TATE TOWNSHIP
ZONING RESOLUTION
ARTICLE 6
LANDSCAPING & BUFFERING

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ARTICLE 6. LANDSCAPING & BUFFERING

6.01. PURPOSE

The purpose of this article is to establish standards and regulations to promote the public interest and welfare by requiring buffering between incompatible land uses, screening visually undesirable areas, and providing attractive views from rights-of-way and adjacent properties.

6.02. APPLICABILITY

6.02.A. This article shall apply to all new property development, any expansion of existing structures or parking lots, and change of use. Single- (attached and detached), two-, and three-family dwellings are exempt from these provisions.

6.02.B. Parking lot area and parking spaces contained entirely within a parking garage shall not be subject to the landscaping requirements of this article.

Table 6.02-1: Landscaping & Buffering Applicability

Site/Building Improvement	Applicability of Landscaping and Buffering Standards
NEW CONSTRUCTION	
New Construction	Full Compliance
BUILDING EXPANSION / ADDITION	
Less than 25% of floor area	N/A
Less than 25% of floor area, but > 2,000 sq. ft.	Partial compliance; Parking lot landscaping and street trees
25 – 50% of floor area	Partial Compliance (Parking Lot Landscaping, Perimeter Landscaping)
>50% of floor Area	Full Compliance
EXTERIOR FAÇADE RENOVATION	
<25% of Façade Area	N/A
25 – 50% of Facade area	N/A
>50% of Façade Area	N/A
CHANGE OF USE / OCCUPANT	
Change in Use Only (No Expansion or Renovation)	Compliance required if new use triggers higher landscaping requirements (adjacent use compatibility, additional parking required, etc.)
VEHICULAR USE AREA IMPROVEMENTS	
Parking Lot Expansion < 20 Spaces	N/A
Parking Lot Expansion > 20 Spaces	Compliance required for expanded portion
Resurfacing or Restriping	N/A

6.03. LANDCAPE PLAN

Any new development that requires landscaping per Section 6.02. Applicability shall submit a landscape plan to the Zoning Inspector as part of the review process. Landscape plans shall be drawn to a reasonable scale and include the following information:

6.03.A. Date, graphic scale, north arrow, title and name(s) of owner(s), and the address and phone number of the person or firm responsible for preparing the plan;

6.03.B. Zoning designation of the site and adjacent properties;

6.03.C. Property boundary lines and lot dimensions;

6.03.D. Location of all existing and proposed structures and storage areas;

6.03.E. Existing and proposed utility lines and easements;

6.03.F. All paved surfaces, including roads, drives, sidewalks, and curbs;

6.03.G. Parking lot layout including parking stalls, bays, and driving lanes, including typical dimensions and total number of parking spaces provided;

6.03.H. A table showing the total square footage of internal parking and vehicular use areas, the square footage of the landscape islands, the number of parking spaces provided, and the number and type of trees and shrubs provided with their planting heights.

6.03.I. Existing trees, shrubs, and/or natural areas to be retained;

6.03.J. Plan indicating the location, installation size, scientific and common names of landscaped materials to be installed; and

6.03.K. The spacing between trees and shrubs used for screening.

6.04. GENERAL LANDSCAPING STANDARDS

6.04.A. Location Requirement

Landscaping shall be installed in locations such that when mature, it does not obscure traffic signs or lights, nor obstruct access to fire hydrants nor interfere with adequate motorist site distance or overhead utility lines.

6.04.B. Easements

Nothing shall be planted or installed wholly or partially within utility or other easements without the consent of the utility provider, easement holder, or the applicable governing authority. Trees placed under overhead utility wires must be small trees with a mature height of less than 35 feet.

6.04.C. Existing Landscape Materials

Any existing landscape material that is in satisfactory condition may be used to satisfy landscape requirements in whole or in part when, in the opinion of the Tate Township Zoning Office, such material meets the requirements and achieves the objectives of this article.

6.05. PARKING AND VEHICULAR USE AREA LANDSCAPING REQUIREMENTS

All parking areas, greater than 20 spaces, shall adhere to the following landscaping requirements:

6.05.A. All parking areas shall contain Landscaped Areas that equal at least five percent (5%) of the internal parking and vehicular circulation area. Each Landscaped Area shall contain a mixture of shrubs and trees. Access drives that go through the development shall not be counted as internal parking areas.

6.05.B. Trees shall be provided at a rate of one (1) tree for each 15 parking spaces. Any fractional number shall be rounded up to the next whole number.

6.05.C. Shrubs shall be provided at a rate of six (6) shrubs for each 15 parking spaces.

6.05.D. Minimum planting size of trees shall be 1.5" diameter measured 6" above grade, and the minimum planting size of shrubs shall be 24" in height.

6.05.E. Landscaped Areas shall be distributed throughout the parking area. Rows of parking spaces shall be interrupted, at a minimum, every 15 spaces , by a planter island that is a minimum of eight (8) feet in width and 18 feet in length or a parallel eight (8) foot planting strip shall separate rows of parking spaces. (See Figure 6-1: Parking Lot Landscaping).

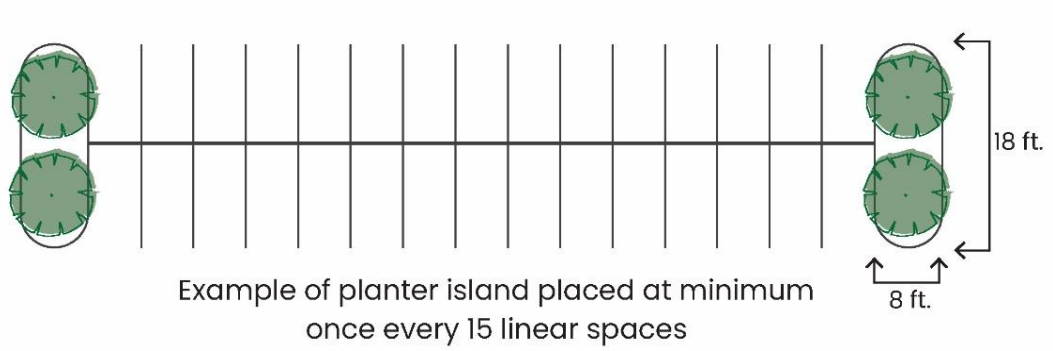


Figure 6-1: Parking Lot Landscaping

6.05.F. All parking spaces shall be within 125 feet of a Landscaped Area.

6.05.G. No landscaping shall obscure visibility at a vehicular intersection within the parking area or other areas where clear visibility is necessary to assure safe circulation. Where safe visibility is impaired, canopy trees shall have branches removed from the trunk at least eight (8) feet above the ground, and shrubs and groundcover shall not exceed three (3) feet in height. Evergreen trees and understory trees that would impair visibility for safe circulation shall not be planted in these areas.

6.06. BUFFER YARDS AND SCREENING

6.06.A. Requirements

New development shall provide buffering between land uses of varying intensities as provided in Table 6.06-1: Buffer Yard Requirements.

Table 6.06-1: Buffer Yard Requirements

When…	Is proposed to abut…	A minimum buffer yard of…	Plant Materials shall include:
Any multi-family dwelling use	An agricultural use or district, a detached or attached single-family use, two-family use, or institutional use	10 feet side and 15 feet rear yard is required with…	**Either:** One (1) deciduous tree planted every 25 lineal feet plus a continuous row of minimum six-foot (6') foot high evergreen plantings **OR** Minimum six-foot (6') tall, eight inch (8") thick wall, brick faced on both sides with a top course to be row locked or a six-foot (6') tall wood or vinyl privacy fence, plus one (1) deciduous tree planted every 25 lineal feet. **OR** A staggered, double row of minimum six-foot (6') high evergreen trees, planted every 15 lineal feet. **OR** A 40' wide, 6' tall earthen mound with deciduous trees planted every 25 lineal feet.
Any Non-Residential use (includes Public & Institutional Uses)		10 feet side and rear yard is required with…	
Any off-street parking lot for any multi-family or attached single-family use	The public right-of-way, public or private street, or a detached single-family use.	10 feet shall be landscaped with…	One (1) deciduous tree planted every 25 lineal feet, plus shrubs planted every three (3) lineal feet that are a minimum height of 36 inches.
Any off-street parking lot for any non-residential use			

6.06.B. Establishment

Once a buffer yard has been approved by the Township and established by the owner, it may not be used, disturbed, or altered for any purpose, unless specifically approved by the Tate Township Zoning Department.

6.07. MAINTENANCE

6.07.A. All landscaping, screening materials, and Landscaped Areas shall be maintained in good condition and kept free from debris, litter, junk, rubbish, weeds, overgrowth, and deceased planting materials.

6.07.B. Landscaping of parking areas shall be maintained in living and well-trimmed condition.

6.07.C. All dead, damaged, or missing landscape materials will be replaced by the property owner per the approved landscape plan.

6.07.D. Screening, if completed by utilizing non-landscaping materials, shall be maintained in good repair through the use of proper building materials.

6.08. MODIFICATIONS

The Tate Township Board of Zoning Appeals (BZA) may approve modifications to the landscaping and buffer yard requirements contained within this article if an applicant applies for a variance per Section 10.06.C. Variances. For Planned Developments, the Zoning Commission may approve modifications to the landscaping and buffer yard requirements as part of the Final Development Plan review. The Zoning Commission shall base its decision on all of the following factors:

6.08.A. Specific conditions which are unique to the applicant's land.

6.08.B. How the strict application of the provisions of this article would deprive the applicant of reasonable use of the land in a manner equivalent to the use permitted by other landowners in the same district.

6.08.C. The unique conditions and circumstances are not the result of the actions of the applicant after the adoption of this article.

6.08.D. Reasons that the modification shall preserve, not harm, the public safety and welfare, and shall not alter the essential character of the township.

6.08.E. A demonstration that the applicant has provided for landscaping and buffering that achieves the spirit of this article.

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