

CHAPTER 7: LANDSCAPING REQUIREMENTS

Section		Page
7.1	Purpose & Applicability.....	7-2
7.2	General Provisions.....	7-3
7.3	Landscaping Types & Requirements.....	7-3
7.4	Landscaping Installation & Maintenance.....	7-7

CHAPTER 7: LANDSCAPING REQUIREMENTS

Section 7.1 Purpose & Applicability

7.1.1 Purpose

The purpose of this Chapter is to regulate the protection, installation, and long-term management of trees and shrubs and to minimize potential nuisances, such as visual impacts, noise, dust, odor, litter, and glare of lights, from adjacent properties. The appropriate use of existing and supplemental landscaping enhances the appearance of built environment and blends new development with the natural landscape. Existing vegetation should be retained where possible to ensure a natural established landscape.

7.1.2 Applicability

- A. All new developments (except for infill single-family detached residential uses) shall be designed in accordance with the requirements of this Chapter. Any expansion of an existing building also requires compliance with the requirements of this Chapter.
- B. Generally, the responsibility for screening is that of the more concentrated land use. However, new developments with a less intense use being constructed next to an existing more intense use shall provide the required landscaping on the new development's property.
- C. In cases where an existing, landscaped, or vegetated area is located on the same property as the proposed development, further plantings and or improvements shall not be required so long as said screened area is of sufficient width and depth and contains adequate and sufficient materials to meet the requirements of this Ordinance. If the landscaped or vegetated area is deficient, the developer shall make needed improvements and/or additions to satisfy the landscaping requirements and intent of this Ordinance.

7.1.3 Relief from Landscaping Requirements

- A. In the event that the unusual topography or elevation of a development site or the location or size of the parcel to be developed would make strict adherence to the requirements of this Section serve no meaningful purpose or would make it physically impossible to install and maintain the required landscaping, the Planning Board may alter the requirements of this Section provided the spirit and intent of the section are maintained. Such an alteration may occur only at the request of the developer, who shall submit a plan to the Administrator showing existing site features that would screen the proposed use and any additional screen materials the developer may propose to have installed.
- B. The vacancy or non-use of an adjoining parcel shall not constitute grounds for providing relief to the landscaping requirements contained in this Ordinance. Neither shall the desire of an owner to make a more intensive use or greater economic use of the property be grounds for reducing the landscaping requirements.

CHAPTER 7: LANDSCAPING REQUIREMENTS

Section 7.2 General Provisions

- A. To the extent that existing natural vegetation located on the same parcel of land as the proposed development can meet the required screening levels of this Section, the use of such materials is encouraged. In such case, these areas shall be designated on the development plan as undisturbed vegetation areas.
- B. No structure other than a wall, fence, sidewalk, mailbox, sign or driveway shall be permitted within a required landscaping area. No off-street parking may take place in any required landscaping area. Where plant materials are required, the required amount of plant materials shall be installed on the side of any wall or fence opposite the new development.
- C. For any parcel of land (which is to be developed), the developer is encouraged to identify any and all significant trees with a caliper of twelve (12) inches or greater located on the lot. Every effort shall be made by the developer to save such trees. No trees with a caliper of twelve (12) inches or greater on designated lots (public or private) shall be cut down without the written permission of the Administrator.

Section 7.3 Landscaping Types & Requirements

The provisions of this Section are designed to specifically address the application of landscape resources to varying styles of development and the impact of such applications on the appearance, health, and financial well-being of the community. The provisions are broken into three (3) landscaping categories:

- A. Buffers
- B. Parking Lot Landscaping
- C. Residential Yards

7.3.1 Buffers

A. Buffers shall be required for all new or expanding development. Refer to the Permitted Uses Table in Chapter 3 to find the Use Group Level for the new or expanding use, except as follows:

1. Development located within the CP zoning district shall provide a Type B Buffer along property lines adjacent to any other zoning district.

Use Groups & Buffer Types

Proposed Use	Adjacent Use			
	Group 1	Group 2	Group 3	Group 4
Use Group 1	None	None	None	None
Use Group 2	Type A, C	Type C	Type C	Type C
Use Group 3	Type A, C	Type A, C	Type C	Type C
Use Group 4	Type B	Type B, C	Type A, C	Type C

CHAPTER 7: LANDSCAPING REQUIREMENTS

Buffer Requirements

Requirement	Type A	Type B	Type C (street yard)
Buffer Width:	15 feet	30 feet	10 feet
Buffer Location:	Side & Rear Yards	Front, Side, & Rear Yards	Front Yard (within 20 feet of edge of right-of-way)
Required Screening:	<p>REQUIRED SCREENING: A staggered row of large trees, spaced not more than 30 feet apart or a staggered row of medium trees spaced not more than 15 feet apart; and</p> <p>OPTION 1: A row of evergreen shrubs placed not more than four (4) to six (6) feet apart which will grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting; or</p> <p>OPTION 2: A masonry wall located within the required buffer area; such wall shall be a minimum height of six (6) feet (above finished grade;) and, if a block wall, it shall be painted on all sides; or an opaque fence six (6) feet in height, finished side of fence must face out; or</p> <p>OPTION 3: A berm (maximum of 3:1 slope) and planting combination, with the berm an average height of three (3) feet and dense plantings which will, when combined with the berm, achieve a minimum height of six (6) feet and seventy-five (75) percent opacity within two (2) years.</p>	<p>REQUIRED SCREENING: A staggered row of large trees, spaced not more than 30 feet apart or a staggered row of medium trees spaced not more than 15 feet apart; and</p> <p>OPTION 1: An opaque fence located within the required buffer area; such fence shall be a minimum height of six (6) feet in height, finished side of fence must face out; or</p> <p>OPTION 2: A berm (maximum of 3:1 slope) and planting combination, with the berm an average height of three (3) feet and dense plantings which will, when combined with the berm, achieve a minimum height of six (6) feet and seventy-five (75) percent opacity within two (2) years.</p>	<p>REQUIRED SCREENING: A staggered row of large trees, spaced not more than 30 feet apart or a staggered row of medium trees spaced not more than 15 feet apart, supplemented by five (5) low growing shrubs for every required large maturing tree.</p>
Ground Cover:	Low-growing evergreen shrubs, evergreen ground cover, or mulch covering the balance of the buffer.		

- B. If a specific use is not mentioned then it will be the duty of the Administrator to determine which existing use is most closely related to the proposed use in order to determine which

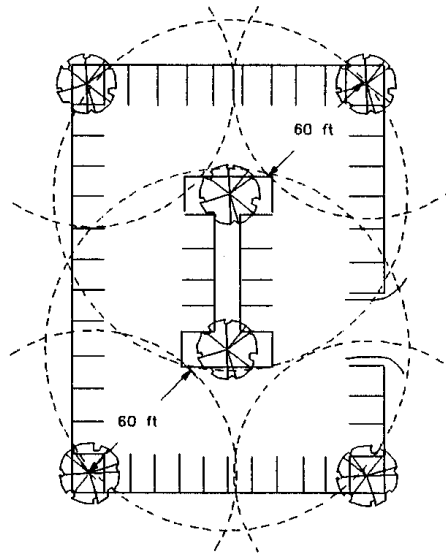
CHAPTER 7: LANDSCAPING REQUIREMENTS

group to classify the use under. Further, the following Use Group Levels are assumed for undeveloped land: Residential and Conservation zoned land is Use Group Level One (1), Office & Institutional zoned land is Use Group Level Two (2), all Commercial zoned land is Use Group Level Three (3), and Commerce Park zoned land is Use Group Level Four (4).

- C. The buffer shall be located entirely on the property of the new or expanding development.
- D. At least two (2) different species of trees and shrubs shall be used to compose the required buffer. The use of crepe myrtles is encouraged.
- E. Under overhead utility lines, two (2) small maturing trees shall be used in lieu of each large maturing tree required. Crepe myrtles are preferred to fulfill this requirement.

7.3.2 Parking Lot Landscaping

- A. Parking lot landscaping is required within all parking lots except automobile sales display areas. Instead, perimeter landscaping around automobile sales display areas shall be utilized at the same rate as required below.
- B. A minimum of one (1) canopy tree shall be located within 60 feet of every parking space. The measurement shall be taken from the base of the tree.



- C. Large maturing canopy trees shall be planted in a manner that provides shade for parking area at maturity. Two (2) small maturing (ornamental) trees shall be used in lieu of canopy trees under overhead utility lines. Crepe myrtles are encouraged as the small maturing tree.
- D. Each planting area shall be a minimum of 49 square feet, with a minimum dimension of seven (7) feet.
- E. Planting areas shall be protected with concrete curbing meeting the specifications for curbing in Chapter 9 Infrastructure.

CHAPTER 7: LANDSCAPING REQUIREMENTS

7.3.3 Residential Yard Trees (single-family residential lots)

- A. Yard trees are required for every major residential subdivision (5 or more lots), except in the RA-30 District.
- B. Trees shall be planted behind the sidewalk outside of the public right-of-way. Maintenance of the trees shall be the responsibility of the individual property owner.
- C. Yard trees may be placed anywhere on the property except that at least one (1) tree is placed in the front yard. Each lot shall provide canopy trees in accordance with the following schedule:

Lot Size	Yard Trees
Less than 10,000 square feet	1
10,000-20,000 square feet	2
More than 20,000 square feet	3

- D. Two (2) small maturing (ornamental) trees shall be used in lieu of canopy trees under overhead utility lines. Crepe myrtles are encouraged as the small maturing tree.

7.3.4 Screening Requirements for Outdoor Storage, Waste Containers, and Mechanical Equipment

The requirements of this Section shall apply to all new and expanding non-residential and multi-family development:

- A. Any outdoor storage, waste container, and mechanical equipment existing at the time of adoption of this Ordinance shall be brought into compliance with the screening requirements of this Section within six (6) months of the effective date of this Ordinance.
- B. Any outdoor storage or utility structures shall be screened in the form of a berm, wall, or fence and natural plantings as to provide an opaque screen for outdoor storage, waste containers, and utility structures. The screen shall exceed the height of the storage or equipment by a minimum of one (1) foot, shall not interfere with the operation of utility equipment.
- C. Dumpsters and other waste collection containers shall not be located in the front yard of any structure.
- D. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from view of the street. Roof-mounted mechanical equipment shall be screened from view by a parapet wall or screen wall matching the primary building materials.
- E. Any fencing used to fulfill the requirements of this Section shall be supplemented with landscaping. Chain link fence with slats shall not be used to meet the requirement of this Section.

CHAPTER 7: LANDSCAPING REQUIREMENTS

F. All screens shall utilize building materials and design which are compatible with those used for the exterior of the principal building.

7.3.5 Fences and walls

Entrance gateways to residential subdivisions and all agricultural uses are exempt from the following fence and wall standards. Except as otherwise noted in this Ordinance, fences or walls are permitted in the various districts subject to the following regulations:

	Residential & Agricultural Uses		Animal, Office, Retail, & Industrial Uses		Civic, Institutional, & Recreational Uses	
	Front & Side Yards ²	Rear Yard	Front & Side Yards	Rear Yard	Front & Side Yards	Rear Yard
Min. Height	2 feet	2 feet	2 feet	2 feet	2 feet	2 feet
Max. Height	4 feet (6 ft side)	6 feet	6 feet	10 feet	6 feet	10 feet
Materials¹	<ul style="list-style-type: none"> • wood • brick • stone • wrought iron • stucco • vinyl 	<ul style="list-style-type: none"> • chain link • privacy screening • wrought iron • wood • stucco • brick • stone • vinyl 	<ul style="list-style-type: none"> • brick • Stone • wrought iron • stucco • wood • vinyl 	<ul style="list-style-type: none"> • chain link³ • wrought iron • stucco • brick • stone • vinyl 	<ul style="list-style-type: none"> • brick • stone • wrought iron • chain link • vinyl 	<ul style="list-style-type: none"> • brick • stone • wrought iron • chain link • vinyl

1: Materials may include a combination of the listed permitted materials for each fence type.

2: Lots with one zero side line setback and a zero front yard setback may have a wall on the opposite side yard lot line and front yard line a maximum height of 8 feet.

3 Barbed wire permitted for rear yard fences not visible from a street.

Section 7.4 Landscaping Installation & Maintenance

7.4.1 Approved Plant List

LARGE TREES: Mature height greater than 50 feet tall						
Common Name	Scientific Name	Growth Rate	Fall Leaf	Flower	Environmental Tolerance	Problems
Green Ash	Fraxinus pennsylvanica	Medium	Pink		high pH / Salt / Drought / Compaction	Numerous seeds can be problematic on females
Thornless honeylocust	Gleditsia triacanthos var. inermis	Medium	Yellow		Wet soils / Drought / Salt / High pH / Compaction	Plant bugs, mites, webworm
Pin oak	Quercus palustris	Medium	Red		Wide range of soils	Adequate space
Willow oak	Quercus phellos	Fast			Wet or Dry sites / Compaction	

CHAPTER 7: LANDSCAPING REQUIREMENTS

Northern red oak	Quercus rubra	Fast	Red		Drought / Compaction / Salt	Acorn litter
Shumard oak	Quercus shumardii	Medium	Red		Drought / Compaction / Salt	Acorn litter
Live Oak	Quercus virginiana	Slow			Wet soils / Compaction / Salt	
Japanese pagodatree	Sophora japonica	Medium			Drought / Compaction / Salt	Litter problems; Canker can be a problem
Baldcypress	Taxodium distichum	Medium			Wet soils / Compaction	
Silver linden	Tilia tomentosa	Medium			Drought / Salt / pH adaptable / Compaction	Aphids
Lacebark elm	Ulmus parvifolia	Medium	Pink		Drought / Salt / pH adaptable / Compaction	
Japanese zelkova	Zelkova serrata	Medium	Red		Drought / pH adaptable / Compaction	Narrow crotch angle susceptible to splitting

MEDIUM TREES: Mature height between 35 feet and 50 feet tall

Common Name	Scientific Name	Growth Rate	Fall Leaf	Flower	Environmental Tolerance	Problems
Red maple	Acer rubrum	Medium	Red		Wet soils / Compaction	Tends to have cankers under heavy stress; Over pined
American hornbeam	Carpinus caroliniana	Slow	Yellow		Acidic soils	Sensitive to drought and compacted soils
Easter redcedar	Juniperus virginiana	Medium			Drought / High pH / Compaction / Salt	
Goldenraintree	Koelreuteria paniculata	Medium		Yellow	Drought / Salt / High pH	
Prunus sargentii	Sargent cherry	Slow	Red	Pink	Drought / Salt / Acid soils	Avoids poorly drained sites Japanese beetles

SMALL TREES: Mature height suitable for planting under utility wires

Common Name	Scientific Name	Growth Rate	Fall Leaf	Flower	Environmental Tolerance	Problems
Serviceberry	Amelanchier arborea	Medium	Red and Yellow	White		Specify tree form. Good alternative to crepe myrtle.
Eastern redbud	Cercis Canadensis	Fast	Yellow	Pink	pH adaptable	
Chinese fringetree	Chionanthus retusus	Slow		White		
Kousa dogwood	Cornus kousa	Slow	Red	White	Acidic soils	

CHAPTER 7: LANDSCAPING REQUIREMENTS

Green hawthorn	<i>Crataegus viridis</i>	Medium	Red and Yellow	White	pH adaptable / Drought / wet soils	
Crepe myrtle	<i>Lagerstromia</i> spp.	Slow	Red and Yellow	Red, White and Pink	Wet soils	Over planted and often unnecessarily topped
Flowering crabapple	<i>Malus</i> spp.	Medium	Red and Yellow	Red, White and Pink	Wide range of soils / Salt / Compaction	Specify tree form; fruit litter problem; scab is a problem for many species
Carolina cherry laurel	<i>Prunus caroliniana</i>	Fast		White	Drought / pH adaptable	Avoid poorly drained sites
Japanese tree lilac	<i>Syringa reticulata</i>	Medium		White	Drought / pH adaptable	

Source: North Carolina Division of Forest Resources

SHRUBS: Mature Height 1 to 4 Feet

Common Name	Scientific Name	Growth Rate	Exposure	Height	Spread	Remarks
Aucuba, Dwarf	<i>Aucuba japonica</i> 'Nana'	Slow	Shade	2 to 3'	3 to 4'	Excellent, shade-loving dwarf plant
Azalea, Dwarf Indica (Gumpo)	<i>Rhododendron eriocarpum</i>	Slow to moderate	Partial shade	1 to 2'	1 to 2'	Late flowering; can be used as ground cover
Azalea, Kurume	<i>Rhododendron obtusum</i>	Moderate	Partial shade	2 to 4'	2 to 5'	Early blooming; dependable
Azalea, Satsuki	<i>Rhododendron hybrida</i>	Moderate	Partial shade	2 to 4'	2 to 4'	Late blooming; large flowers; can be used as a ground cover
Barberry, Red Japanese	<i>berberis thunbergii</i> var. 'atropurpurea'	Moderate	Sun	3 to 6'	4 to 6'	Crimson Pygmy'; dependable
Boxwood, English	<i>Buxus sempervirens</i> 'Suffruticosa'	Very slow	Partial shade	2 to 4'	2 to 4'	True dwarf English boxwood; requires excellent drainage
Boxwood, Korean	<i>Buxus microphylla</i> var. 'koreana'	Slow	Sun to shade	3 to 4'	4 to 6'	Most hardy of boxwoods; bronze colored foliage in winter
Boxwood, Littleleaf	<i>Buxus microphylla</i>	Slow	Partial shade	3 to 4'	3 to 4'	'Compacta' useful for low hedge
Cotoneaster, Bearberry	<i>Cotoneaster dammeri</i>	Moderate	Sun	1 to 2'	3 to 5'	White flowers; red fruit; good for groundcover
Cotoneaster, Rockspray	<i>Cotoneaster horizontalis</i>	Slow	Sun	2 to 3'	4 to 8'	Good rock garden plant
Daphne, Winter	<i>Daphne odora</i>	Slow to moderate	Sun to shade	3 to 4'	2 to 3'	Flowers in late winter; very aromatic; needs good drainage

CHAPTER 7: LANDSCAPING REQUIREMENTS

English laurel, Dwarf	<i>Prunus laurocerasus</i> cvs	Moderate	Sun to shade	3 to 4'	5 to 6'	Otto Luyken' and 'Zabeliana' are dwarf forms of English laurel
Euonymus, Dwarf Japanese	<i>Euonymus japonicus</i> 'Microphyllus'	Moderate	Sun to shade	2 to 3'	1 to 3'	Used for edging, border; very susceptible to scale insects
Fothergilla, Dwarf	<i>Fothergilla gardenii</i>	Slow	Sun to partial shade	2 to 3'	3 to 4'	Requires good drainage; white, spring flowers; excellent fall color
Gardenia, Creeping	<i>Gardenia jasminoides</i> 'Radicans'	Slow	Partial shade	1 to 2'	2 to 3'	White, fragrant flowers; can be used as a ground cover
Hawthorn, Indian	<i>Rhaphirolepis x Delacourii</i>	Slow	Sun to shade	3 to 4'	3 to 5'	Excellent coastal landscape plant; several cultivars available; white pink spring flowers
Holly, Carissa	<i>Ilex cornuta</i> 'Carissa'	Slow	Sun to partial shade	3 to 4'	4 to 6'	Excellent formal shrub for grouping accent
Holly, Dwarf Chinese	<i>Ilex cornuta</i> 'Rotunda'	Slow	Sun to partial shade	3 to 4'	3 to 4'	Requires little care; very spiny foliage
Holly, Dwarf yaupon	<i>Ilex vomitoria</i> 'Nana'	Slow to moderate	Sun to shade	3 to 4'	3 to 5'	Excellent for eastern N.C.
Holly, Japanese cultivars	<i>Ilex crenata</i> cvs	Slow	Sun to shade	3 to 4'	3 to 4'	Cultivars: Stokes, Helli, Tiny Tim, Repandens, Carefree
Hydrangea, Annabelle	<i>Hydrangea arborescens</i> 'Annabelle'	Slow	Sun to partial shade	3 to 6'	3 to 5'	Large, white summer flowers; very hardy
Hydrangea, Pia	<i>Hydrangea macrophylla</i> 'Pia'	Moderate	Partial shade to shade	2 to 3'		Deep pink 4 to 5" flowers most of the summer; dried bloom heads are attractive; a JC Raulston Arboretum Selection
Jasmine, Showy	<i>Jasminum floridum</i>	Slow to moderate	Sun	3 to 4'	3 to 4'	Yellow flowers in winter
Jasmine, Winter	<i>Jasminum nudiflorum</i>	Moderate	Sun to shade	2 to 4'	3 to 5'	Yellow flowers in winter
Juniper, Creeping	<i>Juniperus horizontalis</i> cvs	Moderate to rapid	Sun	1 to 2'	3 to 4'	Cultivars: Plumosa, Compacta, P.C. Youngstown
Juniper, Parsons	<i>Juniperus davurica</i> 'Expansa'	Moderate	Sun to partial shade	2 to 3'	4 to 7'	Long slender branches; good for coastal areas
Juniper, Shore	<i>Juniperus conferta</i>	Moderate	Sun	1 to 2'	4 to 5'	Emerald Sea, Blue Pacific are improved cultivars
Laurel, Alexandrian	<i>Danae racemosa</i>	Slow to moderate	Shade	3'	2 to 3'	Elegant evergreen shrub with showy, orange-red berries

CHAPTER 7: LANDSCAPING REQUIREMENTS

Leucothoe, Coastal	Leucothoe axillaris	Slow	Shade	3 to 4'	4 to 5'	Needs high moisture
Leucothoe, Drooping	Leucothoe fontanesiana	Slow	Shade	3 to 4'	4 to 6'	Cultivars: Nana, dwarf form; Girard's Rainbow, new growth is pink and white
Ligustrum, Curlyleaf	Ligustrum japonicum 'Rotundifolium'	Slow	Sun to partial shade	3 to 4'	3'	Lustrous dark green foliage
Mahonia, Oregon holly-grape	Mahonia aquifolium	Slow	Partial shade to shade	3 to 4'	3 to 5'	Upright stems; broadly clumped; yellow flowers in early spring
Mugo pine, Dwarf	Pinus mugo 'Compacta'	Slow	Sun	3 to 4'	2 to 4'	Use grafted plants for true dwarf form
Nandina, Dwarf	Nandina domestica cvs	Slow to moderate	Sun to partial shade	1 to 2'	1 to 2'	Cultivars: Atropurpea, Nana, Harbour Dwarf, Harbor Dwarf Fire Power
Skimmia, Japanese	Skimmis japonica	Slow	Partial shade to shade	4'	3'	Excellent foliage; showy red fruit on female plants
Spiraea, Snowmound	Spiraea nipponica 'Snowmound'	Rapid	Sun to partial shade	3 to 5'	4 to 5'	White flowers in early spring; buish-green foliage
Spiraea, Thunberg	Spiraea thunbergii	Moderate	Sun to partial shade	3 to 4'	3 to 5'	Very early blooming spiraea; requires pruning to maintain neat appearance
Quince, Japanese Flowering	Chaenomeles japonica	Rapid	Sun to partial shade	3 to 4'	3 to 4'	Flowers in early spring
Viburnum, David	Viburnum davidii	Moderate	Sun to partial shade	3 to 5'	3 to 5'	Good dwarf viburnum; blue fruit on female plants.

Source: NC State University Horticultural Department

7.4.2 Plant Installation Standards

The following standards shall apply to all new plant material installed as part of a screen required under these regulations:

- A. Trees to be planted shall be selected from the approved species listed in this Chapter. The Administrator may approve alternative large or small maturing trees excluding Bradford pears, sweet gum, catalpa, wild cherry, wild elm, princess, hackberry, and tree-of-heaven.
- B. Minimum tree caliper shall be measured six (6) inches above ground on all trees. In cases where medium trees are required, Crepe Myrtle trees are encouraged.
 1. Medium and large tree caliper shall be two and one half (2.5") inches or the minimum height shall be ten (10) feet.
 2. Minimum caliper for small trees shall be two (2) inches or the minimum height shall be eight (8) feet.
- C. Minimum shrub size shall be three (3) gallons or the minimum height shall be 18 inches.

CHAPTER 7: LANDSCAPING REQUIREMENTS

- D. Minimum perennial or ground cover size shall be one (1) gallon.
- E. No trees identified as large trees shall be planted under overhead utility lines or within five (5) feet of a utility easement. This does not include low-voltage insulated or covered lines of 240 volts or less, or telephone or cablevision lines.
- F. All plant material installed shall be free from disease.
- G. Plant materials shall be planted in accordance with generally accepted and recommended planting and growing practices.
- H. All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain health growth.
- I. All plant material shall be planted in a manner which is not intrusive to utilities or pavement.

7.4.3 Landscaping Maintenance

Plantings, fences, walls, or berms that are required landscaping shall be properly maintained. The owner of the property where landscaping is required shall be responsible for the maintenance of all landscaping materials. Such maintenance shall include all actions necessary to keep the landscaped area free of litter and debris; to keep plantings healthy; to keep plant growth from interfering with safe vehicular and pedestrian travel, or use of parking areas, or from creating nuisances to adjoining properties; and to keep walls, fences, and berms in good repair and neat appearance. Any vegetation that is part of a required landscaping area shall be replaced within 60 days in the event that it dies. All landscaping materials shall be protected from damage by erosion, motor vehicles, or pedestrians which could reduce the effectiveness of the required landscaping.

7.4.4 Existing Trees & Root Protection Standards

During the development and construction of a subdivision, commercial development, or any lot therein, adequate protective measures shall be provided to minimize damage to existing trees and other vegetation. The developer shall make every effort to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public streets, drainage-ways, building foundation sites and a construction activity area equal to 20 feet around the building foundation, private driveways, soil absorption waste disposal areas, paths, and trails.

A tree and root preservation plan shall consist of the following type of preventative measures:

- A. Prior to construction, tree protective barriers {such as two inch by four inch (2"x 4") standards and one inch by four inch (1"x 4") rails, silt fencing or orange safety fencing, minimum four feet (4') in height} shall be placed around all landscaping to be saved or around root protection area(s), to prevent damage to existing landscaping. These barricades shall be installed prior to grading, construction, or other land disturbing activity, and cannot be constructed from any material not substantial enough to protect the roots, trunks, and

CHAPTER 7: LANDSCAPING REQUIREMENTS

crown of the tree. The barricade standards or rails shall be placed a minimum distance of six (6) feet from the edge of the trunk and no less than the drip line of the tree.

- B. No soil disturbance or compaction, stock piling of soil, or other construction materials, vehicular traffic, storage of heavy equipment are allowed in the tree and root protection area(s), or within the drip line of trees to be retained.
- C. Dead trees and scrub growth shall be cut flush with adjacent grade.
- D. Root pruning should be kept to an absolute minimum.
- E. Pruning of existing trees shall be done according to the National Arborists Association Standards in a manner that preserves the character of the crown.
- F. Existing trees that die within one (1) year of construction completion shall be removed and replaced by the developer with a new tree(s) selected from the approved tree species list.
- G. No ropes, signs, wires, unprotected electrical installation or other device or material, shall be secured or fastened around or through a tree or shrub.
- H. Unprotected electrical service wires should not be allowed to come into contact with any significant tree or large mature shrubs in the tree and root protection area.
- I. Except for sidewalks and curbs and gutters, no paving with concrete, asphalt or other impervious material within the drip line of trees to be retained shall be allowed, unless no practical alternative exists as determined by the Planning Board.

7.4.5 Visibility at Intersections

Except as herein provided, on a corner lot in any district, no hedge, shrubbery, tree, natural growth, sign, fence, wall, or other obstruction shall be placed or maintained within the sight triangle. In instances where NCDOT sight triangle provisions are applicable, such regulations shall prevail.