

SUMMARY OF:

LEXINGTON COUNTY



LANDSCAPE ORDINANCE

August 25, 2004

Summary does not substitute for entire Landscape Ordinance

SUMMARY LANDSCAPE ORDINANCE

The purpose of the Ordinance is to protect and enhance the character, appearance, and image of Lexington County and to ensure land-use compatibility through the use of vegetation as a transition and screen.

The Ordinance applies to non-residential development and Residential Attached (3 or more dwelling units) within the designated, unincorporated area of Lexington County. (Agriculture and forestry are exempt from the Ordinance, and dealerships with greater than 10,000 square feet display/storage are exempt from the parking requirement.) There is a fee of \$40 per acre for each disturbed acre.

A landscape plan must show: 1) total acreage, 2) area to be developed, 3) trophy trees, 4) proposed location of structure(s), and 5) proposed location of service areas (e.g. garbage collection, utilities and detention/retention ponds). Trees must be marked and protected.

Compatibility:

When buffer and screening are required by the Zoning Ordinance, the plan must show the location of the buffer and screening, and the location and identification of canopy trees 8 in. d.b.h. and larger, and understory trees 4 in. d.b.h. and larger, that are within the buffer area.

The planting requirement is one group per 35 linear feet of buffer. A group is one canopy tree and three understory trees or one canopy tree and three large evergreen shrubs.

Walls, fences, and/or berms required for screening must have vegetation in front of at least 50% or in lieu of the screening structure. Walls, fences, or berms visible from and within 500 ft. of the road right-of-way must have vegetation in front of at least 50% of the structure. Vegetation must be placed on the protected property line side of the property.

Parking Lots:

A parking design must be included in the landscape plan. There must be at least one canopy tree per eight parking spaces. No parking space can be greater than 50 ft. from the trunk of a tree. A minimum of 160 sq. ft. planting area is required per tree. Where overhead utilities are present, understory trees may be substituted at a ratio of three understory trees per canopy tree.

(OVER)

Service Areas/Utilities:

Service areas and equipment related to utilities must be screened from public rights-of-way and adjoining property through the use of landscaping, berming and/or fencing or a combination thereof. Non-power utility fixtures and exposed metal cabinets taller than 5 ft. and detention/retention ponds must be screened from view from any private or public street and from adjoining developed property to the extent practical. If fencing or a wall is used for screening, at least 50% of the structure must be softened with vegetation.

Building Design:

Large unadorned buildings visible from and/or within 500 ft. of road right-of-way must be landscaped.

Road Corridors:

Maintain vegetation along Arterial, Collector, and Local roads or replace with canopy trees at one tree per 40 ft. (or portion thereof) of frontage. Trees should be planted 10-20 ft. from future rights-of-way.

DEFINITIONS

Critical Root Zone - A protection zone measured as one-foot radius around a tree for each inch in diameter breast high (d.b.h.) - measured 4-½ ft. above the ground.

Minimum Tree Size - Canopy trees shall be at least 12 ft. tall and 2-inch caliper, understory trees 6 ft. tall, with no minimum caliper, and shrubs shall be in three-gallon containers.

Tree - Any hard-wooded perennial plant, whether coniferous or deciduous, of a species which normally reaches a height of eight feet or more at maturity.

Canopy - Any single-stem tree of a species, which normally reaches a height of 30 ft. or more, with a crown spread of 20 ft. or more at maturity.

Understory - Any single- or multi-stem tree of a species, which normally reaches a height of between 8 and 30 ft. and with a crown spread of less than 20 ft. at maturity.

Trophy Tree - A tree of significant size, as relative to its species: Hardwoods, greater than 24 in. d.b.h., pines, greater than 30 in. d.b.h., and understory trees, greater than 12 in. d.b.h.