

Zoning Interpretation
September 22, 2020

The following interpretation is hereby issued by the Chief of Zoning, related to Section 4.e of the Landscaping, Screening and Lighting Manual, as amended. The section reads as follows:

e. Additional Requirements Between Residential Developments and Industrial Developments

Where industrial uses, including parking facilities, abut residential uses the following requirements apply:

Minimum landscaped setback depth – 30’

Trees per each 100 linear feet along property line: 2 canopy; 3 understory or evergreen

Shrubs per each 100 linear feet along property line: 11 large, 12 medium, 12 small

An opaque wall or fence a minimum of six feet high, or a berm a minimum of six feet high. At the time of site plan review, the Planning Commission may waive the requirement for a fence, wall or berm if it deems the other measures will provide sufficient screening and buffering.

For purposes of clarifying the intent of this section, more specifically the “minimum landscape setback depth – 30’” requirement, the following is provided:

- The minimum landscaped setback depth may not be encroached upon by drive aisles, parking spaces or sidewalks. Other items, such as easements or drywells, may be located within the landscaped buffer, provided that the integrity of the buffer is maintained. Walking paths with permeable or natural surface materials are permitted.
- Where the industrial use exists and residential units are proposed on an abutting property immediately adjacent to the industrial use, the proposed residential development must include and maintain a continuous 30’ minimum landscaped setback depth, with plantings and a wall or fence included as described above, applied to the full length of the residential use.
- If it can be demonstrated that the property with the industrial use contains a landscaped setback area that meets or exceeds the requirements of Section 4.e, then the full landscaped setback depth is not required on the residential property abutting the industrial use. If it can be demonstrated that the property with the industrial use contains a landscaped setback area that is less than 30 feet in depth, the abutting property proposed for development with residential use must provide, at a minimum, sufficient depth of landscaped area such that a 30 foot depth of landscaped area results.
- When located within a residential property, the minimum landscaped setback must not include any property located on a single unit detached, single unit attached, or townhouse lot. Proposed single unit detached residential lots that are created via approval of a Minor Subdivision are exempt from this requirement.