

A minimum of 50% of all canopy trees and 75% of all understory trees and shrubs shall be evergreen vegetation. Upon maturity, buffer yards shall not contain any unobstructed openings more than 10 feet in width.

b) Location. Buffer yards shall be located on the lot or parcel's side and rear yard and extend inward from the parcel boundary line for the required depth. Buffer yards shall not be located in any portion of an existing or dedicated public right-of-way or private street or stormwater detention/retention area. Buffer yards shall not be used for any parking or loading purposes, nor contain any structures. Only approved driveways and pedestrian pathways may encroach into a required buffer yard.

c) Existing Vegetation. Existing vegetation may be retained and used to meet buffer requirements. In the event existing vegetation does not satisfy buffer requirements, it shall be supplemented with additional plantings. Proposed plant materials shall be grouped or massed to achieve a natural-looking and unified buffer.

d) Maintenance. The entire buffer yard shall be maintained as a green open space. Maintenance of a required buffer yard shall be the responsibility of the property owner or any consenting grantee. If the plant materials die, they shall be replaced within 60 days.

e) Supplemental Fencing. For all buffer types, buffer yard depths may be reduced up to 50%, and planting requirements may be reduced up to 25% in exchange for an opaque fence or solid wall between the height of 6 feet and 8 feet being erected along the property line where buffer yards are required. Such fence or wall shall consist of durable materials, be built to last at least ten years with minimum maintenance, and be upright and aligned to achieve an aesthetically pleasing appearance.

3-16 Screening of Service Areas within 100 Feet of Public Street. Any service area, loading area, refuse, or storage area between a principal building and a public street, being visible from said street, and lying within 100 feet of said street, shall be screened from view from the public street. This screening shall consist of a durable masonry wall or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties. Such fences and walls shall be at least 5 feet in height, but no greater than 8 feet in height, measured from