
- (2) For loading docks and other maneuvering areas where the placement of trees within the interior of the site is impractical, the required number of trees may be clustered around the edge of such areas with the approval of the Zoning Administrator.
 - (3) Trees planted or preserved to satisfy streetyard, bufferyard, or monumental tree preservation requirements may be used to partially satisfy the requirements of this Article, provided that no parking space shall be located more than fifty (50) feet from the trunk of a required tree.

12.6 Foundation Plantings

(1) Minimum Standards

For all portions of buildings that are adjacent to motor vehicle use areas or internal driveways, foundation plantings shall be required and located between the building's facades and the parking or drive isle curb. The minimum standards are required; however, it is encouraged that sites exceed the minimum whenever possible. The following minimum standards shall apply:

- (A) The area of the building facade adjacent to the parking area or internal drive isle shall be computed and multiplied by a minimum of twenty percent (20%). The resultant total square footage shall be planted as landscaped areas containing a minimum of one (1) evergreen shrub per

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twenty (20) square feet of planting area and one (1) small flowering tree per one-hundred (100) square feet of planting area.

- (B)** Each shrub planted shall be a minimum of eighteen (18) inches in height at the time of installation and reach a minimum height of thirty-six (36) inches within three (3) years of installation. Shrubs must be native species (preferred), or a locally adapted species that retain foliage to within six (6) inches above ground level.
- (C)** Each tree planted to satisfy this Article shall be a minimum of eight (8) feet in height and two (2) inches in diameter as measured six (6) inches above ground level at the time of installation.

(2) Exemptions

The following areas shall be exempted from the requirements of this Section:

- (A)** Along the portions of buildings which contain drive-thru services. Such examples would include but not be limited to: pharmacies, banks, fast food restaurants, and dry cleaners; and
- (B)** On the rear side of a building when less than ten percent (10%) of the total required parking is located in the rear of the building and the rear is not adjacent to any public right-of-way or interior driveway used by customers.