

ARTICLE 30 LANDSCAPE, SCREENING

3000 PURPOSE

Landscape and screening is an essential feature used to enhance property values, quality appearance, and to maintain the unique character of Sylvania Township. Preserving natural features and existing vegetation is encouraged.

3001 STANDARDS

Landscape shall be required around the perimeter of a parcel located within any Commercial or Industrial District and meet the following minimum depths:

	<u>C Districts</u>	<u>M Districts</u>
Front:	15 feet min	25 feet
Side:	5 feet min	5 feet
Rear:	5 feet min	5 feet

For Central Ave. Overlay see Article 21.

- A. Landscape depths shall consist of dense shrubbery, grass, ground cover, decorative stone, or other natural landscape materials.
- B. Front landscaping shall not exceed three (3) feet in height and not impede vehicular visibility. Corner lots shall have the required depth of landscape on both street frontages.

3002 ABUTTING RESIDENTIAL

Both landscape and solid privacy fencing shall be installed along any abutting residentially zoned district to provide year-round visual screening for the purpose of effectively shielding the commercial or industrial use from residentially zoned properties and shall meet the following minimum standards:

- A. **LANDSCAPE** areas shall have a minimum thirty (30) foot depth and shall have plant material installed on both sides of the privacy fence consisting of the following:
 - Evergreen trees a minimum four (4) feet in height at time of planting and
 - Grass, floral plantings, shrubbery, ground cover, decorative stone, or other natural landscape material(s).
- B. **PRIVACY FENCING** shall be:
 - Eight (8) feet in height or
 - Six (6) feet in height when incorporated with a minimum two (2) foot in height mound.

For depths and setbacks see specified Zoning District.
For Central Avenue Overlay see Article 21.

