

STANDARDS & SPECIFICATIONS FOR BUFFER YARDS - Section 30-92-3

(A) WHERE BUFFER YARDS AREA REQUIRED BY THIS ORDINANCE, THE FOLLOWING SHALL APPLY: BUFFER YARDS SHALL BE RESERVED SOLELY FOR SCREENING AND LANDSCAPING. NO PROPOSED BUILDING, BUILDING ADDITION, STRUCTURE, PARKING AREA OR ANY OTHER TYPE OF PHYSICAL LAND IMPROVEMENT SHALL BE LOCATED IN A BUFFER YARD. NOTWITHSTANDING THE ABOVE, A DRIVEWAY ENTRANCE OR A PUBLIC ROAD MAY CROSS A BUFFER YARD IF IT IS NECESSARY FOR SAFE AND CONVENIENT ACCESS TO THE BUILDING SITE.

2. WHEN A PROPOSED BUFFER YARD HAS A VARIATION IN ELEVATION OF GREATER THAN TEN (IO) VERTICAL FEET AT ANY POINT, THE REQUIRED SCREENING OR LANDSCAPING WITHIN THE YARD SHALL BE PLACED TO MAXIMIZE THE EFFECTIVENESS OF THE SCREENING OR LANDSCAPING, AS DETERMINED BY THE ADMIN-

3. THE MAXIMUM SLOPE OF ANY REQUIRED BUFFER YARD SHALL BE 2:1. (Horizontal: Vertical). SUFFICIENT VEGETATION AND GROUND COVER SHALL BE ESTABLISHED AND MAINTAINED ON ANY SLOPE TO ENSURE STABILIZATION.

(B) WHERE SCREENING IS REQUIRED BY THIS ORDINANCE, THE FOLLOWING SHALL APPLY: SCREENING SHALL BE VISUALLY OPAQUE, AND CONSTRUCTED OF A DURABLE MATERIAL. IT SHALL BE INSTALLED WITHIN THE REQUIRED BUFFER YARD AND SHALL BE CONTINUOUSLY MAINTAINED SO AS TO MEET THE INTENT OF THIS SECTION.

2. ACCEPTABLE SCREENING MATERIALS INCLUDE STOCKADE FENCES, DECORATIVE MASONRY WALLS, BRICK WALLS, AND EARTH BERMS. ALTERNATIVE MATERIALS MAY BE APPROVED, IF IN THE OPINION OF THE ADMINISTRATOR, THEIR CHARACTERISTICS AND DESIGN MEET WITH THE INTENT AND STANDARDS

(C) WHERE LANDSCAPING IS REQUIRED BY THIS ORDINANCE, THE FOLLOWING SHALL APPLY: EXISTING VEGETATION WITHIN BUFFER YARDS SHALL BE CONSIDERED AS A SUBSTITUTE FOR OTHERWISE REQUIRED LANDSCAPING, IF IN THE OPINION OF THE ADMINISTRATOR, THE TYPE, SIZE, AND DENSITY OF THE EXISTING VEGETATION COMPLIES WITH THE FOLLOWING STANDARDS AND THE INTENT OF THIS SECTION. 2. WHERE SPECIFIED, LANDSCAPING MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE ON-CENTER REQUIREMENTS OF THIS SECTION. IF SPACING REQUIREMENTS ARE NOT SPECIFIED, REQUIRED LANDSCAPING SHALL BE ARRANGED WITHIN A BUFFER YARD TO ACHIEVE THE INTENT OF THIS SECTION.

3. REQUIRED EVERGREEN SHRUBS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES AT THE TIME OF PLANTING. THESE SHRUBS SHALL HAVE AN ULTIMATE HEIGHT OF NOT LESS THAN SIX (6) FEET AT MATURITY, THEY SHALL BE PLANTED FIVE (5) FEET ON CENTER OR LESS.

4. REQUIRED SMALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT THE TIME OF OF PLANTING. THESE TREES SHALL HAVE AN ULTIMATE HEIGHT OF NOT LESS THAN FIFTEEN (15) FEET AT MATURITY. ONE (1) TREE SHALL BE PLANTED FOR EACH FIFTEEN (15) LINEAR FEET OF BUFFER YARD. 5. REQUIRED LARGE EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT THE TIME OF OF PLANTING. THESE TREES SHALL HAVE AN ULTIMATE HEIGHT OF NOT LESS THAN FIFTY (50) FEET AT MATURITY. ONE (1) TREE SHALL BE PLANTED FOR EACH TWENTY (20) LINEAR FEET OF BUFFER YARD.

NOTE: The above standards have been taken from the Zoning Ordinance for Roanoke County, Virginia (Rev. Feb 2000)

APPLICABILITY OF BUFFER YARD REGULATIONS - Section 30-92-4, (A)

(A) REQUIREMENTS FOR SCREENING, LANDSCAPING AND BUFFER YARDS SHALL BE DETERMINED BY USING THE CHART BELOW (Chart I).

SITE ZONING

C-I (Out-parcels 456)

C-2 (Anchor Parcels)

C-2 (Out-parcel I)

ADJOINING ZONING

C-2 (Commercial)

R-I (Residential) R-I (Residential)

Option I

BUFFER YARD TYPE CODE Type C (see chart below) Type D (see chart below) \* no requirements

Option 2

THE FOLLOWING SHALL BE THE REQUIREMENTS FOR EACH TYPE CODE LISTED IN CHART I. THE DEVELOPER OF THE LOT SHALL DECIDE WHICH OPTION APPLIES:

Type Code

Type D

Type C

- 6 foot screening - 15 foot buffer yard

- large evergreen trees - small evergreen trees

- 25 foot buffer yard - small evergreen trees - one row of evergreen shrubs - 6 foot screening - 25 foot buffer yard

- 35 foot buffer yard - large evergreen trees - small evergreen trees - one row of evergreen shrubs

NOTE: The above standards have been taken from the Zoning Ordinance for Roanoke County, Virginia (Rev. Feb 2000)

PERCENT OF INTERIOR LANDSCAPING IN PARKING AREAS - Sec. 30-92-4, (C.

(C) NEW PARKING AREAS SHALL INCLUDE LANDSCAPED MEDIANS, PENINSULAS OR PLANTER ISLANDS IN ACCORDANCE WITH THE TABLE SHOWN BELOW. SUCH AREAS SHALL BE PLANNED, DESIGNED AND LOCATED TO CHANNEL TRAFFIC, FACILITATE STORMWATER MANAGEMENT, AND DEFINE AND SEPARATE PARKING AREAS AND AISLES. EACH LANDSCAPED AREA SHALL BE PLANTED IN ACCORDANCE WITH SECTION 30-92-3 (C).

# PARKING SPACES

More than 50

I-I, I-2 DISTRICTS

5 percent

ALL OTHER DISTRICTS

69,163.41 57

7 percent

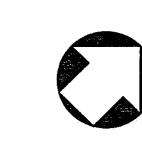
340,683.42 Square Feet Total Asphalt Parking Area: Required 7% Planting Space:

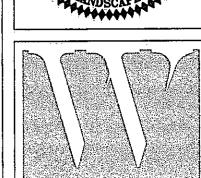
Total Raised Islands Area:

Total Tree Canopy Cover:

16 45' Φ (1590.43 sf, ea) = 25,446.88 sf 5 60' Φ (2827.43 sf, ea) = 14,137.65 sf  $355' \Phi (2375.83 \text{ sf, ea}) = 7,127.49 \text{ sf}$ 

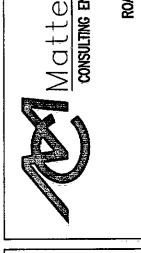
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WHITESELL GROUP Landscape Architecture Land Planning

315 King George Avenue Roanoke, Virginia 24016 Telephone 540,982,0040 Facsimile 540.982.0049 Date: 08.31.01 Project No.: 9930 Dwg File: D:\wgla\9930\redo\L3REV.dwg



Vertical Scale: Horizontal Scale:

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