

## ARTICLE 14

### Landscaping and Screening

#### 14.1. Purpose and Intent

The purpose of this Article is to regulate the planting and preservation of landscape materials to promote the general health, safety and welfare of the Town's citizens; to enhance the community by the creation of an attractive environment; to protect property values and to further the design and economic development objectives of the Round Hill Comprehensive Plan and the Round Hill Streetscape Master Plan. To these ends, these regulations are intended to promote the planting and preservation of landscape materials which:

- a. Provide screening and buffering between incompatible land uses.
- b. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
- c. Provide shade and windbreaks and enhance the appearance of public areas.
- d. Provide for the creation of safe, attractively landscaped areas adjacent to public streets by using landscape materials which separate vehicular and pedestrian areas.
- e. Provide for the protection of ground water, improve air quality and stormwater management through the mitigating effects of trees and other landscape materials.
- f. Provide for useful and attractive open space areas.
- g. Provide for preservation, planting and replacement of trees in the development process to create a specified tree canopy or cover in twenty years as per the Code of Virginia, and to reduce soil erosion and sedimentation.

#### 14.2. Applicability

This Article shall apply to all site plan and subdivision applications submitted for approval after the effective date of this Ordinance. This Article shall not apply to single-family residential uses where there are no newly-constructed streets which are to be dedicated for public use.

#### 14.3. Preservation of Trees

- a. Every development shall retain existing, healthy trees at least 12 inches or more in caliper measured at 3 feet above the ground unless such retention would reasonably burden the development. A development is unreasonably burdened if the proposed activities on a lot would have to be substantially altered to accomplish such retention and such alteration would result in an unreasonable hardship on the developer as determined by the Planning Commission.
- b. No excavation, embankment, or other subsurface disturbance shall be undertaken within an area equal to one foot of horizontal distance for every inch of diameter of any tree 12 inches in diameter or greater that is to be retained, and no impervious surface shall be located within 12 feet of any such tree.

#### 14.4. General Screening and Buffering

a. Every development shall provide sufficient screening so that neighboring properties are buffered and screened from adverse effects of that development and the development is buffered and screened from any adverse effects of adjacent uses such as streets.

b. The following buffer yards shall be provided between various uses:

(1)	Commercial adjacent to residential:	25 feet
(2)	Commercial adjacent to institutional:	10 feet
(3)	Multi-family residential next to single-family, duplex, townhouses or commercial:	25 feet
(4)	Industrial adjacent to residential	25 feet
(5)	Industrial adjacent to commercial	10 feet
(6)	Industrial adjacent to any other zone:	25 feet
(7)	Institutional adjacent to residential:	25 feet
(8)	Institutional adjacent to commercial:	10 feet

A solid wall or fence at least six feet in height may be used to reduce the required buffer yard by 50 percent. Posts and bracing shall not be exposed to the adjoining property(ies).

Buffer yards shall contain sufficient trees and shrubs to provide a solid screen between uses once the trees and shrubs have reached maturity. A solid screen is intended to exclude most visual contact between uses and to create a strong impression of separation. To meet the requirements of this section, buffer yards must contain all of the following: (i) understory trees planted at a rate of 1 tree per 30 feet or canopy trees planted at a rate of 1 tree per 40 feet; (ii) evergreen trees planted at a rate of 1 tree per 15 feet; and (iii) shrubs planted at a rate of 3 shrubs per 10 feet in required buffer yards of 10 feet and 6 shrubs per 10 feet in required buffer yards of 25 feet. Trees and shrubs shall be staggered and placed to achieve maximum screening from intensive use areas of adjoining properties. Existing vegetation, such as hedgerows and trees, may be used to satisfy the requirements of this section if determined by the Zoning Administrator to be adequate.

c. The Planning Commission may reduce the requirements of this Section when such landscaped areas cannot be reasonably provided because of parking lot size, existing structures or other unique features.

#### 14.5. Street Tree Planting

Street trees shall be required along both sides of all newly constructed streets which are dedicated for public use. Street trees shall be planted in an area generally within 20 feet of the public right-of-way. The developer shall provide an average of at least one deciduous canopy tree for every 40 feet of street frontage that has or will have a trunk at least 12 inches in diameter when fully mature.

#### 14.6. Parking Lot Landscaping

- a. A 10-foot wide perimeter strip shall be provided between any parking lot and the right-of-way. The strip shall contain at least one deciduous canopy tree that has or will have a trunk at least 12 inches in diameter when fully mature for every 40 feet of street frontage.
- b. At least 5 percent of the parking lot area shall be landscaped. No landscaped area shall be less than 50 square feet. The landscaped area shall contain one tree and three shrubs for each 10 parking spaces. A minimum of 75 percent of the required trees shall be deciduous canopy trees that have or will have trunks at least 12 inches in diameter when fully mature.
- c. The Planning Commission may waive the requirements of this Section in the B-1 district when such landscaped areas can not be reasonably provided because of parking lot size, existing structures, or other unique features.

#### 14.7 Maintenance

The owner, or his agent, of commercial, institutional or industrial uses shall be responsible for the maintenance, repair, and replacement of all landscape materials, fences, berms, and walls required by this Article. All landscape materials shall be kept in a healthy condition free of all disease and infestation, and kept free of refuse and debris. All fences, berms, and walls shall be maintained in a safe and attractive condition. The owner, or his agent, upon written notification by the Zoning Administrator, shall repair or replace any landscape materials, fences, berms, or walls not meeting the requirements of this Article within thirty (30) days of receipt of said notice.

#### 14.8 Landscape Plan

A landscape plan shall be required for all uses subject to this Article.

- a. Review Procedures – The Zoning Administrator shall be responsible for the review of all landscape plans according to the procedures and time frames for review of site plans and subdivision applications. The Zoning Administrator will approve or disapprove the plan with notice provided in writing and addressed to the owner, or their designated agent.
- b. Landscape Plan Requirements – Every landscape plan required by this Article shall be prepared by a person in the practice of landscape design who is certified by the State of Virginia. All landscape plans shall contain the following information:
  - (1) Plans shall be drawn to a scale of not less than thirty (30) feet to the inch on sheets no less than eighteen by twenty-four inches (18” x 24”) or greater than twenty-four by thirty-six inches (24” x 36”).
  - (2) All plans shall illustrate with sufficient detail the location of all proposed construction including, but not limited to, driveways, parking areas, curbs, sidewalks, utility lines, structures, and landscape areas. Landscape areas shall

indicate dimensions, and all proposed locations of trees and plants and all proposed trees shall be illustrated at their full canopy spread.

- (3) All plans shall be accompanied by a schedule of plants proposed, including the number proposed, their height, diameter, or gallon size, and the common and botanical name.
- (4) All plans shall include a table calculating the amount of open space and/or parking lot area and the number of plants and trees required by the ordinance and the amount of open space and trees and plants provided.
- (5) Any existing vegetation proposed to be saved shall be identified by name, location, and size. Methods of protecting the vegetation during construction activities shall be illustrated and/or explained. Plans shall indicate how existing trees are to be protected and how soil aeration, drainage and moisture are to be preserved.

#### 14.9 Tree & Shrub Species

The trees and shrubs listed below are approved for use; any other tree or shrub species used to meet the requirements of this Article requires the approval of the Zoning Administrator.

#### **CANOPY/STREET TREES:**

A deciduous tree, usually single trunked, with a definitely formed crown of foliage, which attains a mature height of at least 30 feet. Approved species include:

#### **Common Name**

#### **Botanical Name**

American Sycamore  
Crimson King Maple  
English Oak  
Ginkgo (Male)  
Japanese Pagoda  
Japanese Zelkova  
Japonica Regent  
Littleleaf Linden  
Loblolly Pine  
London Plane  
Pin Oak  
Pitch Pine  
Silver Linden  
Sugar Maple  
Thornless Honey Locust  
Willow Oak  
Yellowwood

Platanus occidentallis  
Acer plantanoindes Crimsom King  
Quercus robur  
Ginkgo bilboa  
Sophora japonica  
Zelkova serrata  
Sophora japonica regent  
Tilia cordata  
Pinus taeda  
Plantanus acerifolia  
Quercus palustris  
Pinus rigida  
Tilia tomentosa  
Acer saccharum  
Gleditsia triacanthos inermis  
Quercus phellos  
Cladrastis lutea

Red Oak  
Red Maple

Quercus borealis  
Acer rubrum

### **EVERGREEN TREES:**

A non-deciduous tree used for the purposes of screening, weather barrier, or accent planting. Approved species include:

#### **Common Name**

#### **Botanical Name**

American Holly  
Dark American Arborvitae  
Eastern Red Cedar  
Norway Spruce

Ilex opaca  
Thuja occidentalis nigra  
Juniperus virginiana  
Picea abies

### **UNDERSTORY TREES:**

A deciduous or evergreen tree which attains a mature height of no greater than 30 feet. Understory trees often times prefer shade and grow naturally under a canopy of larger trees. Approved species include:

#### **Common Name**

#### **Botanical Name**

American Plum	Prunus americana
Amur Maple	Acer griseum
Dogwood	Cornus florida
Downy Serviceberry	Amelanchier arborea
Flowering Cherry	Prunus (various species)
Flowering Crabapple	Malus (various species)
Golden Raintree	Koelreuteria
Golden Chain	Laburnum Vossi
Purple Leaf Plum	Prunus cerasifera bliricana
Red Bud	Cercus canadensis
Shadblow	Amelanchier canadensis
Washington Hawthorne	Crataegus plaenopyrum

### **HEDGES/SHRUBS:**

An evergreen multi-trunked woody plant that usually attains a mature height of no greater than 10 feet. Approved species include:

#### **Common Name**

#### **Botanical Name**

Azalea  
Cotoneaster

various species  
various species

Chinese Holly	Llex cornuta
English Yew	Taxus baccata
Euonymus	various species
Japanese Holly	Llex crenata
Japanese Yew	Taxus cuspidata
Rhododendron	various species
Viburnum	various species
Winged Euonymus	various species

14.10 Condition and Size

a. All plants required by this Article shall be healthy, free of disease and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.

b. Size – All plant material installed to meet the requirements of this Article shall comply with the minimum size requirements below at the time of planting:

- (1) Canopy/Street trees: diameter: two and one-half inches measured at three feet above ground level.
- (2) Evergreen trees: height: 6 feet minimum, with branches along the trunk to ground level.
- (3) Understory trees: height: 6 feet minimum
- (4) Shrubs: height: 18 inch minimum
- (5) Hedges: planted and maintained to form a continuous, solid visual screen at least two feet in height within one year of planting.

14.11 Sight Distance

No tree, shrub, hedge or vegetation, whether or not required by this Article, shall be planted or maintained in any way that interferes with the sight distance of any entrance or street intersection.

14.12 Monitoring and Enforcement

The enforcement of the provisions of this Article shall be the responsibility of the Zoning Administrator.

No occupancy permit shall be granted until the trees, plants and other screening and buffering materials required by this Article have been installed to the satisfaction of the Zoning Administrator.

In instances where trees are removed in violation of an approved site plan or subdivision application, the developer shall reimburse the Town for the assessed value of the tree(s) and associated administrative costs incurred by site inspection, enforcement, and tree replacement. Such funds shall be used to plant replacement trees in the area of the location of the trees removed.

**[Amended September 17, 2009]**