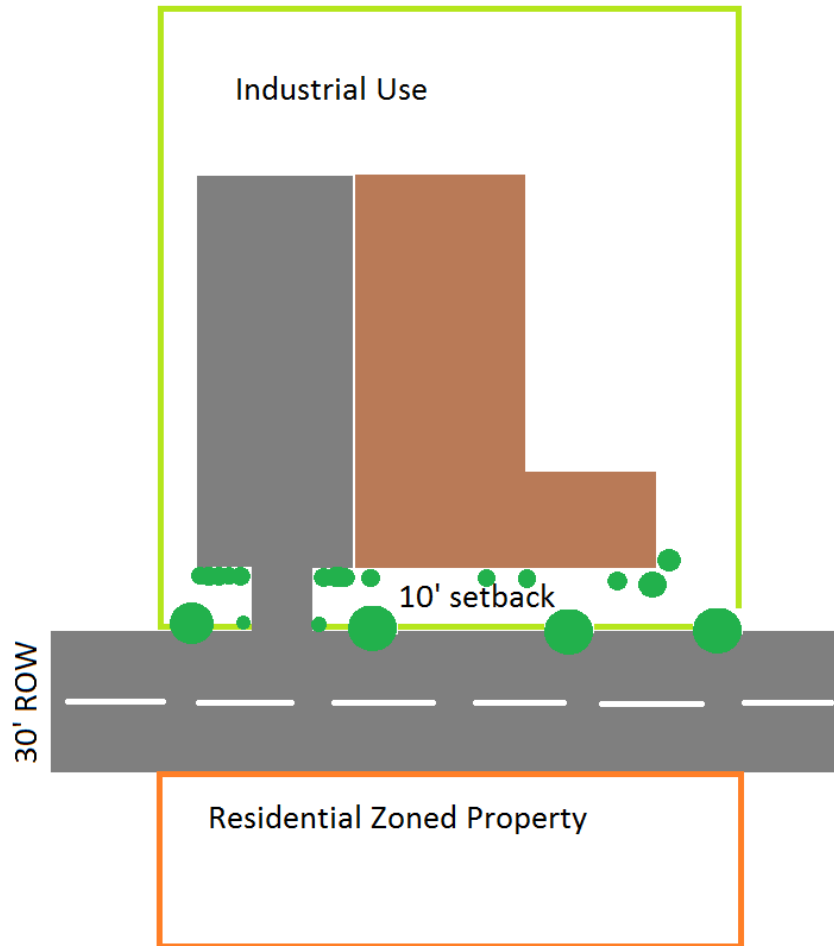


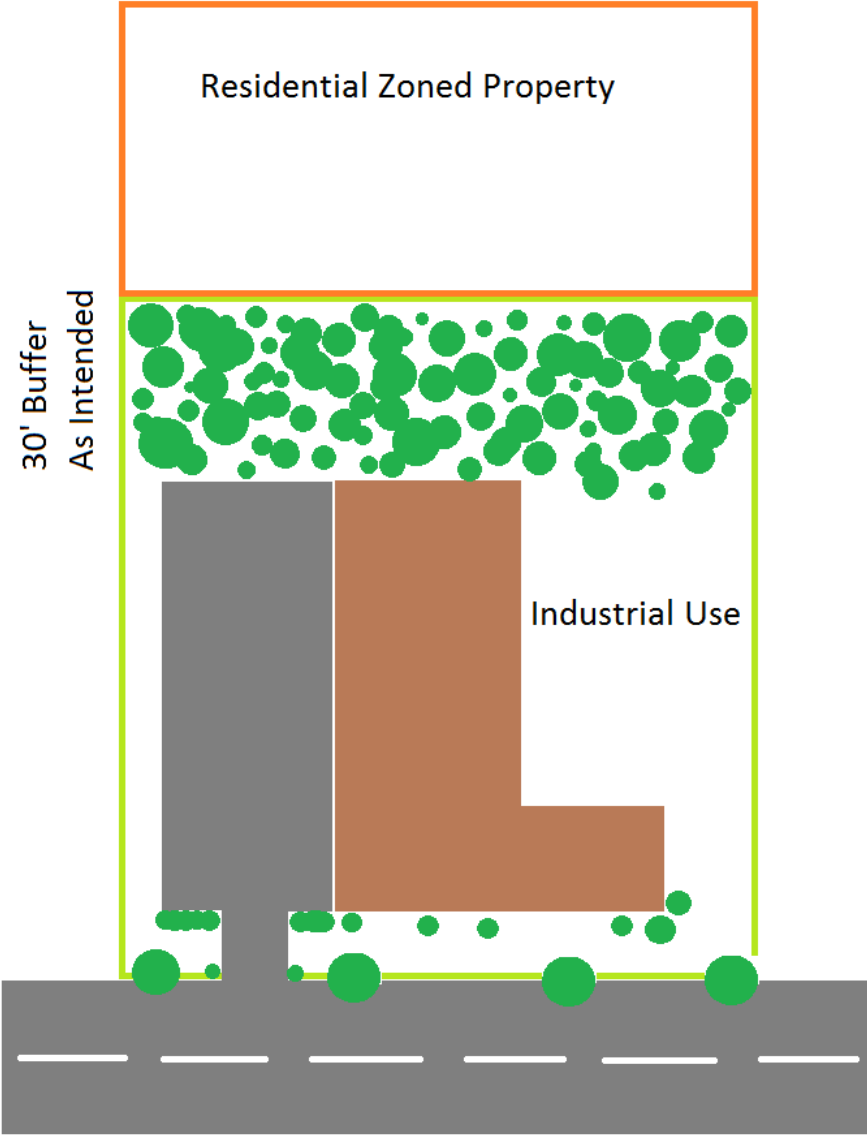
Ordinance Exempting Buffer Zones Across Streets



Landscaped Industrial Building Close to Street



“Buffer” As Intended at Rear of Property



Definitions

Setback: The distance by which any building or structure is separated from any street, road or access easement, or lot line. (Sec. 3.1)

Non-disturbance “buffer”:

c. Buffer adjacent to district other than commercial or industrial district. No construction activity, including grading or clearing vegetation (collectively, “disturbance”), shall occur within thirty (30) feet of any district other than a commercial or industrial district except in the following circumstances: (i) adequate landscape screening does not currently exist and disturbance is necessary to install screening that meets or exceeds the screening requirements in section 32.7.9; (ii) an arborist or landscape architect certifies that trees in the buffer are dying, diseased or will constitute a fall hazard and must be removed; (iii) the county engineer determines that disturbance is necessary in order to address an existing drainage problem; or (iv) disturbance will result in improved screening through the use of a berm, a retaining wall or similar physical modification or improvement. When disturbance is allowed under subsection (i), (ii), (iii) or (iv), the developer shall submit an illustration showing the existing screening without disturbance and the screening that would be installed after the disturbance, and disturbance shall be allowed only if the screening installed after the disturbance is equal to or exceeds the screening existing prior to disturbance. (Sec 26.5)

Street Trees

The minimum landscaping standards along streets are as follows:

- a. *When street trees required.* Street trees shall be required along existing or proposed streets in any development subject to section 32.
- b. *Street tree species.* Street trees shall be selected from a current list of recommended large shade trees approved by the agent, provided that medium shade trees may be planted instead when the agent determines that site conditions warrant smaller trees. All street trees to be planted shall meet the specifications of the American Association of Nurserymen.
- c. *Minimum caliper of street trees.* Large street trees shall be one and one-half (1 ½) inches to one and three quarters (1 ¾) inches minimum caliper (measured six [6] inches above ground level) when planted. Medium street trees shall be one (1) inch to one and one-quarter (1 ¼) inches minimum caliper when planted.
- d. *Location and spacing of street trees.* Street trees shall be planted with even spacing in a row within the public street right-of-way or adjacent to the public street right-of-way if not permitted therein by the Virginia Department of Transportation, and within the private street right-of-way. One (1) large street tree shall be required for every fifty (50) feet of street frontage, or portion thereof, if twenty-five (25) feet or more. Where permitted, one (1) medium shade tree shall be required for every forty (40) feet of road frontage, or portion thereof, if twenty (20) feet or more. If required street trees cannot be

planted within the parking setback or within ten (10) feet of the street right-of-way due to sight distance, utility easements or other conflicting requirements, then the planting strip shall be enlarged to accommodate the trees. If this requirement creates a hardship by causing the relocation of required parking spaces, then the additional planting area may be counted toward the interior landscaping requirement.

e. *Shrubs along public streets.* When a parking area is located so that the parked cars will be visible from an off-site street, the agent may require additional planting of low street shrubs between the street and the parking area, subject to the following:

1. *Minimum size of shrubs.* Shrubs shall be a minimum of twelve (12) inches in height when planted.
2. *Spacing of shrubs.* Shrubs shall be in a single row planted five (5) feet on center.
3. *Alternatives.* The agent may authorize different landscaping designed to minimize the visual impact of the parking area. (Sec. 32.7.9.5)

Screening

b. *Types of screening permitted.* Screening shall consist of a planting strip, existing vegetation, a slightly opaque wall or fence, or a combination thereof, to the reasonable satisfaction of the agent.

c. *Minimum sizes of plant materials.* Evergreen trees shall be a minimum four (4) feet in height when planted. Shrubs shall be a minimum eighteen (18) inches in height when planted. All trees to be planted shall meet the specifications of the American Association of Nurserymen.

d. *Minimum depth and spacing requirements for a planting strip or existing vegetation.* If only a planting strip or existing vegetation is provided as screening, the planting strip or the existing vegetation shall not be less than twenty (20) feet in depth. If a planting strip is provided, the plant materials shall consist of a double staggered row of evergreen trees planted fifteen (15) feet on center, or a double staggered row of evergreen shrubs planted ten (10) feet on center, or an alternative vegetative screening approved by the agent.

e. *Minimum height of fence or wall; supplemental plant materials.* Each fence or wall provided as screening shall be a minimum of six (6) feet in height and the agent may require plantings at intervals along the fence or wall. (Sec. 32.7.9.7)