

SECTION 26 – SCREENING AND LANDSCAPING
Effective July 1, 1991

1. Screening and Landscaping

A. Screening Requirements

A hedge, landscaping, landscaped earth berm, natural buffer area, or any combination thereof shall be provided to obscure certain uses or portions of a specific use which by their nature are unsightly or which by the scale or design represent the potential to negatively impact adjacent properties.

The following specific uses or features shall be screened from adjacent properties and from public view from a public street and the following shall not be allowed within the building setback line.

- (1) Dumpster and trash-handling areas
- (2) Service entrances and utility facilities
- (3) Loading docks or spaces
- (4) Outdoor storage or any material stocks, or equipment, including but not limited to motor vehicles, farm or construction equipment or other similar items.
- (5) Parking lots

B. Screening Standards

Any screening utilized to fulfill the requirements of this Section shall consist of an area no less than five (5) feet in width containing any materials as defined above to visually separate land uses, except for a fence or a wall, and shall have provisions for its maintenance. The composition of the screening material and its placement on the lot shall be at the discretion of the developer of the lot as long as the purpose and requirements of the Section are fulfilled. The following standards apply to all screening:

- (1) Maximum height at any point for a solid screening structure located along the property line: eight feet
- (2) Maximum height in any required front yard for a solid screening structure including an earth berm: six feet
- (3) The minimum height of any screening shall be that which is sufficient to visually separate uses within the subject property from adjoining properties or public streets
- (4) Height of any screening materials on a corner lot is also controlled by vehicular sight distance considerations at the street intersections.
- (5) For every fifty (50) feet of property line where screening is required, a tree, either evergreen or deciduous, of at least two (2) inches in caliper shall be planted and incorporated into the screening material.
- (6) Any earth berm used to fulfill the requirements of this Section shall be stabilized to prevent erosion and landscaped with grasses, shrubs, or other materials.