

CHAPTER 304 LANDSCAPING AND BUFFERING

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CROSS REFERENCES

Ch. 303 Accessory Uses and Structures
Ch. 305 Off-Street Parking and Loading
Ch. 306 Signage

304.01 PURPOSE

The purpose and intent of this chapter is the preservation and promotion of landscaping as a suitable and necessary aspect of land development, as a component of the Township's development character, as an important beneficial element of the microclimate through the provision of shade, and to promote the public health, safety and general welfare. It is further the purpose of this chapter to promote the proper utilization of landscaping as a buffer between certain land uses to minimize conflicts, and to protect, preserve and promote the character of the Township.

304.02 SUBMITTAL REQUIREMENTS

- A. Procedure. Landscaping plans shall be submitted as provided in Ch. 103 or where required as a part of a planned district.
- B. Plan Contents. The landscaping plan shall be prepared by a licensed design, landscape, or nursery professional and shall include the following information:
 - 1. Landscaping plan drawn to scale indicating property lines, easements, proposed improvements, natural features, drainage, uses and structures, and proposed landscaping which shall include botanical and common names, installation size, on-center planting dimensions where applicable, and a summary of all landscaping materials used on-site, new and existing, by type, botanical name, size, and quantity.
 - 2. Typical building elevations and/or cross sections with proposed vegetation as may be required.

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3. Title block with the pertinent names and addresses of property owner, applicant, design, landscape, or nursery professional and State of Ohio license number, scale, date, north arrow, zoning district, and Jackson Township, Franklin County, Ohio.
- C. Criteria For Review. The submitted landscaping plan shall be reviewed to determine if proposed improvements comply with the requirements and standards of this chapter and commonly accepted landscaping and design standards. The Rural Zoning Commission and/or Zoning Administrator may call upon professional services to provide an evaluation relative to any submitted landscaping plan.

304.03 INSTALLATION AND MAINTENANCE

- A. Installation. Landscaping plans and the improvements identified therein meeting the requirements of this Zoning Resolution shall be completely installed no later than six (6) months subsequent to the date of issuance of a building permit. A single three (3) month extension may be granted by the Zoning Administrator upon request of the Applicant upon demonstration that such extension is warranted because of adverse weather conditions or unavailability of approved landscaping material. All landscaping material shall be installed in a sound, professional manner and according to accepted landscaping and planting procedures.
- B. Maintenance. All landscaping material shall be maintained in proper and healthful condition. Property owners shall maintain landscaped areas in a proper, neat and orderly appearance, and free from refuse and debris. Upon issuance of a citation, corrective action shall be completed within sixty (60) days unless the Zoning Administrator determines that weather constraints require one additional sixty (60) day period. Failure to meet the requirements of this section shall constitute violation of this Zoning Resolution and enforcement and penalty requirements of Ch. 103 shall apply.
- C. Dead or Diseased Trees. It shall be unlawful for any property owner to maintain or permit to stand on his or her property, dead, diseased, damaged or alive, tree, shrubs, evergreen or other plants which are deemed by the Zoning Administrator to be a menace to the public health, safety, and general welfare, or which may result in a traffic or safety hazard.
- D. Replacement of Dead Plant Material. Any plant material, planted in fulfillment of this chapter, that dies within the first year of planting shall be replaced by the applicant.

304.04 LANDSCAPE STANDARDS

Proposed landscape materials should complement existing vegetation, all architectural features and general layout, and should be comprised of indigenous plant material. Landscaping design and materials shall consist of the following:

- A. Plants. All plant materials shall be living plants that conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations. Artificial plants are prohibited in all landscaped areas in the Township required as per this chapter.
- B. Deciduous Trees. Deciduous trees shall be species having an average mature crown spread of greater than fifteen (15) feet in Central Ohio and having trunk(s) which can be maintained with over five (5) feet of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight (8) foot clear wood requirements will control. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping of the same so as to create the equivalent of a fifteen (15) foot crown spread.
- C. Evergreen Trees. Evergreen trees shall be a minimum of five (5) feet in height with a minimum caliper of one and one-half (1 and 1/2) inches at planting.
- D. Shrubs and Hedges. Shrubs and hedges shall be at least two (2) feet in average height when planted.
- E. Berms. Berms shall be physical barriers which when planted, block or screen the view just as a hedge or low wall would. Mounds shall be constructed of clean fill, top soil and similar materials, and shall be designed with proper plant material to prevent erosion and facilitate drainage. Earth mounds shall not exceed four (4) feet in height, shall not exceed a slope of 3:1, and shall be planted completely by plant material, which may include mulching limited to the immediate base of plantings other than turf.

304.05 ON-SITE LANDSCAPING - NON-RESIDENTIAL USES

All large trees as defined herein shall be maintained and preserved as part of all non-residential development. The location of all buildings, structures, driveways, off-street parking and loading areas, and all other improvements shall be designed to avoid the destruction of any existing large tree as defined herein. As part of an approved landscaping plan, a large tree as defined herein may be replaced only by a medium tree as defined herein under the following conditions:

- 1. An existing large tree will be located within a public right-of-way or easement.
- 2. An existing large tree is located within the area to be covered by a proposed structure or within twelve (12) feet from the perimeter of such structure(s) and

such structure(s) cannot be located in a manner to avoid removal of an existing tree at the same time permitting desirable, logical, and appropriate development of the lot.

3. An existing large tree will be located within a proposed driveway, off-street parking area or other improvement and relocation of such improvement would not permit desirable, logical, and appropriate development of the lot.
4. An existing large tree is damaged or diseased.

In addition to the requirements for off-street parking areas, all non-residential uses shall provide twenty (20) square feet of landscaped area for every one thousand (1,000) square feet of building ground coverage area, or fraction thereof, and one (1) inch in tree caliper for every one thousand (1,000) square feet of building ground coverage. All areas of a lot not covered by buildings, structures, paving, or the landscaping required herein shall be covered by natural turf at a minimum. Tree planting requirements may be waived by the Zoning Commission if the quantity of existing trees and their aggregate trunk sizes meet or exceed these requirements and are evenly distributed throughout the subject site.

304.06 OFF-STREET PARKING AREAS

Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which abuts a residential zoning district by a one hundred percent (100%) opaque wall or fence six (6) feet in height. When adjacent to a public right-of-way off-street parking areas shall be landscaped with a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than two (2) feet in height at time of planting with a mature height of not less than four (4) feet or an earth berm for the entire length of the parking area adjacent to the right-of-way. This subsection shall apply to bed and breakfast inns regardless of the size of off-street parking area.

All off-street parking areas shall provide one (1) tree of no less than two (2) inches tree trunk diameter, measured at six (6) inches from the ground, for every six (6) parking spaces. All trees shall be balled and burlapped when planted. Planting beds for parking lot trees shall be constructed so as to minimize damage to trunks and roots of the trees from vehicles, pedestrians, and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of sixteen (16) square feet. The minimum dimension for the planting areas shall be four (4) feet on one side. All trees shall be maintained in a healthy condition.

Relative to landscaping within off-street parking areas and screening of parking area perimeters, for off-street parking areas equal to or larger than 2,500 square feet in total area or ten (10) or more parking spaces, whichever is greater, minimum landscaping areas within the interior of the parking area shall be provided at the rate of ten (10) square feet for every 1,000 square feet of parking area. No more than fifty percent (50%) of landscaping material shall consist of turf.

Planning & Review Worksheet			
Site Area	Requirement	Needed	Actual Provided
Building – foundation planting & landscape	20sqft : 1,000sqft of building		
Building –landscape trees	1 tree, 1,000sqft of building		
Parking Lot – landscape	10sqft : 1,000sqft of parking lot		
Parking Lot – trees	1 tree, every 6 stalls		
Signage – base landscaping	50sqft landscape		

304.07 SIGNAGE

A landscaped area totaling a minimum of fifty (50) square feet shall be provided centered on the base of all freestanding signs and should be comprised of a variety of natural materials, such as turf, ground cover, shrubs, and hedges. No more than fifty percent (50%) of landscaping material shall consist of turf. Low maintenance plant materials should be utilized. A sketch plan drawn to scale and indicating plant material by botanical name and quantity shall be provided to the Zoning Administrator with the application for a sign permit.

304.08 SERVICE COURTS AND LOADING DOCK AREAS

All areas used for service, loading and unloading activities shall be screened along the entire lot line if adjacent to or abutting a residential zoning district or public right-of-way by a one-hundred percent (100%) opaque wood fence six feet in height.

304.09 TRASH CONTAINER RECEPTACLES

For all non-single family residential uses requiring trash container receptacles, such as dumpsters, all such containers or receptacles shall be enclosed on all sides by walls or fences with an opacity of one-hundred percent (100%) and a height of six (6) feet. Trash containers and receptacles shall be located behind the building line and shall be located to the rear of non-residential uses. Trash containers and receptacles shall conform to side and rear yard setback requirements and for non-residential uses adjacent to a residential zoning district such containers and receptacles shall be located no closer than twenty-five (25) feet to any property line.

304.10 SIGNIFICANT AND SPECIMEN TREES

All significant and specimen trees as defined herein should be protected and preserved wherever feasible to ensure that the value provided to the Township and its citizens by the cultural, historical, biological, or horticultural significance of any tree is continued into the future.

304.11 BUFFERING

Buffering requirements of this chapter are intended to provide the various land uses permitted with the best possible compatibility and integration with one another and to mitigate conflicts resulting from noise, pollution, and light, and to ensure privacy, and also to allow for an easier transition between different types of uses. This section applies to all zoning districts.

A. Buffer Types. The following narrative describes the three buffer types that are permitted. Table 6 provides options for structuring each buffer type.

1. Type A - Opaque Buffer. Type A buffer is the most dense buffer required and is to be one hundred percent (100%) opaque from the ground to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years and shall provide the same level of buffering all year.
2. Type B - Semi-Opaque Buffer. Type B buffer is the intermediate buffer required and is to be one hundred percent (100%) opaque from the ground to three (3) feet and at least fifty percent (50%) opaque from three (3) feet to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years and shall provide the same level of buffering all year.
3. Type C - Light Buffer. Type C buffer is the least intense buffer required and is to be at least thirty percent (30%) opaque from the ground to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years.

B. Buffer Locations. Required buffer locations shall be provided as identified in Table 7. Determination of appropriate buffer is based upon the proposed use within the appropriate zoning district and the adjoining or abutting zoning district.

If all or any part of a required buffer has been provided on the adjacent property, the proposed use must provide that amount of the buffer which has not been provided on the adjacent property.

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Table 6 BUFFERS Jackson Township Zoning Resolution			
BUFFER TYPE	MINIMUM BUILDING SETBACK	MINIMUM BUFFER WIDTH	EXAMPLES
A	50 Feet	40 Feet	1. Small trees planted 30 feet on center and six-foot high evergreen screening planted four feet on center.
			2. Large trees planted 40 feet on center and six-foot high solid wood fence.
			3. Tall evergreen trees, stagger planted, with branches touching the ground.
B	40 Feet	30 Feet	1. Small trees planted 30 feet on center and three-foot high stone wall.
			2. Small trees planted 20 to 30 feet on center and three-foot high earth berm.
			3. Large trees planted 40 feet on center and three-foot high evergreen hedge shrubbery planted three feet on center.
C	30 Feet	20 Feet	1. Small trees planted 30 feet on center.
			2. Small trees planted 30 feet on center and split rail fence.
			3. Large trees planted 40 feet on center and assorted low shrubbery.

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Table 7 REQUIRED BUFFER LOCATIONS

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PRO- POSE D USE	ADJOINING USE																			
	A C O S	R	S R	S	P R D	N C	C C	C S	O I	M U C	P C D	I - 1	I - 2	P I D	F P	E Q	O G	C T T	E U	P U D
ACOS		A	A	A	A															
R												A	A	A		A	A		A	
SR												A	A	A		A	A		A	
S												A	A	A		A	A		A	
PRD												A	A	A		A	A		A	
NC		B	B	B	B							B	A	A		B	B		B	C
CC		B	B	B	B	C						B	A	A						B
CS		A	A	A	A	C	C		C											A
OI		B	B	B	B	C					C	A	A	A		B	B		B	B
MUC		A	A	A	A							B	A	A		B	B		B	A
PCD		A	A	A	A							A	A	A		B	B		B	A
I-1		A	A	A	A	B	B	B	B	B	B									A
I-2		A	A	A	A	A	A	A	A	A	A									A
PID		A	A	A	A	A	A	A	A	A	A									A
FP																				
EQ		A	A	A	A															A
OG		A	A	A	A															A
EU		A	A	A	A											B	B			A
PUD												A	A	A		A	A		A	