



**District Site Plan
LeRoy Township, Ohio
Screening & Landscaping Checklist**

A. 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.

Location _____

Method of Screening _____

Standards: See section C on page 3.
Does method comply with standard: **Yes** **No** **N/A**

B. 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 screening

Location _____

Method of Screening _____

Standards: See section C on page 3.
Does method comply with standard: **Yes** **No** **N/A**

2. Service entrances and utility facilities screening.

Location _____

Method of Screening _____

Standards: See section C on page 3.
Does method comply with standard: **Yes** **No** **N/A**

3. Loading docks or spaces screening.

Location _____

Method of Screening _____

Standards: See section C on page 3.

Does method comply with standard: **Yes** **No** **N/A**

4. Screening for outdoor storage or any material stocks, or equipment, including but not limited to motor vehicles, farm or construction equipment or other similar items.

Location _____

Method of Screening _____

Standards: See section C on page 3.

Does method comply with standard: **Yes** **No** **N/A**

5. Parking lot screening.

Location _____

Method of Screening _____

Standards: See section C on page 3.

Does method comply with standard: **Yes** **No** **N/A**

C. 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

Actual _____

2. Maximum height in any required front yard for a solid screening structure including an earth berm: six feet.

Actual _____

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.

Actual _____

4. Height of any screening materials on a corner lot is also controlled by vehicular sight distance considerations at the street intersections.

Actual _____ **N/A**

5. All landscaped or bermed screening shall be a minimum of 5 feet in width.

Actual _____ **N/A**

6. Provide provisions for maintenance on all fenced and walled screening.

7. 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.

Actual _____ **N/A**

8. 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.

Method _____ **N/A**