

## ARTICLE VII

### LANDSCAPING AND SCREENING

#### SEC. 701 LANDSCAPING AND SCREENING.

##### SEC. 701-1 PURPOSE.

The purpose of landscaping and screening is to soften the outline of buildings; screen glare and reduce noise levels emanating from a site; and, to create a visual and/or physical barrier between conflicting, incompatible and/or visually undesirable land uses. The installation of landscaping and screening protects the health, safety and general welfare of the citizens of Wadsworth Township through the reduction of noise, visual pollution and headlight glare.

##### SEC. 701-2 APPLICABILITY.

Landscaping and screening shall be required as follows:

1. All new commercial and industrial development on vacant lands;
2. Additional buildings or building additions are proposed for a site currently developed with commercial uses or industrial uses; and,
3. Currently developed sites are to be modified by changes in use, vehicular circulation, or parking area design.

##### SEC. 701-3 LANDSCAPING PLAN SUBMISSION REQUIREMENTS.

The applicant for any development listed in Section 701-2 above shall submit for review and approval a landscaping and screening plan to the Zoning Commission for uses that are permitted and to the Board of Zoning Appeals for uses that are conditionally permitted. Landscaping and screening plans shall be prepared by a person knowledgeable in landscape design and construction such as a professional nurseryman, a professional landscaper or a landscape architect.

## SEC. 701-4 REQUIRED LANDSCAPING.

The following minimum landscaping shall be provided:

1. Landscaping Along Streets. A minimum ten (10) foot wide applied landscaping strip abutting all rights-of-way broken only by points of vehicular or pedestrian access shall be provided with a minimum of one deciduous tree having a caliper of not less than 2 inches and ten (10) shrubs per seventy (70) lineal feet of frontage. An elevated earth berm a maximum of three (3') feet higher than the finished elevation of the street centerline with one deciduous tree having a caliper of not less than 2 inches and ten (10) shrubs per seventy (70) lineal feet of frontage may be provided as an alternative. Plantings or earthen berms or mounds along a public or private street shall not block or interfere with required sight distance at street or drive intersections in accordance with Section 305.17, nor shall any such plantings or earthen berms contribute to the additional accumulation of snow within the public way. Landscaping materials used along streets and sidewalks shall not be fruit or nut bearing nor shall they have thorns or briars that interfere with passerbys.
  
2. Landscaping Along Site Perimeter When Adjacent to Another Commercial or Industrial Use. A minimum ten (10) foot wide by thirty-five (35) foot long landscaping bed shall be provided for every seventy (70) lineal feet along the perimeter of the site, except along streets, with one (1) deciduous tree having a caliper of not less than 2 inches or two (2) evergreen trees having a height of not less than six (6) feet, and three (3) shrubs per required landscape bed. Where existing vegetation occur along the perimeter and no development is proposed within (50) feet of the lot line, a fifteen (15) foot wide preservation strip may be substituted. Perimeter planting along the site perimeter shall only be required to the extent necessary to screen the activity areas and exterior lighting of commercial and industrial uses from

neighboring uses. For the purposes of this section, the activity area of a commercial or industrial site shall include, but is not limited to, all structures, access drives and on site traffic lanes, parking lots, loading areas and refuse areas.

3. Site Perimeter Landscaping When Adjacent to Residential Zoning District or an Existing Residential Use. A minimum twenty (20) foot wide perimeter landscaping strip shall be provided along the perimeter of the site that is adjacent to the residential zoning district or existing residential use. Perimeter planting along the site perimeter shall only be required to the extent necessary to screen the activity areas and exterior lighting of the commercial or industrial use from neighboring residential uses or from a residential zoning district. For the purposes of this section, the activity area of a commercial or industrial site shall include but is not limited to all structures, access drives and on site traffic lanes, parking lots, loading areas and refuse areas. Site perimeter landscaping shall include, at a minimum, two (2) deciduous trees having a caliper of not less than 2 inches each or four (4) evergreen trees each having a height of not less than six (6) feet, and six (6) shrubs each having a height of not less than thirty-six (36) inches per thirty-five (35) lineal feet of perimeter landscaping required. Plantings shall form a dense screen within 4 years after planting. Where existing vegetation occur along the perimeter and no development is proposed within fifty (50) feet of the lot line, a twenty (20) foot wide preservation strip may be substituted.
  
4. Interior Parking Lot Landscaping. A planting island of at least one hundred sixty (160) square feet in total pervious surface area shall be provided for each twelve (12) parking spaces on the interior of a parking lot which accommodates twelve (12) cars or more. The island shall be placed at intervals of no more than 135 lineal feet on center. A minimum of one (1) deciduous tree having a caliper of not less than 2

inches shall be planted per island. Where the island occurs parallel to parking spaces on each side, the planting island shall be a minimum of nine (9) feet in width.

5. Screening of Loading Areas, Outside Storage Areas and Other Service Areas. Screening and landscaping shall prevent direct views of loading areas, storage areas outside an enclosed building, service areas, and associated service driveways from adjacent properties or from the public or private right-of-way when viewed from ground level. Screening shall consist of opaque ornamental fencing or walls, which are architecturally compatible with the principal building on the lot, or evergreen planting.

#### **SEC. 701-5 LANDSCAPING MATERIALS AND STANDARDS.**

New development shall provide landscaping and screening as provided in Section 701-4. Walls and fences, plants, and mounds, as listed in subsections (1)-(3) below, are suitable for screening use individually or in combination with each other to create a dense screen, subject to review and approval by the Zoning Commission for permitted uses and the Board of Zoning Appeals for conditionally permitted uses.

1. Walls and Fences. Walls and fences used to fulfill screening requirements shall be so detailed on the site plan.

Walls and fences shall be constructed of weather-proof materials, including pressure treated, redwood or cedar lumber and aluminum or galvanized hardware. Except as specifically noted, chain link fences with or without wooded or synthetic slat material shall not be allowed when used to satisfy landscaping and screening requirements.

2. Plants. All plants are to be living and hardy within the United States Department of Agriculture's Hardiness Zone 5, and thriving in Medina County. Plant materials used in conformance with the

provisions of this section shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root as well as balled and burlapped or containers. All landscaping materials shall be free of noxious weeds, disease and pests. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the township-

- a. **DECIDUOUS TREES.** Deciduous trees shall have a minimum caliper of at least 2 inches conforming to acceptable nursery industry procedures at the time of planting.
- b. **EVERGREEN TREES.** Evergreen trees shall be a minimum of 6 feet in height at the time of planting. Evergreen plantings shall be designed to provide an effective, dense screen within 4 years of planting.
- c. **SHRUBS and HEDGES.** Shrubs and hedges shall be at least 36 inches in height at the time of planting. All shrubs and hedges shall be designed to provide an effective, dense screen and mature height of at least 6 feet within 4 years after the date of the final approval of each planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.
- d. **GRASS or GROUND COVER.** Grass of the fescue, bluegrass or perennial rye families shall be planted in species normally grown as lawns in Medina

County. In swales or other areas subject to erosion, solid sod, erosion reducing net, or suitable mulch shall be used and nurse grass seed shall be sown for immediate protection until complete coverage is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted in such a manner as to provide 75 percent complete coverage after two growing seasons.

- e. **EXISTING MATERIAL.** The Zoning Commission or Board of Zoning Appeals may approve the use of existing plant material to comply with the landscaping and screening requirements of this Section. In reviewing such proposals, they shall consider whether the existing material is capable of performing the landscaping or screening functions required by this Section, by reason of its size, density, location, deciduous or evergreen foliage, and other characteristics. They shall also consider the likelihood that the plant material will survive construction-related disruptions, including soil compaction and changes in grading and drainage. Existing vegetation shall be preserved in accordance with acceptable nursery industry procedures.

- 3. **Mounds.** Mounds or berms may be used as physical barriers which block or screen a view. Differences in elevation between areas requiring screening do not constitute a mound. Mounds shall conform to the following standards:

- a. The maximum side slope shall be 4 feet horizontal to one foot vertical (4:1). The design shall be reviewed by the Medina County Soil and Water Conservation District to ensure that proper erosion prevention and control practices have been utilized and that irrigation or other means are provided to insure plant material will have sufficient moisture for survival.
- b. Mounds shall be designed with physical variations in height and alignment throughout their length.
- c. Landscape plant material installed on mounds shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
- d. The landscape plan shall show sufficient detail to demonstrate compliance with the above provisions, including a plan and profile of the mound, soil types and construction techniques.
- e. Mounds shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
- f. No part of any mound shall be elevated more than thirty (30) inches above natural grade within 10 feet of any right-of-way or property line.
- g. Adequate ground cover or mulch shall be used and maintained to prevent erosion.

4. Maintenance. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The property owner shall be responsible for continued, perpetual maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first. Violation of these installation and maintenance provisions shall be grounds for the Zoning Inspector to require replacement of the landscape material or institute legal proceedings to enforce the provisions of this Section.