

## Chapter 170. Zoning

### Article XV. General Regulations

#### § 170-1508. Screening.

[Amended 12-5-1994 by Ord. No. 94-6; 3-3-2003 by Ord. No. 2003-2]

- A. A completely planted visual barrier or landscape screen, of sufficient density not to be seen through and of sufficient height to constitute an effective screen and give maximum protection and immediate visual screening, shall be provided and continually maintained between any industrial, office, or C-1 Commercial District and any contiguous residentially-zoned district; any multifamily residential use and any contiguous single-family detached or two-family residential use; any use by special exception permitted in the Commercial District and any other use; and any new or expanded nonresidential principal use that abuts an existing residential use. Specific buffer requirements, as contained in the use districts, shall be considered to have fulfilled the obligations herein.
- B. Water towers, storage tanks, processing equipment, fans, skylights, cooling towers, communication towers, vents and any other structures or equipment which rise above the roof line shall be architecturally compatible, or shall be effectively shielded from view from any public or private street by an architecturally sound method which shall be approved, in writing, by the Township before construction or erection of said structures or equipment.
- C. In any case in which screening of a parking lot is required, such screening shall include appropriate planting, such as a compact evergreen hedge, or a masonry wall or ornamental structure, which shall be not more than four feet in height. Any such wall or similar structure shall enclose the parking lot and shall be in harmony with the general architectural design of the principal building or buildings.
- D. For the purposes of this section, the following criteria shall apply:
  - (1) The term "contiguous" shall include each of the following:
    - (a) Lots that abut but are not separated by a local or minor street;
    - (b) Lots that are only separated from each other by a creek or easement; and/or
    - (c) Lots that are across a local street from each other.
  - (2) Complete plant visual screening shall not be required along the primary front lot line of a lot.
  - (3) Required landscaping and any berming shall be designed to have a naturalistic appearance with a mix of plant species. Straight rows of the same species of shrubs shall generally not be used to meet Township requirements. Plants with a large mature size should be planted at offsets to allow room for growth. The species, sizes and locations of plantings proposed to be used shall be shown on development plans.
  - (4) Any required buffer shall also meet the standards in § 149-922 of the Code.

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