

## 13.0 LANDSCAPING AND SCREENING REQUIREMENTS

### 13.1 Purpose

The City of Anderson recognizes the aesthetic and economic value of landscaping and screening, and therefore requires its uses to:

- *Promote the re-establishment of vegetation in urban areas for aesthetic, health, and urban wildlife reasons;*
- *Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;*
- *Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses;*
- *Unify development, and enhance and define public and private spaces;*
- *Promote the retention and use of existing vegetation; and*
- *Aid in energy conservation by providing shade from the sun and shelter from the wind.*

### 13.2 Landscaping and/or Screening Required Before Occupancy or Use

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient landscaping and/or screening has been identified, set apart, and provided on each lot or tract of land in an amount equal to at least the minimum requirements set forth in Section 13.9 with the following exception:

The installation of any required landscaping may be deferred during periods of extreme weather in the summer and winter months, to the next planting season, but in no case, for more than 6 months. In the instance that landscaping is deferred, a temporary certificate of occupancy may be issued prior to the installation of all required landscaping. In all instances, all required landscaping must be installed prior to the issuance of a final certificate of occupancy

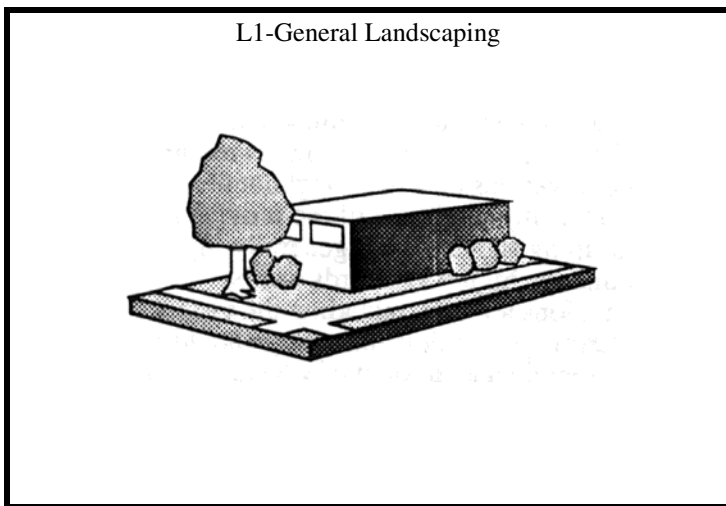
### 13.3 Design Standards

The following subsections (A through G), describe the different levels of landscaping and screening design standards to be applied as appropriate throughout the city.

#### (A) L1 - General Landscaping

- (1) Intent: The L1 requirements are designed as a minimal landscape treatment to be used along public right-of-ways and to soften the urban image . It is intended to be applied in situations where distance is used as the principal means of separating uses or development. This type of landscaping will enhance the area in-between. While primarily consisting of ground cover plants, it also includes a mixture of trees, and low shrubs.
- (2) Required Materials:

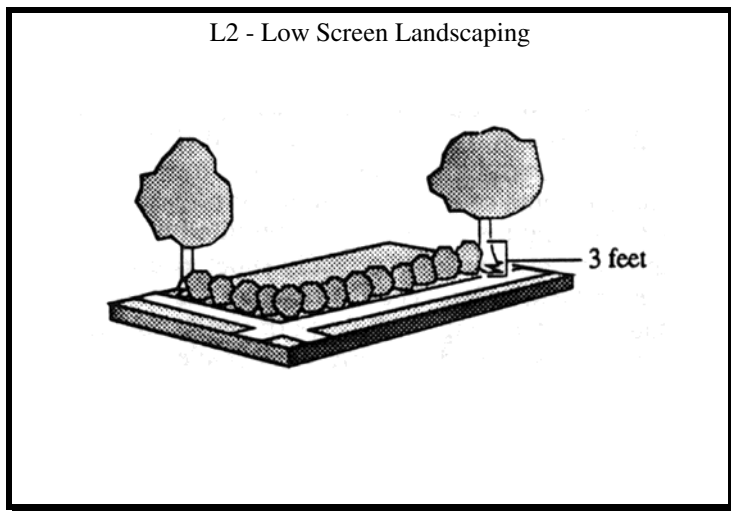
Requirement
<ul style="list-style-type: none"><li>◆ 1 low shrub per 12 linear feet of landscaped area.</li><li>◆ 1 tree per 30 linear feet of landscaped area.</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li></ul>



**(B) L2 - Low Screen**

- (1) Intent: The L2 requirements are designed to separate uses or development by using a landscaping treatment which uses a combination of distance and low level screening. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is usually applied along street-side property lines.
- (2) Required Materials:

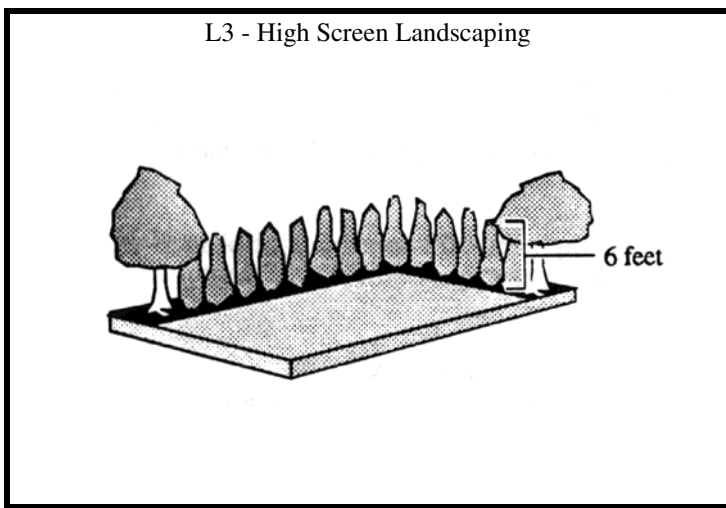
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 1 low shrub per 5 linear feet of landscaped area to form a semi-continuous screen 3 feet high and 95% opaque year round.</li><li>◆ 1 tree per 30 linear feet of landscaped area.</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li><li>◆ A 3 foot high masonry wall or berm may be substituted for the shrubs, but the trees and ground cover plants are still required.</li><li>◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.</li></ul>



(C) **L3 - High Screen**

- (1) Intent: The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.
- (2) Required Materials:

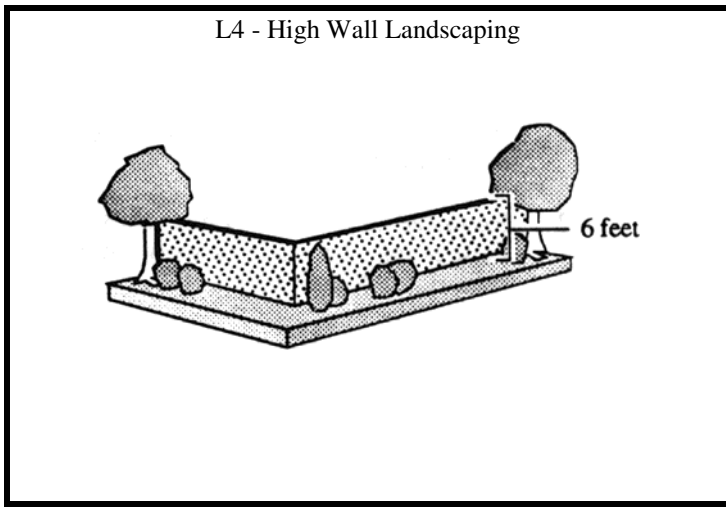
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ Enough high shrubs to form a screen 6 feet high and 95 percent opaque year round.</li><li>◆ 1 tree per 30 linear feet of landscaped area</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li><li>◆ A 6 foot high masonry wall, or F2 Fence may be substituted for the shrubs, but the trees and ground cover plants are still required</li><li>◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area</li></ul>



**(D) L4 - High Wall**

- (1) Intent: The L4 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive areas and where there is little space for separation.
- (2) Required Materials:

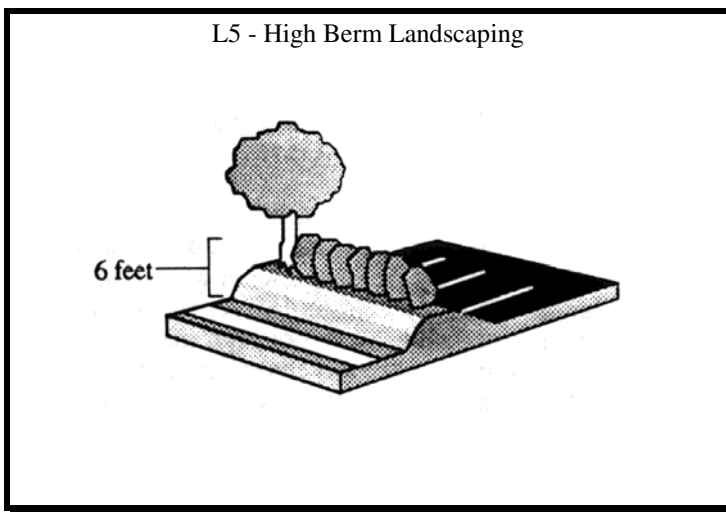
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high masonry wall along the interior side of the landscaped area</li><li>◆ 1 tree per 30 linear feet of wall</li><li>◆ 4 high shrubs per 30 linear feet of wall</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area</li></ul>



**(E) L5 - High Berm**

- (1) Intent: The L5 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses, and where it is desirable and practical to separate a use by distance as well as sight-obscuring materials
- (2) Required Materials:

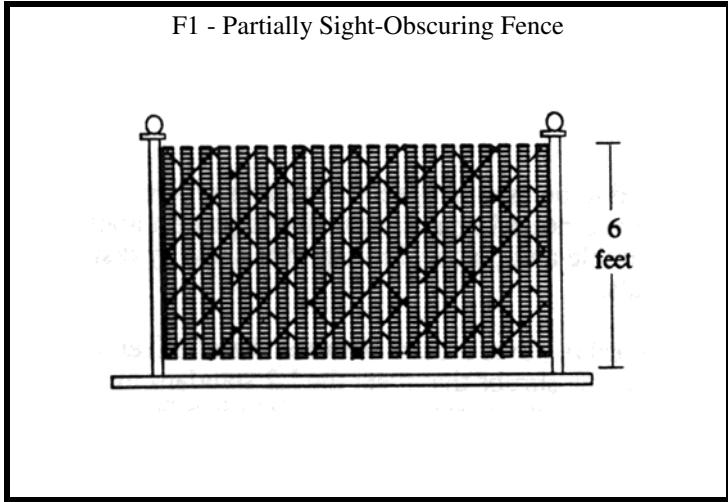
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 4 to 6 foot high earthen berm</li><li>◆ If berm is less than 6 feet high, low shrubs that are 95 percent opaque year round, and bring the overall height of the screen to at least 6 feet</li><li>◆ 1 tree per 30 linear feet of berm</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li></ul>



**(F) F1 - Partially Sight Obscuring Fence**

- (1) Intent: The F1 fence standard provides a tall, but not totally blocked visual separation. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is applied in instances where landscaping is not necessary and where nonresidential uses are involved.
- (2) Required Materials:

<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high fence that is at least 50 percent sight-obscuring</li><li>◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials</li></ul>

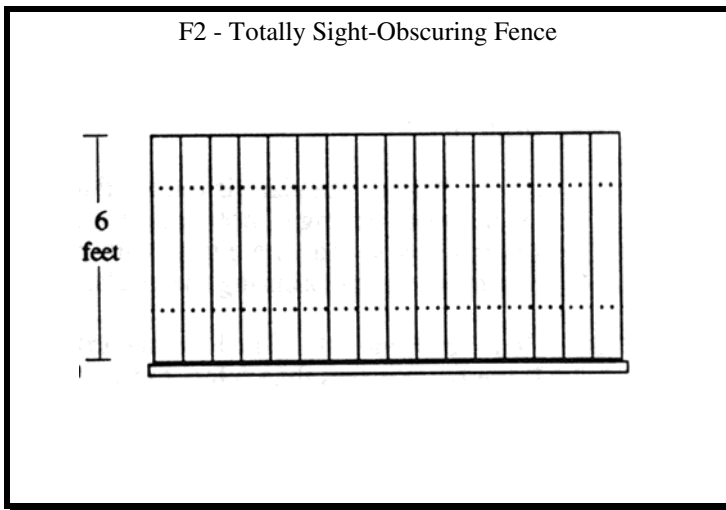


**(G) F2 - Fully Sight Obscuring Fence**

(1) Intent: The F2 fence standard provides a tall and complete visual separation, and is intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical and where non-residential uses are involved.

(2) Required Materials:

<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high fence which is 100 percent sight-obscuring</li><li>◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials</li></ul>





## **13.4 Plant Materials**

### **A. Shrubs and Ground Cover**

All required ground cover plants and shrubs must be of sufficient size and number to meet the required standards within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants, and is not a substitute for ground cover plants. Grass may be used to fulfill ground cover requirements. All shrubs which are used as a screening, shall be of a variety which retains foliage year round.

### **B. Trees**

Required trees may be deciduous or evergreen. Each deciduous tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Trees at planting shall be a minimum of ten (10) feet in height with a trunk diameter of at least two (2) inches measured at a height of two (2) feet above ground. Evergreen trees at the time of planting must be fully branched, and have a minimum height of 6 feet. Examples of suitable trees include Crape Myrtles, Bradford Pears, tree form Hollies, etc.

### **C. Plant Material Choices**

1. Existing Vegetation. Existing landscaping or natural vegetation may be used to meet the standards, if protected and maintained during the construction phase of development.
2. Selection of Materials. Landscape materials should be selected and sited to produce a hardy and drought resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

### **D. Exceeding Standards**

These requirements are minimum requirements, and landscaping may be designed to exceed the required standards as long as all fence, wall, berm, and/or vegetation height and visual obscurity requirements are met.

### **E. Compliance**

It is the applicant's responsibility to show that the landscaping materials proposed will comply with the minimum requirements set forth in this Article.

## **13.5 Installation and Maintenance**

### **A. Installation**

Plant materials must be installed to meet current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wire or stakes must not interfere with vehicular or pedestrian movement.

### **B. Maintenance**

Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants which die must be replaced in kind. A fine may be levied if the landscaping is not maintained to meet the minimum requirements in accordance with this Article.

### **13.6 Landscaping on Corner Lots**

All landscaped areas on corner lots must meet the vision clearance set forth by the South Carolina Department of Transportation. If this Article requires high shrubs or other sight-obscuring screening, low screening must be substituted within vision clearance areas.

### **13.7 Landscape Plans**

Landscape plans must be submitted showing all landscaped areas. Plans must be drawn to scale and show type, size, number, and placement of all landscaping and/or screening materials. Plant materials must be identified with both their scientific and common names.

### **13.8 Street Trees**

Street trees are not subject to the regulations set forth in this Article, and are not counted toward any landscaping required by this chapter.

### **13.9 Heritage Tree Areas**

“Heritage Tree” designated areas shall include trees within the yard requirements of the following traffic arteries as well as trees located within the yard requirements in historic districts.

- Boulevard – from North Main Street to Old Williamston Road
- West Market Street – from South Murray Avenue west to the City Limits boundary
- West Whitner Street - from South Murray Avenue west to the City Limits boundary
- Club Drive and Park Drive (Linley Park area)
- North Avenue
- North Street – From East Greenville to Orr Street
- North Main Street – from Mauldin Street to Whitehall/Concord Road
- East River Street – from South McDuffie Street to Gossett Street
- East Calhoun Street – from North McDuffie Street to Wildwood Drive
- South Main Street – From River Street south to the City Limits boundary

A tree removal permit shall not be required for trees having a trunk diameter of less than ten (10) inches measured at a height of two (2) feet above ground.

A tree removal permit may be granted upon finding the existence of any of the following conditions:

1. The tree is damaged or diseased
2. The tree unreasonably restricts the economic enjoyment of the property
3. The tree is too close to buildings or utilities
4. Removal is necessary in the interest of public safety and welfare as determined by the City of Anderson or the South Carolina Department of Transportation

Trees which are removed from historic districts, public property, or heritage tree areas shall be replaced by planting new trees which are of similar species and are a minimum of 8 feet high, 6 ¼ inches in circumference, and 2 inches in diameter measured ½ foot above the ground. When mature, the tree should be at least 30 feet in height and have a crown width of 20 feet or greater.

### 13.10 Landscaping Requirements

All uses permitted in this Ordinance (except single-family residential) are required to provide on-site landscaped areas which shall occupy not less than one-half (1/2) of the required yards in conformance with the following standards:

PROPOSED LAND USE	EXISTING LAND USE						
	<i>Single-Family Residential</i>	<i>Multi-Family Residential</i>	<i>Office</i>	<i>Commercial</i>	<i>Institutional</i>	<i>Industrial</i>	<i>Public Right-of-Way</i>
<b>Single-Family Residential</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Multi-Family Residential</b>	L3	L1	L2	L3	L1	L3	L1
<b>Office &lt; 7,500 s.f.</b>	L3	L2	L1	L1	L1	L1	L1
<b>Office &gt; 7,500 s.f.</b>	L3	L3	L1	L1	L2	L1	L2
<b>Commercial &lt; 7,500 s.f.</b>	L3	L3	L2	L1	L2	L1	L1
<b>Commercial &gt; 7,500 s.f.</b>	L4 L5*	L4 L5*	L2	L1	L3	L1	L2
<b>Institutional</b>	L3	L3	L2	L2	L1	L3	L1
<b>Light Industrial</b>	L4 L5*	L4 L5*	L4 L5*	L3	L3	L1	L2
<b>Heavy Industrial</b>	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L1	L2
<b>Public Utility Substation</b>	L4	L4	L4	L4	L4	L1	L4

- 1.\* More than one landscaping specification indicates that the property owner or developer may choose between the two options. (example: L4 or L5)
- 2.\*\* If a proposed use is to be located next to residentially zoned property which is vacant, the landscaping requirements shall be the same as if it were developed. (see matrix above)
3. If a proposed commercial, office, institutional or multi-family use is to be located next to non-residentially zoned property which is vacant, L1 landscaping is required, unless otherwise noted.
4. If the proposed use is to be located next to a non-conforming existing use, L1 landscaping is required, unless otherwise noted.