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Article VIII Landscaping Standards

EXHIBIT A

§ 165-54 Purpose.

A well-prepared landscape plan integrates the various elements of a site's design, while preserving and enhancing the preexisting identity of the site. It creates a sense of entry to a building and/or site. Landscape plans are required for all new developments to ensure protection of the site's natural features and sensitive areas; to provide landscaping that is consistent with standards for crime prevention through environmental design; to enhance community design by using landscaping to buffer incompatible uses; to create seasonal interest through use of a variety of landscaping materials; and to improve the general appearance of public and private spaces, walkways and open spaces throughout the community. Landscape plans tailored to the location, design and use of a particular site also enhance the Town's character. The landscaping standards are intended as a tool to implement the Town of Bel Air Comprehensive Plan goals of protecting sensitive areas, achieving quality growth and development and upgrading the Town's appearance.

§ 165-56 Landscape plan requirements. [Amended 4-3-2017 by Ord. No. 780-17]

The landscape plan must be prepared, signed and sealed by a landscape architect registered in the State of Maryland. The plan should specify the location, size, species, spacing of plant materials, method of installation, method for maintenance and retention of materials in accordance with standards outlined in the latest edition of the Town Landscape Manual.

- A. The applicant shall submit a landscape plan, identifying all existing vegetation, streams, floodplain zones and nontidal wetlands, along with the preliminary site plan. The plan shall indicate provisions for landscape maintenance, stormwater management, revegetation, establishment of vegetated buffers and the method of providing perpetual protection of any special flood hazard areas as required by Chapter 210, Floodplain Management, of the Bel Air Town Code.
- B. The plan shall include all existing and proposed street trees located within the public right-of-way **or immediately adjacent to the right-of-way**. Wherever possible, the plan should emphasize use of native vegetation and incorporate sustainable development practices through the use of green roofs and associated sustainable planting practices.
- C. The plan shall be reviewed by the Zoning Administrator **or** **and his/her** designee and the Director of Public Works **or designee** for completeness, conformance with the requirements of this Part 2 and for appropriateness of species and location.

§ 165-57 General planting requirements. [Amended 4-3-2017 by Ord. No. 780-17]

- B. Screening plans and materials.
 - (1) Every development shall provide sufficient screening when the Planning Commission determines that there is a need to shield neighboring properties from any adverse external effects of a development or to shield the development from negative impacts of adjacent uses.
 - (2) When building design and siting do not provide privacy, the Planning Commission may require landscaping, fences, or walls to screen dwelling units for privacy.
 - (3) When landscape buffers are used as screening, the buffers shall be measured from right-of-way, side and

rear property lines, excluding driveways.

- (4) Screening shall provide a year-round visual shield in order to minimize adverse impacts. **All planting must retain two-thirds of foliage during the lifetime of the project or replacement is required. All required screening must be located within the project area. All off-site screening must be encumbered within a recorded easement to insure proper maintenance and retention.**

§ 165-59 **Minimum planting requirements.**
 [Amended 4-3-2017 by Ord. No. 780-17]

A. Perimeter buffer.

- (1) Planting for all required buffers is based upon the application of a standardized planting unit (PU) along the length of mandatory perimeter screening area. The required planting is based on dividing the length of required buffer by the number of planting units per linear foot or fraction thereof. Table 165-59.I, below, provides the number of planting units per linear foot.
- (2) Planting unit is equal to the following tree or shrub types or a combination thereof: **[Amended 4-2-2018 by Ord. No. 783-18; amended 11-1-2021 by Ord. No. 806-21]**

1	Major deciduous tree
2	Minor deciduous trees
2	Evergreen trees
10	Shrubs

Table 165-59.I

Use	Use	Buffer Width (feet)	Buffer type
Multifamily, townhouse or institutional use	Single family	10	1 pu/25 LF (1 pu/50 LF w/ 6-foot fence, wall, berm)
Recreation	Residential	10	1 pu/15 LF
Residential (rear or side yard)	Collector/arterial right-of-way	20	1 pu/10 LF
Commercial	Residential	10	1 pu/10 LF
Nonresidential parking	Residential	10	1 pu/10 LF
Industrial (heavy)	Residential	25	1 pu/5 LF
Industrial (light)	Residential	15	1 pu/7.5 LF

Parking	Residential	10	1 pu/10 LF (1 pu/20 LF w/6-foot fence, wall or berm)
Nonresidential parking	Right-of-way	3	1 pu/25 LF
Residential parking	Right-of-way	5	1 pu/25 LF
Nonresidential parking	Commercial	3	No buffer required

- (3) The Planning Commission may approve a lesser buffer width or screening requirement **in the B-2, B-2A and B-3A Districts** based upon mitigating factors such as walls, fencing, elevation change or existing vegetation.
- (4) Buffer widths may be expanded and buffer planting may be increased if required by performance standards in Article **VIII**, the zoning district in Article **III** or by determination of the Planning Commission based upon site conditions, intensity of proposed use or impact to adjacent uses.

§ 165-61 Inspection and maintenance.

- A. The approved landscape plan must be implemented in its entirety prior to issuance of a final use and occupancy certificate for the project. Completion of all landscaping requirements shall be **verified certified** by the Zoning Administrator **or designee**.