

Article 28. Landscape

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28-1 PURPOSE AND APPLICATION

Landscaping is required to create attractive development, to protect and preserve the appearance and character of the surrounding area, to soften the transition between changes of uses, and to help delineate and define vehicular and pedestrian passageways and open space within the development. The provisions of this Article apply to residential and non-residential development.

28-2 SELECTION, INSTALLATION, AND MAINTENANCE

A. Selection

1. All plant materials shall be of good quality and meet American Horticulture Industry Association (AmericanHort) or its ANSI accredited successor's standards for minimum acceptable form, quality, and size for species selected.
2. A minimum of 75% of required plantings shall be native plants, indigenous to the Maryland region. The Department of Planning & Zoning maintains a list of native plants that are acceptable and appropriate for landscaping of sites. Non-native plants will be reviewed with each plan submittal and approval by the Department of Planning & Zoning is required.
3. Invasive species are prohibited.

B. Installation

1. Plant material shall be bonded for one year from the date of installation. A planting schedule shall be included in the bond and shall be based on seasonal considerations. A planting plan must be approved by Planning & Zoning prior to submittal of the bond and installation.
2. All landscape materials shall be installed in accordance with current nursery industry standards and shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with pedestrian or vehicular movement.
3. All plant material installed shall be balled and burlapped or container grown.
4. No plantings shall be installed that impede water flow unless part of an approved stormwater plan.
5. No landscape should be located within any public utility easement, with the exception of lawn grass or other resilient groundcover. If landscape material is located within a utility easement and repair or replacement of the utility is needed, the County or utility is not responsible for the replacement of any landscape that may be damaged.
6. No trees shall be planted within 20 feet of an horizontal overhead power line. The County or utility is not responsible for the replacement of any tree within 20 feet of an overhead power line that may be damaged.
7. All plant materials shall be alive, free of disease, and installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth. Installation of plant materials during the appropriate growing season is encouraged.
8. No plantings shall be installed that will restrict sight distance needed for vehicular safety.

C. Maintenance

1. Sites shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved.
2. A maintenance agreement for the plant material shall be included in the property covenants.
3. If any of the plant materials required on the final approved detailed site development plan die or are seriously damaged or diseased, they shall be replaced within 90 days.
4. The Department of Planning & Zoning shall be notified before the removal of live and healthy trees required on the final approved detailed site development plan which includes the reason why tree removal is necessary. Every tree shall be replaced in accordance with the approved detailed site development plan. If removal of live and healthy trees required on the site plan are not replaced within 90 days a violation shall be issued.
5. Failure to maintain the site in accordance with the final approved detailed site development plan and this article constitutes a zoning violation and will be enforced in accordance with this Ordinance.

28-3 LANDSCAPE DESIGN STANDARDS

A. Minimum Planting Sizes

Minimum planting sizes are as follows. For the purposes of determining trunk size, the diameter/caliper is measured at 4.5 inches above ground level, unless otherwise specified in current ANSI accredited Horticultural Standards.

1. Evergreen trees shall have a minimum height of six feet from the top of the burlap ball or root ball.
2. Canopy trees shall have a minimum clear trunk height of six feet from the top of the burlap ball or root ball with a 2 inch caliper.
3. Understory trees shall have a minimum height of six feet from the top of the burlap ball or root ball with a 1.5 inch caliper.
4. Evergreen or deciduous shrubs shall have a minimum size of a three gallon container.

B. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 28-1: Plant Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. (For example, if a development requires 45 canopy trees, no more than 18 trees (40%) can be of one species, and there shall be a minimum of five different species within the 45 trees). When the calculation of plant diversity requirements results in a fraction, the fraction is rounded up. Street landscaping required in Section 28-9 below may be exempted from these species diversity requirements.

Total Number of Plants per Plant Type	Maximum Number of One Species	Minimum Number of Species
1-4	100%	1
5-10	60%	2
11-15	45%	3
16-75	40%	5
76-500	25%	8
500-1,000	30%	10
1,000+	15%	15

C. Stormwater Management

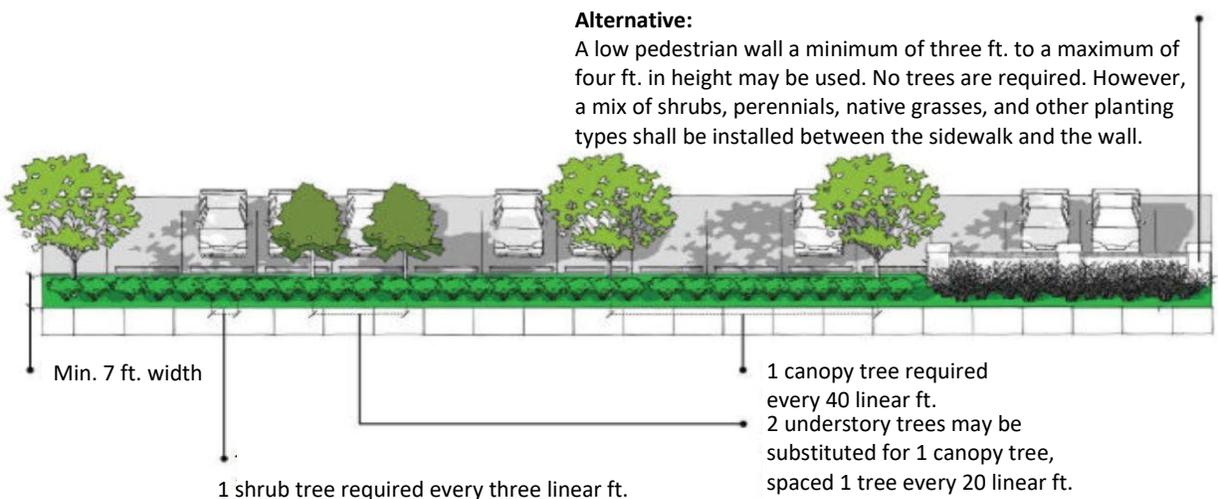
1. Stormwater management devices, when appropriately landscaped, may be used to meet landscaping requirements. If a stormwater management pond is proposed, it shall be integrated into the overall development and serve as a visual amenity to the site.
2. Parking lot islands and landscaped areas are encouraged to be designed to accommodate stormwater detention and infiltration.

28-4 PARKING LOT PERIMETER LANDSCAPE

Perimeter landscaping shall be established along the edge of the parking lot to create a visually attractive environment. Perimeter landscaping is required for all parking lots that abut a street or travel way. Perimeter landscaping is also required where a parking lot abuts adjacent features such as a plaza, public seating area, or park. The landscaped area shall be improved as follows:

- A. Perimeter landscaping shall run the full length of the parking lot. It shall be located between the lot or parcel line and the edge of the parking lot, with the exception of pedestrian accessways. The perimeter landscape area shall be a minimum of seven feet in width.
- B. Shrubs shall be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity and achieve a minimum of three feet in height within three years. The minimum number of shrubs required is one shrub for every three linear feet. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide a continuous screening of a minimum of three feet in height within three years may be used.
- C. A minimum of one canopy tree shall be provided for every 40 linear feet of perimeter landscape area. Two understory trees may be substituted for one canopy tree and shall be spaced one understory tree every 20 feet. Trees may be spaced linearly on-center or grouped to complement an overall design concept.
- D. The landscape area outside of shrub and tree masses shall be maintained with a uniformed stand of grass unless otherwise approved.
- E. The following alternatives to the planting requirements of items A through D above are allowed (one of the two):
 - 1. A low pedestrian masonry, brick, or stone wall a minimum of three feet to a maximum of four feet in height may be used. No trees are required. A mix of shrubs, perennials, native grasses, and other planting types shall be installed between the sidewalk and the wall to provide a softening effect.
 - 2. A landscaped berm may be used. The height of the berm shall be a minimum of two feet and the width of the berm shall be at least twice the height. A mix of shrubs, perennials, native grasses, and other planting types shall be installed within the landscaped area on the berm and the total height of screening shall be a minimum of four feet, with a minimum height of screening by plantings of two feet.
- F. The Planning Commission Administrator may waive all or part of the above provisions if natural slopes and existing vegetation on the subject property may be substituted for some or all of the requirements above, provided that these features serve to screen the parking area from motorists, pedestrians and adjoining property owners.

PARKING LOT PERIMETER LANDSCAPE



28-5 PARKING LOT INTERIOR LANDSCAPE

The purpose of parking lot interior landscape is to help delineate vehicular and pedestrian passageways, minimize the negative visual impact of large expanses of pavement, provide shade and reduce heat and glare, and accommodate stormwater management techniques. All parking lots of 16 or more spaces are required to have parking lot interior landscape installed as follows:

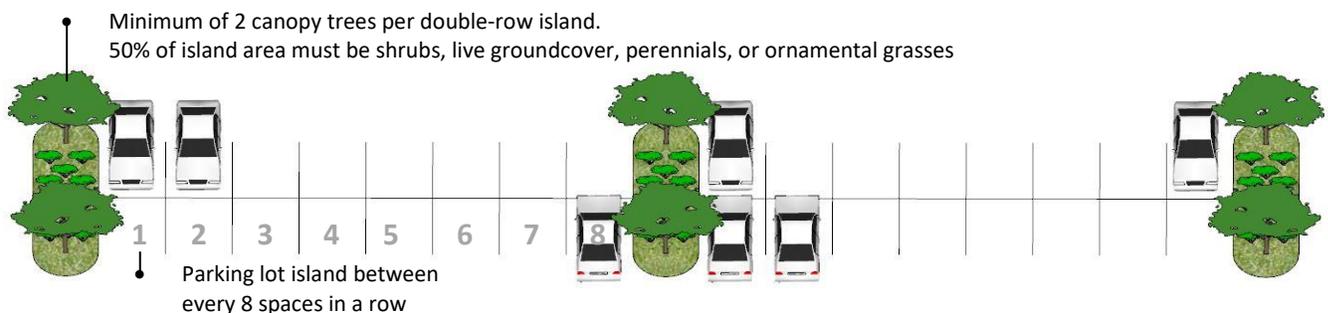
A. All Parking Lots Except I-2 District

1. A parking lot island shall be provided between every eight parking spaces in a continuous row. A parking lot island shall also be provided at the ends of parking rows. As part of the development plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands shall be no less than the amount required of one island for every eight spaces.
2. Parking lot islands shall be at least the same dimension as the parking space. Double rows of parking spaces shall provide parking lot islands that are the same dimension as the double row.
3. A minimum of one canopy tree shall be provided in every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two canopy trees are required. In addition to the required canopy trees, a minimum of 50% of the area of every parking lot island shall be planted in shrubs, live groundcover, perennials, or ornamental grasses. In parking lot islands, canopy trees cannot be substituted with understory trees as the purpose is to provide shade.
4. In addition to parking lot islands, additional landscaped areas shall be provided within the interior of parking lots when the parking area is 15,000 square feet or more in area, which includes parking spaces, islands, and area for vehicular circulation. The minimum total landscaped area of a parking lot, including parking lot islands, shall be a minimum of 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area square footage and is not counted toward required landscape area.

B. Parking Lots in I-2 District

Landscaping shall be provided within the interior of parking lots in the I-2 District when the parking area is 15,000 square feet or more in area, which includes parking stalls, islands, and area for vehicular circulation. The minimum total landscape area of a parking lot, including parking lot islands, shall be a minimum of 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area square footage and is not counted toward required landscape area.

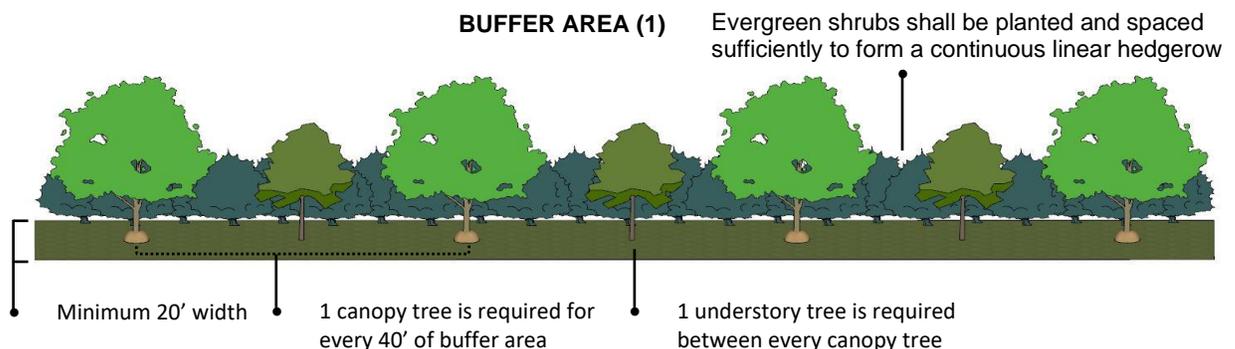
PARKING LOT INTERIOR LANDSCAPE



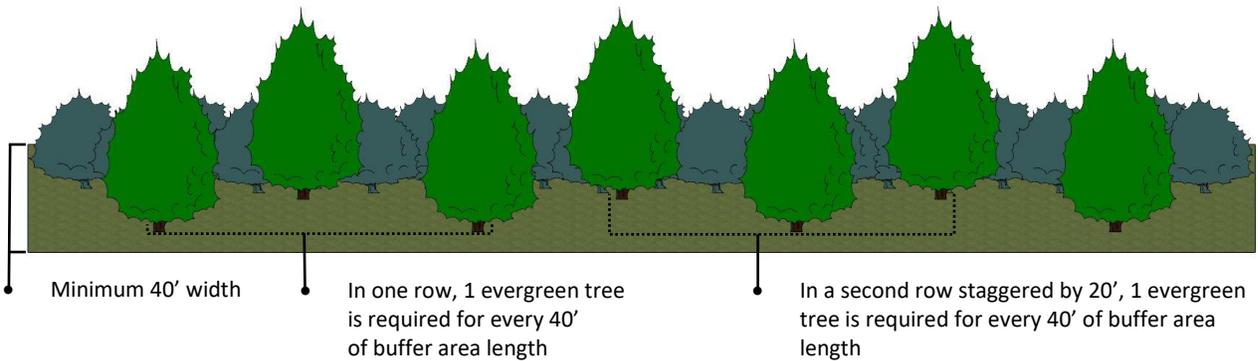
28-6 BUFFER AREAS

This section establishes standards for the dimension and required landscape for buffer areas between land uses within the rear or side yard. Nothing in this section prevents the applicant's voluntary installation of buffer areas where they are not required.

- A. Buffer areas are required between the side and/or rear setbacks and property lines in the following cases:
1. Where a multi-family or townhouse development abuts a single-family or duplex development.
 2. Where a non-residential use is adjacent to an existing residentially used property, a property with an active residential building permit, or a property with a non-compatible use. This does not include public parks.
- B. Buffer areas may be located within required setbacks but shall be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer area.
- C. The required design of buffer areas for development as described in item A.1 above is as follows:
1. The buffer areas shall be a minimum of 20 feet in width.
 2. One canopy or evergreen tree shall be planted for every 40 linear feet of buffer area length. One understory tree shall be planted evenly spaced between canopy or evergreen trees. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted shall be no less than one canopy/evergreen tree and one understory tree per 40 linear feet of buffer area length.
- D. The required design of buffer areas for development as described in item A.2 above is as follows:
1. The buffer areas shall be a minimum of 40 feet in width.
 2. Two staggered rows of evergreen trees are required within the buffer area. One evergreen tree shall be planted for every 40 linear feet of buffer area length in one row. In the second row, one evergreen tree shall be planted, centered and evenly spaced, between the trees planted in the first row. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted shall be no less than two per 40 linear feet of buffer area length.
- E. Additional requirements for the design of all buffer areas for development as described in Section 28-6.A above is as follows:
1. Existing mature, native, and healthy trees in the buffer area may count toward the buffer area tree requirement. This credit is a 1:1 ratio (one existing tree for one proposed tree).
 2. Evergreen shrubs shall be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted shall be no less than one per three linear feet of buffer area length.
 3. The buffer area outside of shrub and tree masses shall be maintained with a uniformed stand of grass unless otherwise approved.



BUFFER AREA (2)



F. The Planning Commission Administrator may waive all or part of the above provisions in the following instances:

1. The required 20 foot landscaped buffer may be reduced to a minimum of 15 feet with the use of a landscaped berm at least three feet in height at finished grade elevation, prior to the application of mulch to the berm.
2. Natural slopes and existing vegetation may be substituted for some or all of the requirements above, provided that these features serve to buffer the area from adjoining properties.
3. When a screen is required as per Section 28-8 below, that portion of the property which is screened may be fully or partially exempted from the requirements of this section.

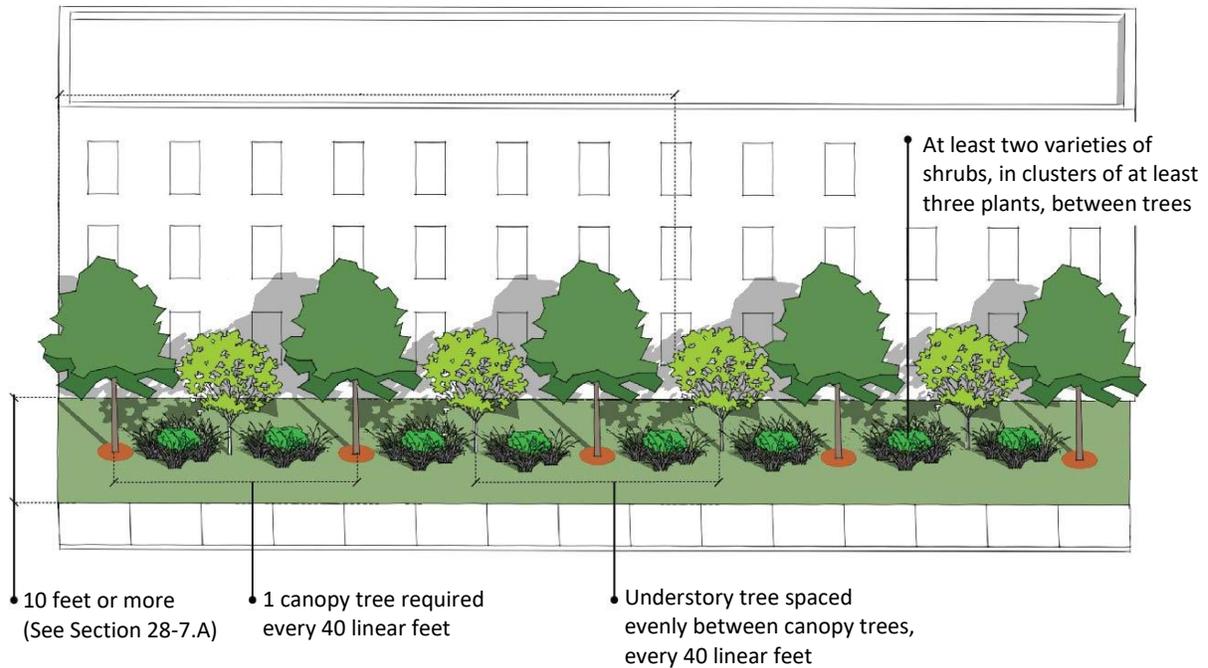
28-7 SITE LANDSCAPE

A. Where townhouse, multi-family, and non-residential developments are located ten feet or more from a street and where a building abuts a parking area, site landscape shall be planted as described below. This planting area is required along 60% of the area between the building and street or parking area, or a minimum of ten feet in width, whichever is greater.

1. The planting area shall not be located within any proposed or existing easements unless it's a planting or landscape easement.
2. Canopy and/or evergreen trees shall be planted every 40 linear feet.
3. Understory trees shall be evenly spaced between canopy trees every 40 linear feet.
4. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted shall be no less than one canopy/evergreen tree and one understory tree per 40 linear feet of site landscape area length.
5. At least two varieties of shrubs shall be planted in clusters of at least three plants between trees.
6. 50% of the landscape area outside of shrub and tree masses shall be planted in live groundcover, perennials, or ornamental grasses. Mulch, stone, grass, or other permeable landscape materials are required for any remaining area.
7. If existing or proposed utility lines, structures, or facilities conflict with landscaping requirements, the applicant may propose an alternative landscaping plan for approval by the Planning Commission Administrator.

B. For non-residential and multi-family residential development, landscaping around the foundation of a building is required. The amount and type of foundation plantings should be adequate to reduce the appearance of building mass, accent buildings, or promote sound stormwater management.

SITE LANDSCAPE



28-8 SCREENING OF ANCILLARY USES

- A.** Screening is required on any portion of a non-residential development which involves loading and unloading areas.
- B.** Screening is required when outdoor storage areas are visible from roadways, sidewalks, nearby residential or agricultural properties, or properties with noncompatible uses.
- C.** Screening is required when business lighting will project into the interiors of nearby residential properties or adjacent roadways.
- D.** The screening material may be composed of trees or a solid fence or wall constructed of wood, brick, masonry, or stone used with or without berms. The screening material shall be capable of providing year-round screening. In cases where security fencing (such as chain link) is needed and cannot be substituted by any other fencing, it shall be black and screened by vegetation or a wood, brick, masonry, or stone wall or fence.
- E.** Where walls or fencing are utilized, a minimum five-foot strip outside the fencing or walls shall be landscaped with clusters of trees and shrubs with a maximum spacing between clusters of 25 feet. Vegetative screening shall be a minimum of four feet in height at installation.
- F.** The height of any wall or fence shall be a minimum of six feet and a maximum of eight feet. If constructed on a berm the combined minimum height of the berm, fence, or wall is six feet and the combined maximum height is eight feet.
- G.** Natural slopes and existing vegetation may be substituted for some or all of the requirements above, provided that these features serve to screen the ancillary uses from general view.

28-9 STREET LANDSCAPE

Roadways in residential and non-residential developments shall be landscaped as follows:

- A.** Canopy trees shall be planted within a minimum five foot planting strip on both sides of the road or as otherwise approved by the Planning Commission or its designee.
- B.** The spacing between canopy trees shall not be less than 30 feet on center and no more than 60 feet on center, unless a greater or lesser distance is beneficial to a particular species. The spacing between trees shall allow for adequate sight line and sight distance.
- C.** In non-residential developments, understory trees shall be planted and evenly spaced between shade trees or as otherwise approved by the Planning Commission or its designee.
- D.** Tree species that bear fruit or nuts are prohibited.

28-10 MONUMENT TREES

- A.** Preservation of monument trees is encouraged. A monument tree is defined as one or more of the following:
 - 1.** A national, state, or local champion tree.
 - 2.** A tree having a diameter of at least 24 inches (measured at 4.5 feet above the ground).
 - 3.** A tree having a diameter that is at least 75% of the diameter of the current state champion of that species (measured at 4.5 feet above the ground).
- B.** If a monument tree is to be preserved within a required site landscape area, buffer area, parking lot interior area, or parking lot perimeter area the landscaping requirements for an area equal to the diameter of the drip line of the tree plus 20 feet may be waived.
- C.** If monument trees are to be preserved and incorporated into the parking lot design, the number of required parking spaces may be reduced by an area equal to the diameter of the drip line of the tree plus 20 feet.
- D.** If a monument tree that was included in an approved landscaping plan is removed without the approval of a vegetation removal permit, it shall be considered a violation and a fine of \$10,000 may be imposed for each violation.