

## **ARTICLE 18**

### **LANDSCAPING AND SCREENING**

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#### **Section 1800 Intent**

It is the intent of this Article to encourage the preservation of existing trees and vegetation; to identify landscape standards and plant classifications; to reduce radiant heat from surfaces and conserve energy; to provide shade; to reduce wind and air turbulence; to minimize potential nuisances such as the transmission of noise, dust, odor, litter, and glare of automobile headlights; to provide visual buffering and to provide for the separation of spaces; to enhance the beautification of the Borough; to reduce the amount of impervious surface; to reduce stormwater runoff; to safeguard and enhance property values and to protect public and private investment; and, to protect the public health, safety and general welfare.

#### **Section 1801 Applicability**

These landscape regulations shall apply to all new multi-family developments consisting of more than two residential units, commercial, and industrial development. Previously approved development need not comply unless new site development approval is being sought.

#### **Section 1802 Preservation of Existing Vegetation**

Existing vegetation shall be retained and maintained whenever possible so as to permit such vegetation to contribute to landscaping requirements. Such retained vegetation may receive partial or total credit towards planting requirements within the buffer. This requirement does not preclude vegetation lost in the construction of those improvements shown on a subdivision or site plan.

#### **Section 1803 Maintenance of Landscaping and Screening**

All vegetative and other screening devices required by this Article shall be maintained so as to continue their effectiveness. Any required plantings which die or otherwise fail to satisfy the requirements of this Article shall be replaced by the developer, or the successors to the developer, with equal or similar species and size.

**Section 1804 Buffer and Screening Requirements**

Any new non-residential building that abuts a residential property shall provide a landscape buffer ten (10) feet wide planted with eight (8) large shade trees and ten (10) shrubs per one hundred (100) lineal feet of transitional yard between the non-residential and residential uses.

**Section 1805 Parking Lot Landscaping Standards**

The following landscape requirements applied to parking lots are intended to screen parking areas from the street, prevent large expanses of unbroken paving, and provide shade to cool paved areas during the hot summer months.

**A. General Provisions**

1. Parking lots with four spaces or less are exempt from the requirements of this Section. If only four (4) spaces are required per this Ordinance and the applicant chooses to provide more parking, then the requirements of this Section shall apply.
2. All remaining unpaved areas of the parking lot shall be grassed or planted in ground cover, unless otherwise specified.

**B. Design Standards for Interior Landscaping for All New Non-Residential Developments**

1. All rows of parking spaces, when a lot contains twenty (20) or more parking spaces, shall be provided a terminal island with concrete curbs and at least one hundred thirty (130) square feet of area to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping.
2. Landscaped islands with concrete curbs and at least one hundred thirty (130) square feet of area shall be provided every fifteen (15) spaces or less within a row of spaces for commercial developments. Planting islands should be evenly spaced throughout the parking lot to consistently shade paved areas. Islands shall be utilized where needed to control vehicular circulation and define major drives.
3. To prevent cars from parking too close to trees or damaging shrubs, an extended curb or wheel stop must be provided. Planting islands parallel to parking spaces must be a minimum of five (5) feet wide to allow car doors to swing open.