

Baltimore County Landscape Manual

Adopted by Resolution _____ on _____

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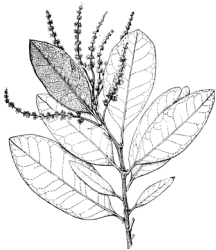
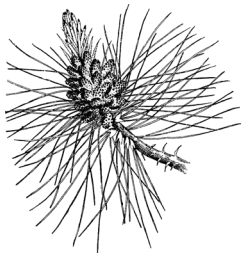
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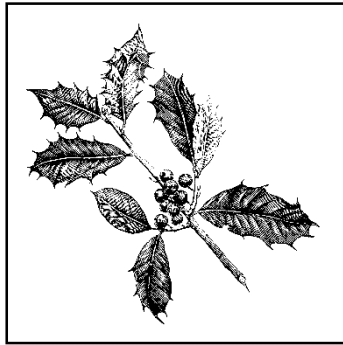
Acknowledgments

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Introduction



The Baltimore County Code (BCC) Section 32-4-404 states that following the preparation of a Manual of Landscaping Standards, the manual should be submitted to the Planning Board for its review and approval. The following manual lays out general and specific standards for landscaping requirements in Baltimore County.



PART I:

Goal and Objectives

A. Goals

It is the goal of this manual to use the landscape elements in land development in an organized and harmonious fashion that will enhance the physical environment of Baltimore County for the benefit and enjoyment of its citizens. This manual works in concert with the Comprehensive Manual of Development Policies (CMDP). Landscaping should be used to:

- preserve and improve the County's environmental quality and green infrastructure in the broad sense of this term;
- preserve and enhance the County's character and sense of place;
- contribute to the stability of neighborhoods;
- provide a clear process for design, review, and approval of landscape plans through the County's development review process; and
- foster the economic vitality of commercial development.

Environmental Quality

Development is subject to various environmental regulations: forest conservation, stormwater management, sediment and erosion control, stream/forest buffers and critical areas. Where the Forest Conservation Act or other environmental regulations achieve the goal of protecting natural resources, this Landscape Manual provides for appropriate screening and transitions between the buildable areas and the undisturbed areas of development. It serves as a guide and does not supersede any law or regulation. It will additionally clarify how to proceed when there are overlapping requirements.

It is the policy of Baltimore County to maintain the purity of air and water and reducing detrimental impacts of pollutants and climate upon public health, property, environmental resources, and to slow the build-up of greenhouse gases in the atmosphere that contribute to climate change. Projected temperature increases from climate change mean shade is not merely a convenience, but a landscape imperative for human and ecological health. In conjunction with the County's forest program and regulations, this Landscape Manual encourages the retention and the planting of trees, which helps reduce greenhouse gases and ambient air pollution. Especially

in urban areas where small stands of trees do not qualify as forest, this Landscape Manual is a tool for implementing the County's policies of controlling air pollution and climate change and improving the comfort and safety of the built environment. This includes encouraging the use of edible plants, such as perennial fruits and nuts in appropriate areas, mainly in residential areas. Wooded and landscaped areas also enhance cooling and sheltering of buildings and increase habitat diversity.



The shade from large trees reduces the amount of heat absorbed and re-radiated from paved surfaces, providing a cooling effect in summer.

Community Conservation

Development since the 1970s has generally provided heterogeneous housing types. New development should use recognizable landscape styles or themes that identify the unique character of the existing neighborhood. New landscape designs should complement and enhance the neighborhood. Infill and redevelopment projects should provide appropriate landscape transitions between new and existing buildings, drives, and parking areas.

Neighborhood Security and Sense of Place

Landscape design must be sensitive to public safety concerns and the perception of a comfortable, attractive, and safe environment. Neighborhood security is built on the ability of people to feel responsible and in control of their surroundings. Landscape design must allow surveillance of private and public properties, open spaces, and roadways that make up neighborhoods. Design and maintenance of planting and lighting play important roles in providing a secure neighborhood environment. Landscape areas in residential and commercial developments should be maintained and kept free from refuse and debris to present a healthy and prosperous appearance.



The character of commercial corridors reflects the vitality of the surrounding residential neighborhoods.

Commercial Image

The County's older communities are largely built-out and have well-established physical and social structures. They are often characterized by traditionally-styled homes, tree-lined streets, and an interconnected road network. Commercial areas are often an integral part of older communities and have a strong impact on the viability and public perception of the neighborhood. The commercial corridors provide the main travel ways that connect people from work, school, and shopping to their homes. The commercial areas along these travel ways must be clean, well-maintained, comfortable, and appealing to the passerby in order to project a positive image about the adjacent residential areas. The landscape treatment of commercial development plays an important role in expressing economic vitality of commercial corridors and securing the stability of the adjoining neighborhoods.

B. Objectives and Landscape Elements

The objectives and design guidelines of the *CMDP* are especially relevant to the goals and objectives of this Landscape Manual. The *CMDP* and the Landscape Manual work in concert to improve design and development quality as intended by Baltimore County's Master Plan.

Landscape is an essential element of site design. Basic planning principles to address image, circulation, open space, and recreation must be employed if the objectives are to be accomplished.

Objectives of this Landscape Manual are summarized as follows:

1. Provide landscape design that is functional, attractive, cost-effective, and practical;
2. Foster site design that preserves natural vegetation and landforms;
3. Articulate spatial relationships and provide image and structure to the built environment; and
4. Complement the built environment through planting that:
 - reduces soil erosion;
 - establishes comfort zones and windbreaks;
 - provides visual screens and buffers;
 - reduces glare, noise, and heat;
 - provides shade; and
 - improves water quality.

Additionally, more detailed objectives associated with specific conditions are found in Part III of this manual.

Landscape Elements are used to accomplish the desired objectives. A general listing of landscape elements that should typically be identified on a plan are as follows:

- topography (existing) and landforms;
- planting;
- grading;
- fences and walls;
- paths and sidewalks;
- lighting;
- landscape furniture; and
- miscellaneous structures.

Through creative and sensitive application of many related elements, the landscape architect can affect a successful marriage of architectural and landscape elements. A thorough understanding of these elements and their effective application will result in a positive addition to the community.



Frequently, a landscape design is composed of numerous elements in addition to planting, including grading of landforms, sidewalks, lighting, and furniture, such as benches



PART II:

General Standards

A. Generation of Plant Quantities

Minimum required plant quantities shall be based on planting units. The use of planting units allows more creative planting design, and encourages the use of a greater variety of plant types. Sizes of installed plant material shall be in accordance with latest American Standard for Nursery Stock (ANS) as published on the Americanhort website:

<https://www.americanhort.org/education/american-nursery-stock-standards>.

The use of native species is encouraged, unless it is not the “right plant for the right place.” Additionally, using a mix of species is required. Invasive species should not be used, including those highlighted in the University of Maryland Extension resource pages:

<https://extension.umd.edu/resource/invasive-plants-avoid-buying-your-yard-and-garden-maryland/>.

One planting unit (PU) equals:

- one major deciduous tree 2 to 2½ inches minimum caliper at installation;
- two minor deciduous trees 1 to 1½ inches minimum caliper at installation;
- two evergreen trees 6 feet minimum height at installation;
- five shrubs 18 to 30 inches minimum height at installation depending on screen type;
- an area measuring a minimum 500 square feet of groundcover at recommended ANS standards;
- ten herbaceous/perennial plants at 1-gallon size minimum (may only be used to meet Class D screening); or
- twenty herbaceous/perennial plants at 1 quart size minimum (may only be used to meet Class D screening).

Installing larger species is permitted where conditions warrant, but no additional planting units will be credited for planting larger species.

See Appendix C for examples of plant unit calculation tables.

B. Screening

1. General Requirements

Screening is required to diminish the impact of undesirable views and mitigate the visual conflict and other effects (noise, fumes, and light spillover) of adjacent dissimilar land uses. Screening will consist of: trees and shrubs; fences; berms in conjunction with planting materials; or solid brick or split-faced block walls. The degree of intensity of adjacent land uses and width of landscape area available as a buffer will dictate the height, density, opacity, and landscape elements required.

Screening is required for commercial uses adjacent to residential zones or uses, dumpsters, storage and loading areas, service lanes, parking lots, and other conditions as listed in this manual.

A minimum 10-foot-wide landscape area is required to accommodate screen planting unless otherwise stated in this manual.

2. Screen Types

a. Class A

- (1) The function of Class A is to provide a visual screen which will give the needed level of height, density, and opacity depending on site conditions. The screen may range from a solid linear screen of evergreen trees where maximum opacity is needed to a loosely staggered screen where a filtered view is appropriate. A combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs may be used.
- (2) Minimum size at installation shall be 24-30 inches for shrubs and 6 feet for evergreen trees.
- (3) A six-foot high opaque fence or wall may be required in conjunction with a planting screen.
- (4) Planting units shall be generated at:

One PU per 15 linear feet of the area to be screened.

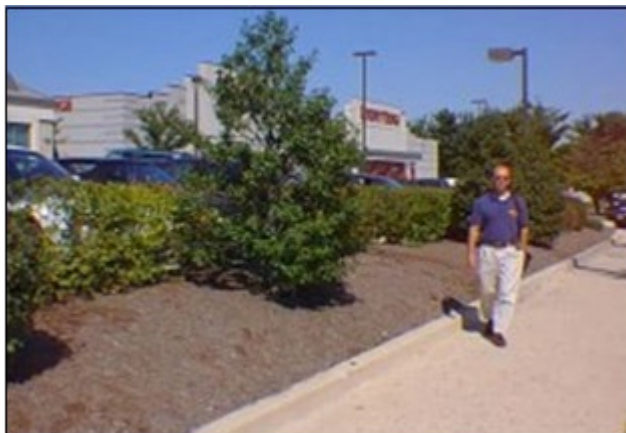


This Class A screen buffers a residential area from the adjoining shopping center.

b. Class B

- (1) The function of Class B is to screen parking lots and service lanes while maintaining views into the site.
- (2) Minimum height of shrubs at installation shall be 18 inches. Shrubs must provide a minimum three-foot high year-round visual screen at maturity.
- (3) A three-foot high solid fence or wall may be required in conjunction with planting screen.
- (4) Planting units shall be generated at:

One PU per 15 linear feet of the area to be screened.



Example of a Class B screen

c. Class C

- (1) The function of Class C is to provide maximum screening between automobile uses or other intensive uses and adjacent residential property at a density which restricts pedestrian movement. Minimum height of screen at installation shall be 36 inches for shrubs and 6 feet for evergreen trees.
- (2) In addition to the required plantings, a six-foot high berm, masonry wall, board-on-board fence, or sound barrier wall may be required. Such berm, fence, or wall shall be set back at least five feet from the property line. A landscape area between such berm or fence and the property line may be required.
- (3) Planting units shall be generated at:

One PU per 10 linear feet of the area to be screened.

d. Class D

- (1) The function of Class D is to provide low-level planting to give visual relief from paved areas while maintaining the view of automobile display areas. Street trees combined with a Class D screen provide continuity of streetscape. Mature planting shall be a minimum of 24 inches in height, measured from the top of curb of the adjacent road. A combination of mature (two years after planting) plant height and berm height may be used to achieve the minimum height. Herbaceous plants may be used at recommended ANS standards.
- (2) Class D screen may also be satisfied by increasing the landscape setback to 15 feet and providing a 24-inch minimum height grassed berm along the length of the car display area.
- (3) Planting units shall be generated at:

One PU per 10 linear feet of the area to be screened.

e. Fence Specifications

- (1) For board-on-board fences, the minimum wood panel thickness shall be ½ inch. The minimum frame size shall be 2" x 4" and minimum post size shall be 4" x 4".
- (2) Fences or walls should be constructed of durable, low maintenance materials coordinated with the materials used on building facades.
- (3) Fencing and/or walls should usually be placed on the inside edge of the landscape area with planting on the residential or street side of the fence or, in wider buffers, placed to allow planting on both sides of the fence. Fencing shall be located at the grade elevation that best maximizes screening.
- (4) Relieve monotonous stretches of a single fence type by introducing changes in height, material, offsets, or other articulation. Planting shall be spaced and varied to relieve monotony.
- (5) Fence location should avoid the creation of dead spaces between properties that are difficult to maintain or secure.
- (6) Security fencing along public rights-of-way should be set back 10 feet to allow planting on the street side of the fence.
- (7) Security fencing for mini-warehouses along public rights-of-way shall be ornamental (e.g., metal pickets).
- (8) Fence construction details are required on the Final Landscape Plan.

C. Revegetation

Site specific revegetation of certain steep slopes, sediment control facilities, and other de-vegetated areas may be required. Removal of trees designated to be retained may necessitate additional planting requirements. This planting will be determined and implemented at the Public Works Agreement (PWA) close-out stage.

D. Residential Transition Area (RTA) Buffers

The RTA buffer area is intended to provide a spatial and vegetative buffer between an existing residential use and proposed dissimilar housing types, buildings, or parking lots. No grading or clearing is allowed in the RTA buffer unless directed by the Hearing Officer (see Baltimore County Zoning Regulations (BCZR) Section 1b01.1.b.1.e.3). The Hearing Officer may also allow for the reduction of plantings in the RTA, especially if RTA requirements conflict with stormwater management or other regulations. The use of a planting scheme reflective of the natural Maryland landscape is recommended for proposed plantings. Additionally, edible species may be incorporated for residential and ecological benefit. See Appendix G for a list of Edible Landscaping Species.

The unwooded area of the RTA buffer shall be planted in accordance with the following formula:

Area of buffer in square feet/400 = total PUs required

A minimum of 30% of the required planting units shall be evergreen trees and a minimum of 50% shall be major deciduous trees. The extent of existing tree canopy coverage that has actually been retained shall be determined at the close-out stage.

E. Lighting Standards

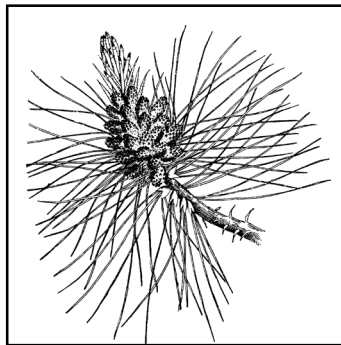
The lighting plan shall be coordinated with the Final Landscape Plan.

1. Lighting shall be designed to prevent sky glow and direct or reflected glare.
2. Lighting shall be arranged to reflect light away from residential lots and public streets.
3. Photometric lighting plans must be signed and sealed and provide a delineated footcandle plot plan for the site up to the public right-of ways and/or the property lines.
4. Light fixtures shall be mounted 90° to poles or building walls.
5. Light standards shall be protected from vehicular traffic by curbing and landscaping.

6. Light trespass standards:
 - No greater than 1.0-footcandle at the property line or County right-of-way for adjacent commercial, office, and industrial uses.
 - No greater than 0.5-footcandles at the property line or County right-of-way for adjacent residential uses.
 - No greater than 0.2-footcandles at residential tract boundaries within an RTA.
7. Service station fixtures shall be mounted inside canopy fascia only.

Also see Baltimore County Zoning Regulations (BCZR) Sections:

- 1A07.8.C.3.f—Performance Standards for streetlights in the Rural Conservation and Residential (R.C.6) Zone;
- 1A08.6.C.3.f—Performance Standards for streetlights in the Rural Preservation (R.C.7) Zone;
- 1B01.1b1.e(4)—Maximum height of lighting fixtures in an RTA buffer;
- 2-209.3.D.3.c(5)—Lighting for commercial recreational facilities in the Office and Technology (O.T.) Zone;
- 2-229.3—Lighting performance standards in the Community Business (C.B.) Zone and the Business Local Restricted (B.L.R.) Zone
- 2-250.6—Lighting for off-street parking and loading areas in the Manufacturing, Light, Restricted (M.L.R.) Zone;
- 4-405.4.C.1.d—Lighting for fuel service stations;
- 4-406.1—Lighting installations for Golf Driving Ranges, Miniature Golf, and Baseball Batting Ranges; and
- 409.8.A.3—Lighting for Off-street Parking and Loading.



PART III:

Requirements for Project Conditions

This section has been designed to assist the plan preparer and the reviewer to determine that the goals and objectives of the Landscape Manual are being met by the combination of landscape elements chosen. In this section, illustrated guidelines address specific project conditions to provide flexibility in design solutions to meet the manual's objectives and standards.

Project conditions that generate landscape requirements may be existing or created; on-site: on adjacent: or on surrounding property. The conditions relate to use and impact on public and private vistas.

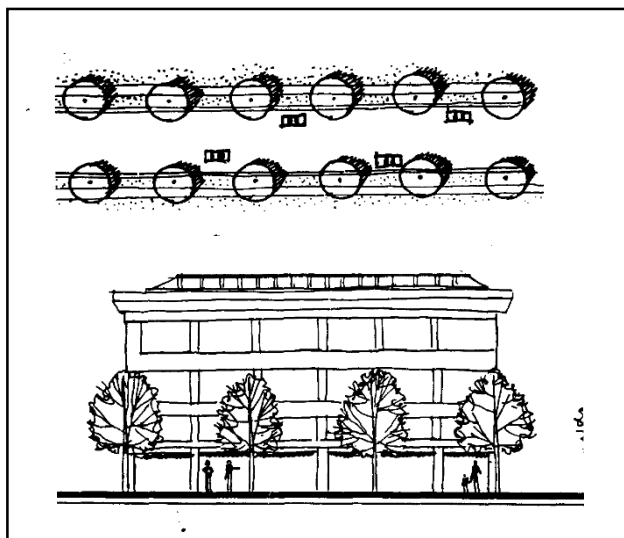


Guidelines and Standards Applicable to All Conditions

1. When modifications are requested for required landscaping or when zoning variances are requested to amenity open space requirements, additional streetscape improvements such as landscaping, street furniture, brick sidewalks, etc., may be required by the Department of Permits, Approvals, and Inspections.
2. Additional landscaping requirements that vary by zoning district can be found in Appendix H.
3. Root barriers should be installed when trees are planted within 6 feet of County-owned pavement.
4. Where these standards conflict with other applicable regulations, the more restrictive regulation will apply.



Street trees reinforce travel patterns while softening the visual impact of the built environment.



Formal rows of trees utilize narrow planting areas, define travel ways, create a green edge and provide continuity and scale to the commercial streets.

Condition A

Street Frontage and Streetscape

ADJACENT AND INTERIOR ROADS

Objectives

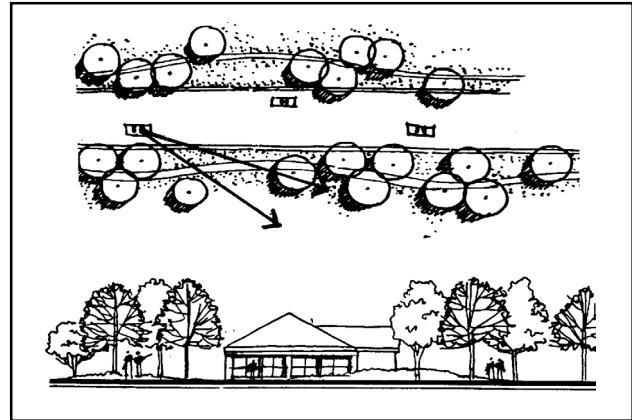
- Delineate vehicular and pedestrian circulation patterns to improve the comfort and safety of pedestrians.
- Establish a planned combination of design elements that follow a unified theme or pattern.
- Establish human scale and provide visual relief from expansive road and parking surfaces.
- Incorporate community image and identity within the streetscape design
- Enhance public safety.

Guidelines

- Community and revitalization plans and streetscape policies establish design criteria for commercial corridors and local streets that may address walkways, light fixtures, street furniture, signs, and planting requirements.
- Coordinated design features such as decorative plantings, flowering trees, evergreen trees, architectural elements, signs and lighting accent intersections and form neighborhood gateways.
- Canopy trees planted between the curb and sidewalk improve the comfort and safety of pedestrians.

Guidelines, cont'd.

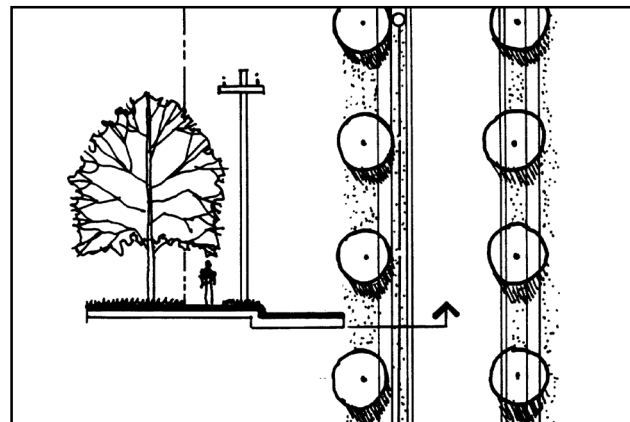
- Formal plantings define the travel way and provide canopy over the street.
- Consolidated planting areas allow clustering of trees that frame views of buildings, displays, and signs.
- Rural roads may be suitable for formal or informal arrangement of street trees. Formal rows of canopy trees along entry roads create an estate-like setting. Groves or informal clusters frame views and blend in with the rural landscape.
- Earthforms provide interest to the streetscape design.
- Bold layout of landscape elements insures a dramatic visual impact from the street.
- Flowering and evergreen trees and shrubs accent entrances and signs.
- Overhead and underground utilities may require unique design solutions to complete the streetscape design.
- Landscaped turnarounds provide privacy and an open space focal point for courts.



Trees can be arranged in groves or informal clusters, to frame views and blend in with the landscape when adequate space is available.



Meandering sidewalks with informal plantings invite pedestrians.



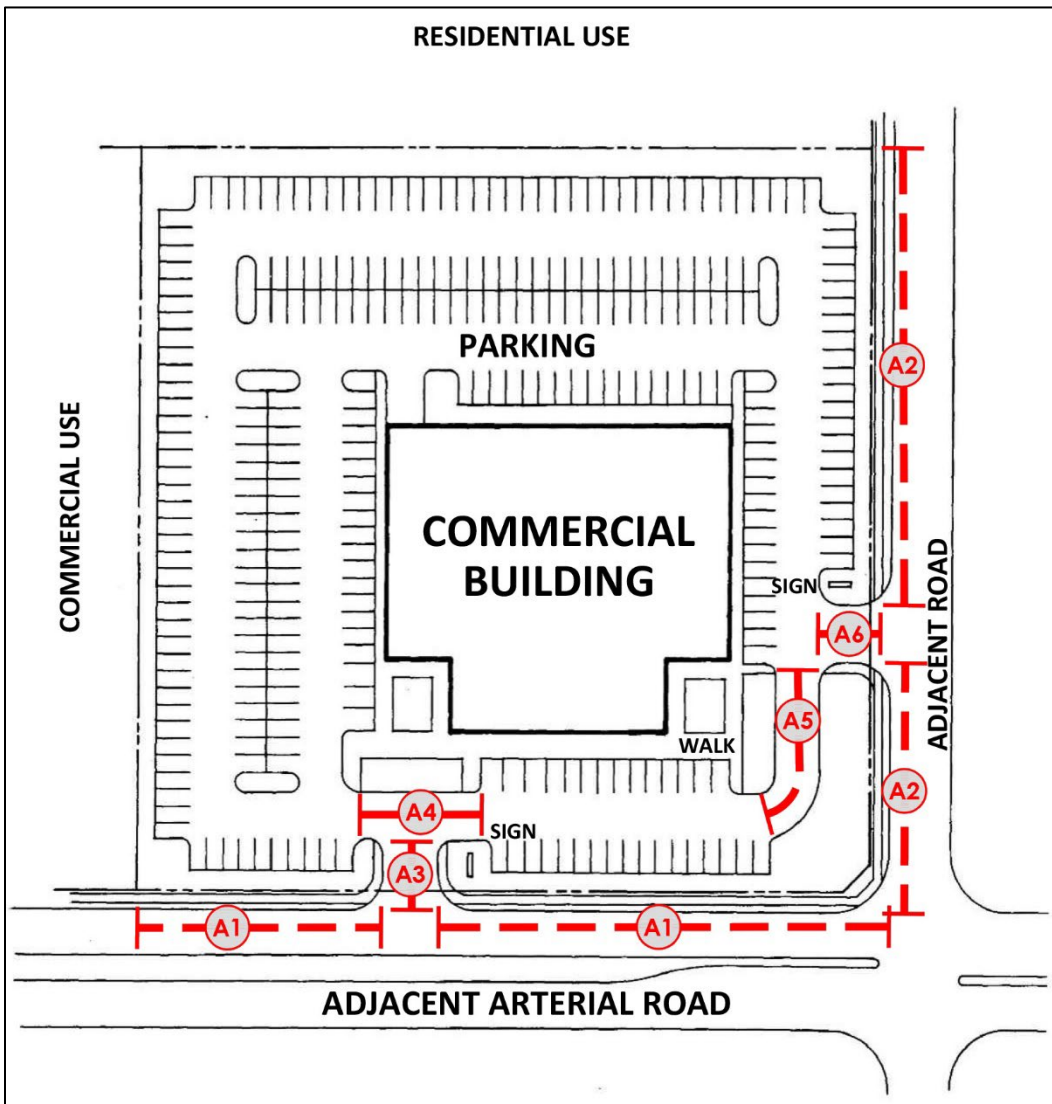
The presence of overhead lines will prompt different design solutions.

Standards

1. Condition A applies to every project subject to a landscape plan.
2. Street trees in the public right-of-way and public road utility locations must be designed in accordance with the Department of Public Works and Transportation's Standard Details for Construction, Plate G-5A, see Appendix B.
3. Placement of plant materials shall conform to the guidelines and objectives contained in the Landscape Manual and follow any County planning document such as community revitalization plans that establishes guidance on landscape standards.
4. A minimum landscape strip of 5 feet should be provided. Only major deciduous trees may be used to meet this requirement, unless constrained site conditions allow the substitution of minor trees at a 2:1 ratio. For the purpose of establishing the minimum quantity of trees required, the following formulas shall be used:
 - **One PU per 40 linear feet of adjacent County public roadway, not including entrances.**
 - **One PU per 20 linear feet of interior roadway greater than 30 feet long. alleyways are not considered interior roads.**
5. Commercial interior roads adjacent to residential zones or uses require a 10-foot landscape area with Class A screen.
6. In the CCC, CT and DT Districts the following standards apply:
 - a. Major deciduous trees shall have a minimum size of 3 to 3-1/2 inches caliper.
 - b. Landscaping provided within the right-of-way shall be maintained by the developer or subsequent owner. Landscaping should reflect design appropriate to urban conditions that may include automatic watering devices, under drains, appropriate planter design, etc.
 - c. In the DT District of Towson, additional standard apply per BCZR Section 259.16.
7. Street types in the Honeygo Overlay District are defined in the "Honeygo Overlay District Design Guidelines." The following landscape standards apply: plant street trees in double rows on Honeygo Boulevard at:

Two PU per 40 linear feet of roadway.

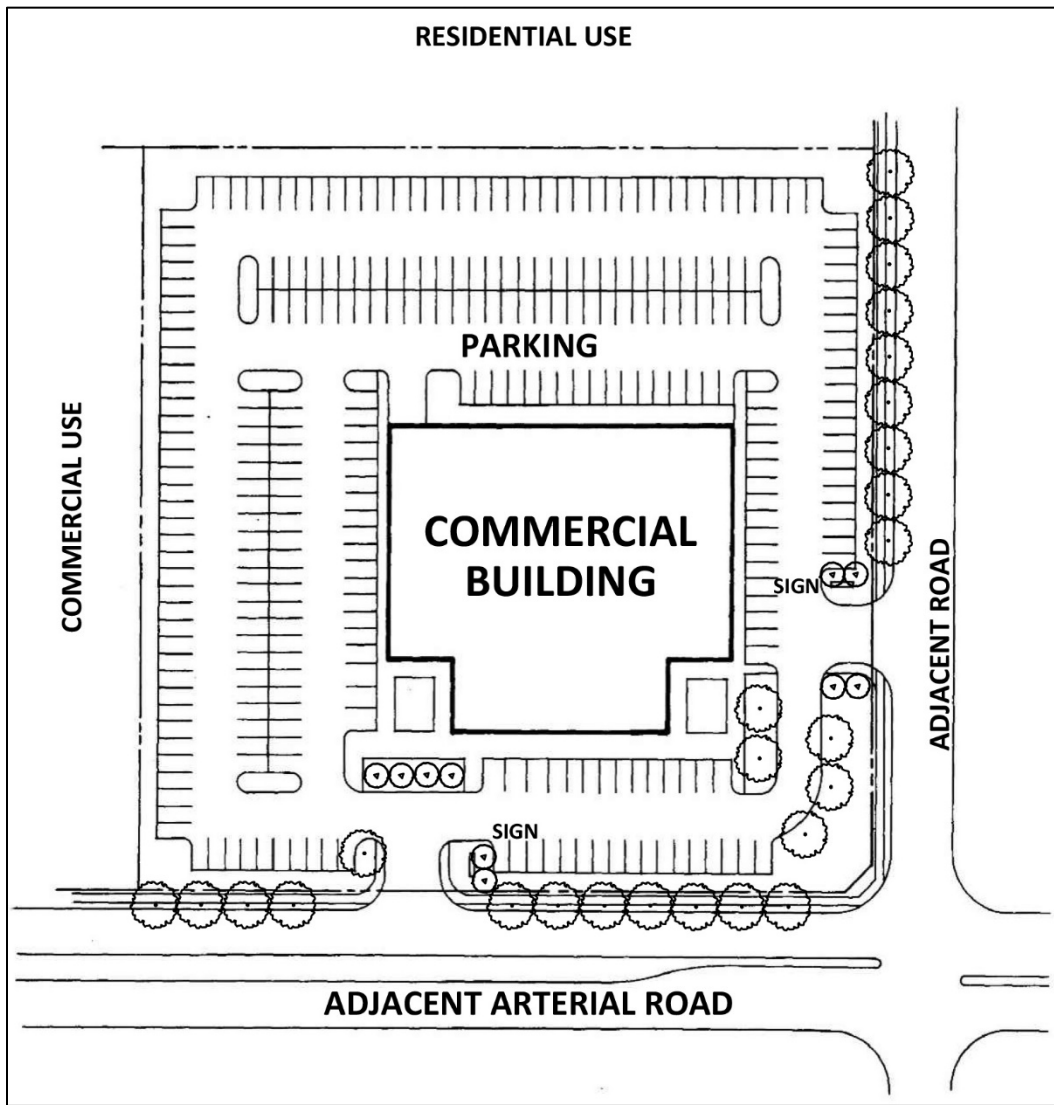
Example Planting Unit Calculations -- Commercial





Key	Element	Rate	Linear Feet	Planting Unit (PU)
A1	Adjacent road	1 PU/40 LF	430 LF	11 PU
A2	Adjacent road	1 PU/40 LF	420 LF	11 PU
A3	Interior road	1 PU/20 LF	40 LF	2 PU
A4	Interior road	1 PU/20 LF	75 LF	4 PU
A5	Interior road	1 PU/20 LF	85 LF	5 PU
A6	Interior road	1 PU/20 LF	40 LF	2 PU
Total				35 PU

The lateral feet of the access points can be subtracted from the road linear feet.

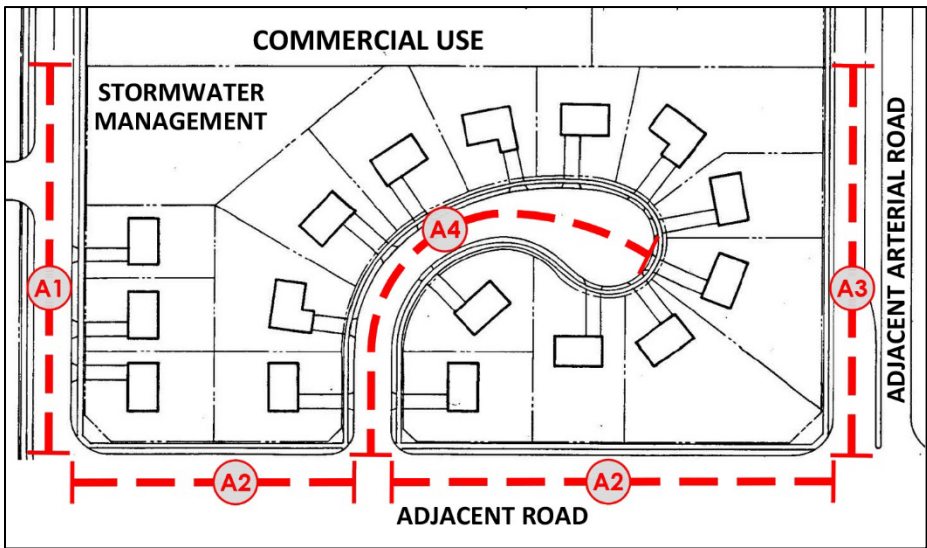
Example Landscape Plan -- Commercial



Planting Legend

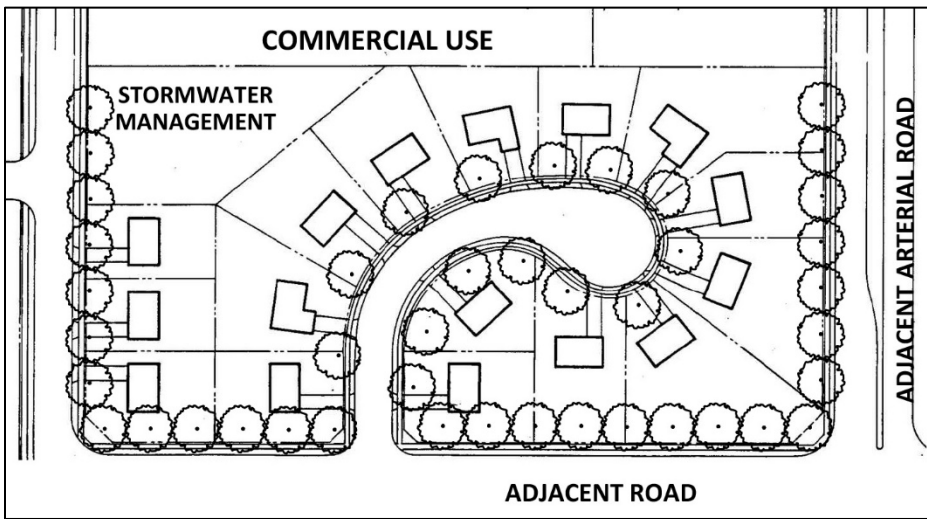
-  Major Deciduous Tree
-  Minor Deciduous Tree

Example Planting Unit Calculations -- Residential



Key	Element	Rate	Linear Feet	Planting Unit (PU)	Note
A1	Adjacent road	1 PU/40 LF	330 LF	9 PU	Measure along the curb line for adjacent roads.
A2	Adjacent road	1 PU/40 LF	640 LF	16 PU	
A3	Adjacent road	1 PU/40 LF	330 LF	9 PU	
A4	Interior road	1 PU/20 LF	380 LF	10 PU	Measure along the road centerline for interior roads.
Total				44 PU	

Example Landscape Plan -- Residential



Planting Legend

Major Deciduous Tree



A row of shrubs and trees softens the visual impact of the parking lot from the street.



Landscape areas between commercial properties allow coordinated planting schemes.

Condition B

Parking Lots

Objectives

- Screen parking lots from adjacent public rights-of way and from adjacent residential uses or zones.
- Provide shade and visual relief to paved areas.
- Delineate vehicular and pedestrian travel ways.
- Integrate parking areas into existing terrain and vegetation.

Guidelines

- See BCZR Section 1B01.1b for RTA requirements.
- Parking lot screening contributes to the street-scape design.
- Berms and grade changes help to screen parking areas.
- Fences or masonry walls help secure parking areas.
- Low walls combined with plantings define project boundaries and image.
- Design landscape areas between commercial properties to allow coordinated planting by the adjacent commercial property when redevelopment occurs. A minimum of 50% of the planting units should be major trees. Grade change, existing fencing or walls, and anticipated project phasing are considerations.
- Required interior landscaping shall be installed in peninsulas, islands, or planting breaks to separate:
 - a) parking lot entrances from adjacent parking spaces;
 - b) interior roads from parking bays;
 - c) changes in aisle and bay orientation; and
 - d) interior drives from parking spaces.

Guidelines, Cont'd.

- Grade changes are accommodated within parking lot medians.
- Consolidated landscape areas allow planting in groves and incorporate existing vegetation.
- Consolidate interior landscape areas to preserve specimen trees.
- Shade trees planted within landscape islands and medians visually interrupt parking bays, provide shade and reduce glare.
- Landscape islands, curb returns and medians define circulation patterns and provide pedestrian access.



Grade changes are accommodated within parking lot medians.



Landscape islands and walkways help define pedestrian and vehicular travel ways

Standards

1. Perimeter Screening

- a. Adjacent to public right-of-way, screening shall comply with Class B requirements.
- b. Adjacent to commercial properties, a six-foot landscape area between paved surfaces and lot lines or lease lines adjacent to commercial uses or zones is required. Similar industrial uses are exempt. Plant at:

One PU per 20 linear feet of parking perimeter.

Where parking lots are interconnected, the 6-foot landscape area between paved surfaces may be eliminated.

- c. Adjacent to residential and institutional properties, Class A screening is required.
 - (1) For sites one acre or greater, a 15-foot landscape area is required where RTA does not apply.
 - (2) For redevelopment in commercial corridors, a brick or split-face block wall may be considered as an alternative where the minimum 10-foot landscape area is not feasible.
- d. For the RO, SE, CB, and BLR zones and the CR district, use the landscape area or landscaped setback widths specified in the zoning regulations. Also see Appendix H for additional landscape requirements in specific zoning districts.



Fences screen parking lots from adjacent residential areas.

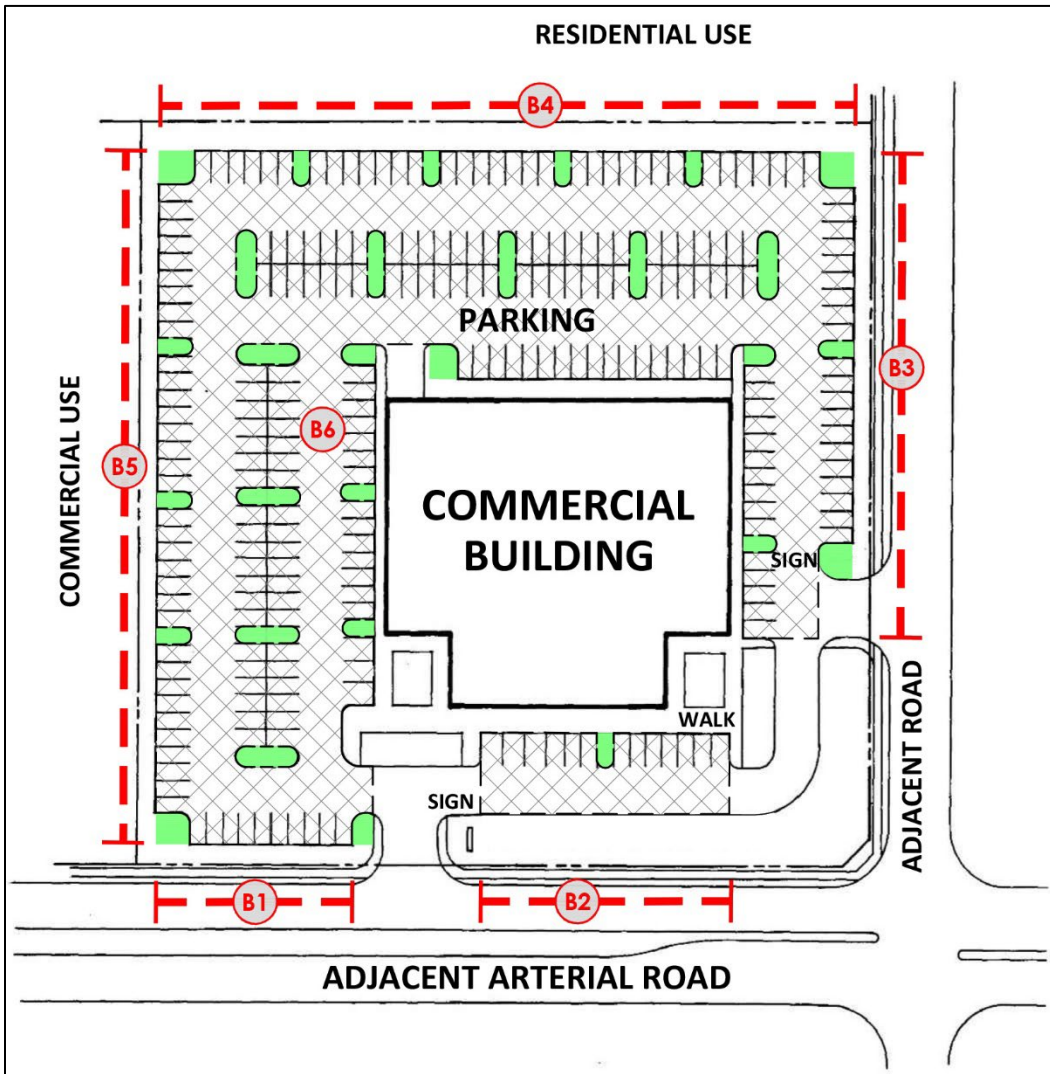
2. Interior Landscaping

- a. Reserve 7% of the parking lot area for interior landscaping. Islands that are more than 9 feet wide can be counted in the 7%. Plant at:

One PU per 12 parking spaces.

- b. Landscape islands and medians shall be planted with living ground covers or turf. There should be mulch under all trees and shrubs.
- c. The minimum width of parking lot medians or islands shall be 9 feet from face of curb to face of curb. Medians and islands that are 9 feet or wider count toward the 7% of parking area. Modifications are not required for smaller islands, but smaller islands will not count towards the 7%.
- d. When parking spaces abut a building, the face of the curb or parking lot edge shall be a minimum of 6 feet from the face of the building.
- e. Parking lots containing 15 or fewer spaces and containing less than 6000 square feet of paved area are exempt from providing interior landscaping.
- f. Landscape islands are required for:
 - (1) every 12 parking spaces in multifamily residential; and
 - (2) every 10 parking spaces in commercial parking lots in the Honeygo Overlay District.
- g. Parking lot medians are required between rows of parking in multifamily parking lots in the Honeygo Overlay District.

Example Planting Unit Calculations



Parking Lot area: 82,940 sf

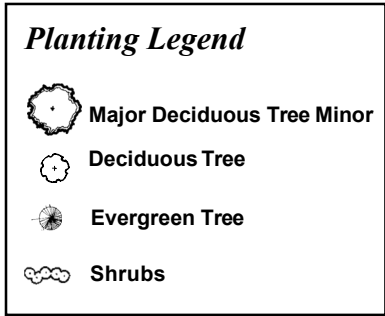
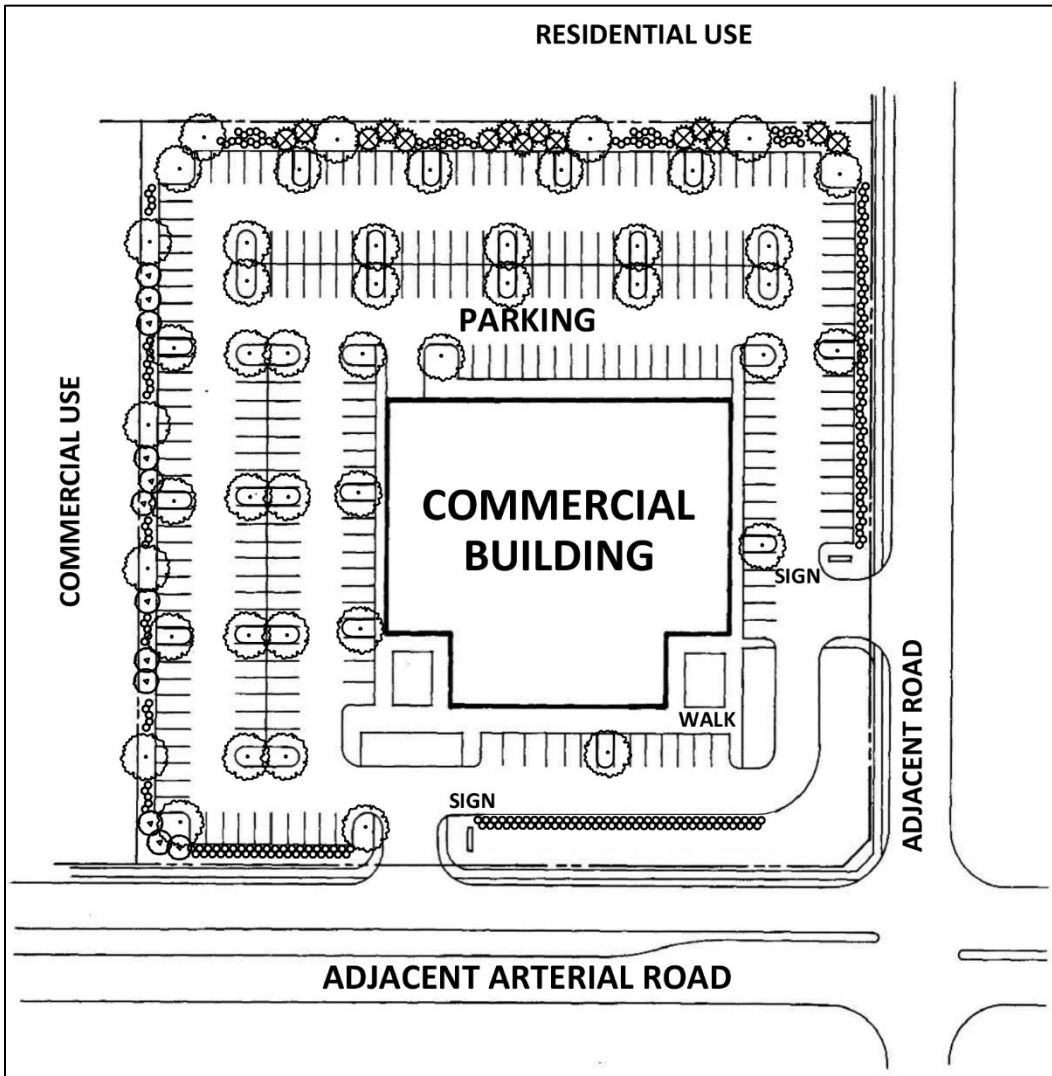
Interior Landscaping area

Required: 7.0% of parking lot = 5,806 sf

Provided: 8.7% landscaping area = 7,266 sf

Key	Element	Rate	Linear Feet (LF)	Planting Unit (PU)
B1	Parking adjacent to public road (Class B)	1 PU/15 LF	94 LF	7 PU
B2	Parking adjacent to public road (Class B)	1 PU/15 LF	162 LF	11 PU
B3	Parking adjacent to public road (Class B)	1 PU/15 LF	233 LF	16 PU
B4	Parking adjacent to residential (Class A)	1 PU/15 LF	396 LF	27 PU
B5	Parking adjacent to commercial (Class B)	1 PU/15 LF	380 LF	25 PU
B6	Parking lot interior	1 PU/12 Spaces	285 Spaces	24 PU
Total				110 PU

Example Landscape Plan





Low plantings and street trees maximize views of automobile display areas.

Condition C

Automotive Display Areas

DEALERSHIPS

Objectives

- Provide attractive display areas that complement the streetscape.
- Maintain public rights-of-way and sidewalks clear of parked vehicles.
- Provide visual relief from expansive parking areas.

Guidelines

- Simple planting combinations used in bold layouts emphasize display areas.
- Clustering trees at entrances, buildings and property corners helps frame views of display areas and showrooms.
- Low berms with ground covers or lawn provide an attractive foreground for auto displays when the landscape setback is adequately increased.
- Architectural elements integrate signage and logos within the landscape area.
- Curbs protect planting areas and define parking and driveways.
- Interior planting areas filter views of storage lots.

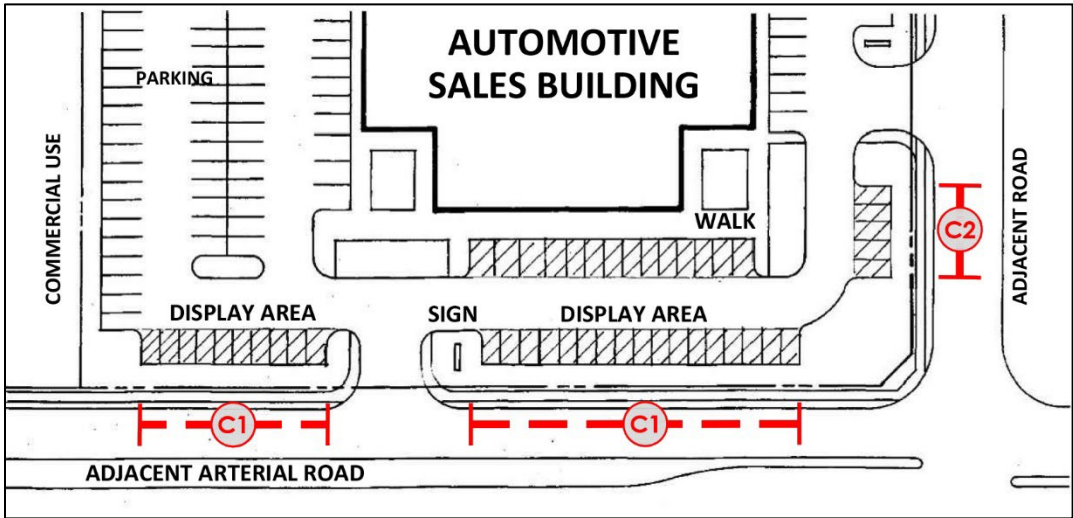
Standards

1. Display parking areas shall follow the setbacks for parking lots and are subject to the criteria for interior landscaping of parking lots.
2. A minimum 6-inch-high curb is required to separate the parking surface from the planting area.
3. Automobiles shall not be placed or displayed within the landscape area or public right-of-way.
4. Provide a Class D screen in the landscape area of display areas.
5. Areas dedicated to customer parking and employee parking are subject to Condition B, "Parking Lots." Areas dedicated to storage of vehicles are subject to Condition G, "Service, Storage, and Loading Areas."



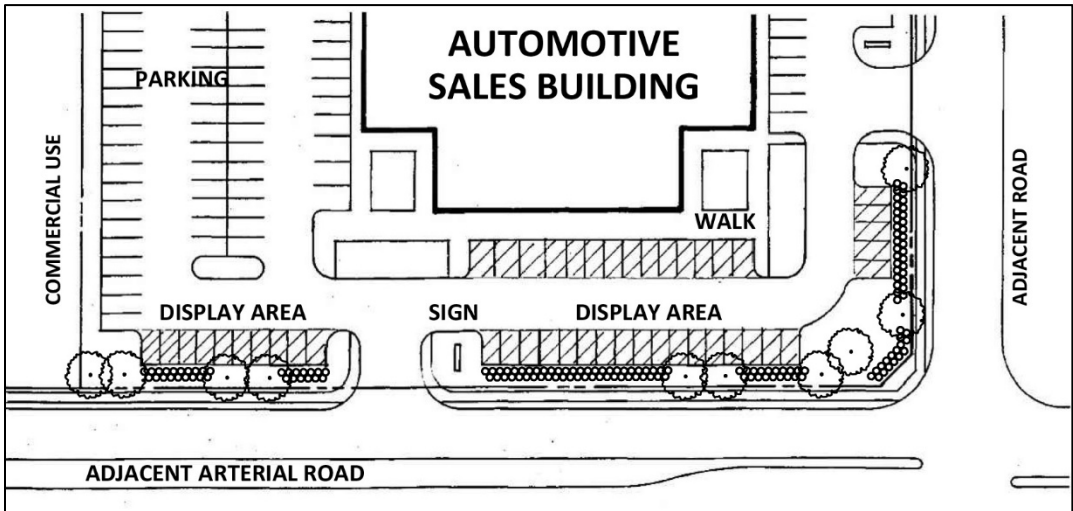
Simple planting combinations used in bold layouts emphasize display areas.

Example Planting Unit Calculations





KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
C1	DISPLAYED PARKING (CLASS D)	1 PU/10 LF	420 LF	42 PU
C2	DISPLAYED PARKING (CLASS D)	1 PU/10 LF	126 LF	13 PU
TOTAL				55 PU

Example Landscape Plan



Planting Legend

-  Minor Deciduous Trees
-  Shrubs



Walls, foundation plantings and street trees buffer the mass of parking structures along the street.



When retail or office uses occupy the ground floor of the building, only the adjacent street requirements apply.

Condition D

Parking Structures

Objectives

- Screen views of cars at ground level.
- Avoid views of monotonous building mass.

Guidelines

- Masonry walls and ground level plantings should provide screening between column supports where the ground floor is occupied by vehicle storage.
- Where parking structures are located along public streets, the area between the sidewalk and the face of the structure should be landscaped with a second row of street trees and ground level plantings where possible.

Standards

1. Where parking occupies the ground floor and is visually open to the street, provide Class B screening and the street trees required in Condition A.
2. Where parking is not visually open to the street, or when retail or office uses occupy the ground floor of the building, only the adjacent street requirements apply.



Evergreen tree planting provides screening from residential properties.

Condition E

Nonresidential Buildings Adjacent to Residential Uses

Objectives

- Provide a highly compatible transition or buffer between residential and more intense office, commercial, industrial, or institutional use.
- Buffer residential properties from the visual and acoustical impacts associated with incompatible land uses.
- Enhance the privacy of residential developments.
- Define the boundaries between different land uses.
- Maintain residential character by preserving the residential appearance and residential setting of buildings converted to office or institutional use.

Guidelines

- See BCZR Section 1B01.1b for RTA requirements.
- The building landscaping provides a transition to the perimeter screening for parking, service, storage, or loading areas.
- Fences or masonry walls provide screening in tight spaces in combination with plant materials.

Guidelines, Cont'd.

- Wide buffers and dense vegetation provide appropriate transitions on larger development projects. Existing landforms or created berms may be used in combination with plant materials for screening.
- Street trees and foundation plantings are used to give a residential appearance to a small office building.

Standards

1. Adjacent to residential and institutional properties, screening of the building shall comply with Class A requirements.
2. Adjacent to public rights-of-way, adjacent street requirements apply. In most zones, foundation planting is optional.
3. When a landscape area or landscaped setback is specified in the zoning regulations for the RO, SE, CB, and BLR zones and the CR district, plant at:

One planting unit (PU) per 15 linear feet of building facade.

4. Adjacent to commercial, when a landscape area or landscaped setback is specified in the zoning regulations for the RO, SE, CB, and BLR zones and the CR district, plant at:

One PU per 20 linear feet of building facade.



Trees and low-level plantings create a residential appearance for this office building.



Where drive-thru service lanes abut public streets, screening should include trees and low shrubs.

Condition F

Service Lanes

Objectives

- Screen service activities from all adjacent properties, and public and private streets.
- Landscape drive-thru service lanes and mini-warehouse service lanes adjacent to residential properties, and public and private streets, providing appropriate visibility for security and surveillance.
- Mitigate the noise, fumes, and light from intensive auto-related uses adjacent to residential properties.

Guidelines

- Planting in combination with fencing or masonry walls provides maximum screening and visual interest.
- Groupings of screening materials combined with a formal hedge allows views into the site.
- Fences and/or walls shall be located on the inside edge of the required area. Planting shall be located on the street side of the fence or wall.

Standards

1. Screen service lanes and doors, drive-thru service lanes, stacking spaces, menu boards, and teller facilities adjacent to public rights-of-way.

Provide:

One PU per 15 linear feet of paving perimeter.

2. Provide 6 feet of landscape space between paved surfaces and lot lines or lease lines adjacent to commercial uses or zones. Plant at:

One PU per 20 linear feet of paving perimeter.

3. A Class A screen is required adjacent to residential and institutional properties.
 - a. For sites one acre or greater, provide a 15-foot landscape area between paved areas and property boundaries if RTA does not apply.
 - b. A brick or split-face block wall may be considered as an alternative if the minimum 10-foot landscape area is not feasible in redevelopment on commercial corridors. The height of the wall should mitigate the impact from noise, fumes, and light on adjacent residences.

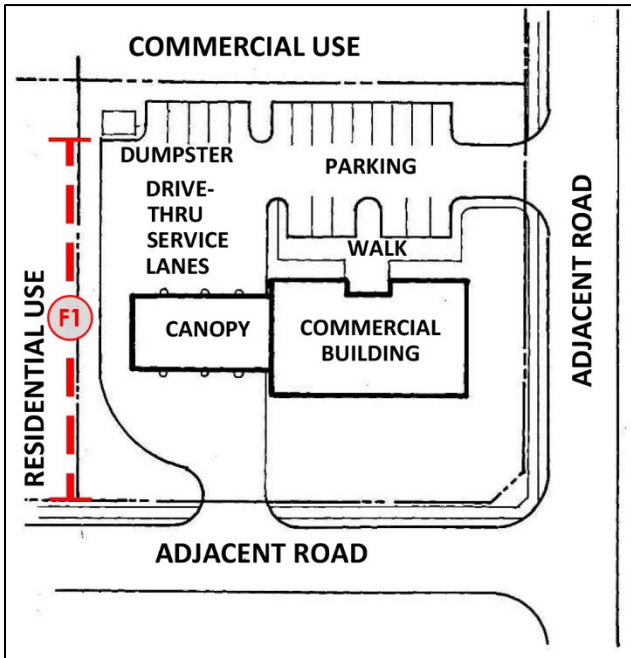


A fence with landscaping provides an effective screen for this mini-warehouse service lane.



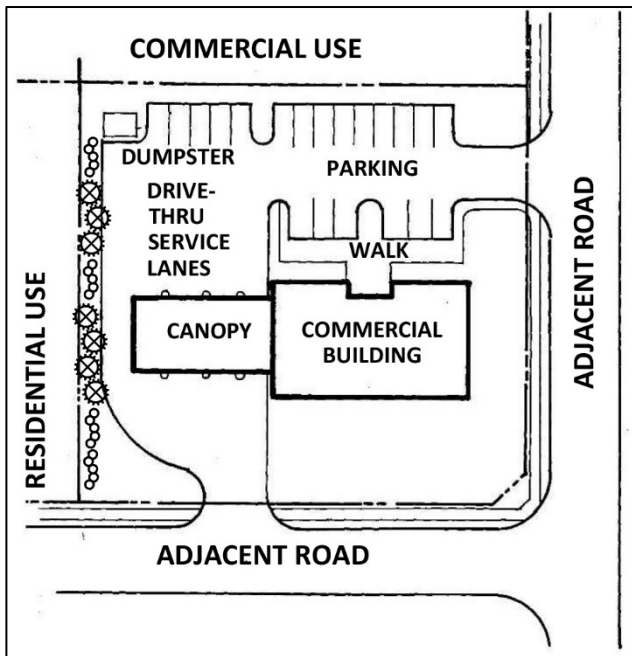
A low hedge combined with flowering trees frame and soften the view of this drive-thru teller lane from the road.

Example Planting Unit Calculations





Key	Element	Rate	Linear Feet	Planting Unit (PU)
F1	Service lane adjacent to residential use	1 PU/15 LF	165 LF	11 PU
Total				11 PU

Example Landscape Plan

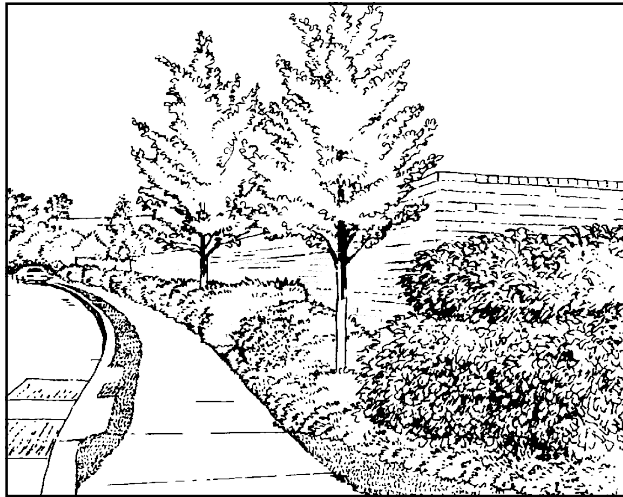


Planting Legend

-  Evergreen Tree
-  Shrubs



Primarily opaque planting screens storage and loading areas from public view and residential properties.



Planting in combination with fences or masonry walls provides maximum screening.

Condition G

Storage and Loading Areas

Objectives

- The *CMDP* discourages the location of loading and outside storage areas adjacent to the street.
- Conceal loading and storage areas completely from all adjacent properties, and public and private streets.
- Separate noise producing activities from residential uses.
- Screen all types of storage areas, including data centers and energy storage devices.

Guidelines

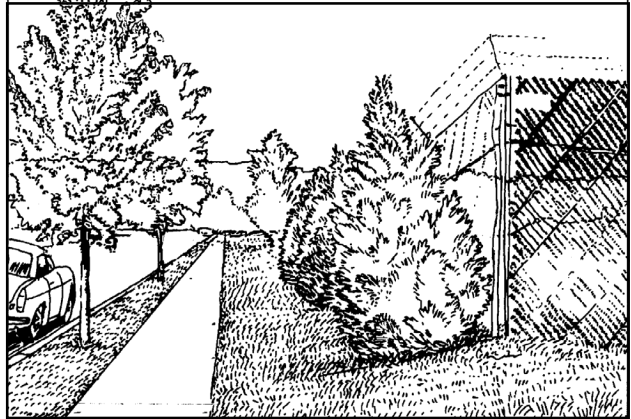
- Primarily opaque planting screens storage and loading areas from public view and residential properties.
- Planting in combination with fences or masonry walls provides maximum screening.
- Storage and loading areas can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.
- Siting below grade or creating berms in conjunction with landscaping blocks undesirable views and mitigates noise impacts.

Standards

1. Class C screening is required to screen loading and outside storage areas from all adjacent public and private streets.
 - a. A 20-foot landscape area is required.
 - b. Fencing or walls shall be set back 20 feet from the property line or right-of-way with planting on the street side.
2. Class A screening is required to screen loading and outside storage areas from all adjacent commercial or office uses. Screening of loading and outside storage areas between similar industrial uses is not required.
3. Class C screening is required to screen loading and outside storage areas from all adjacent residentially zoned or used properties. A 20-foot landscape area is required.

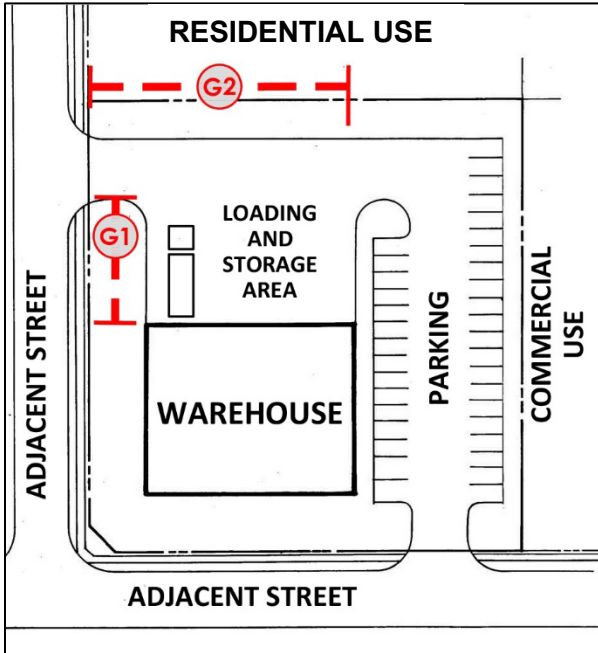


The storage and loading area is concealed within the building.



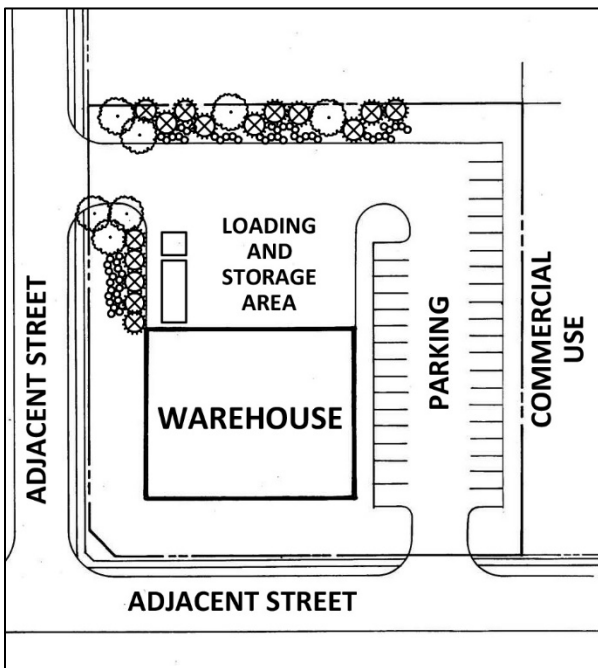
Class C screening is required adjacent to public and private streets.

Example Planting Unit Calculations






Key	Element	Rate	Linear Feet	Planting Unit (PU)
G1	Adjacent to street	1 PU/10 LF	120 LF	12 PU
G2	Adjacent to residential use	1 PU/10 LF	145 LF	15 PU
Total				27 PU

Example Landscape Plan



Planting Legend

-  Minor Deciduous Tree
-  Minor Evergreen Tree
-  Shrubs



Dumpsters can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.

Condition H

Dumpsters and Ground-Mounted HVAC Equipment

Objectives

- Conceal dumpsters from all adjacent properties and streets.
- Conceal ground-mounted heating, ventilation, and air conditioning (HVAC) equipment areas (other than for single family residential units) from public view.

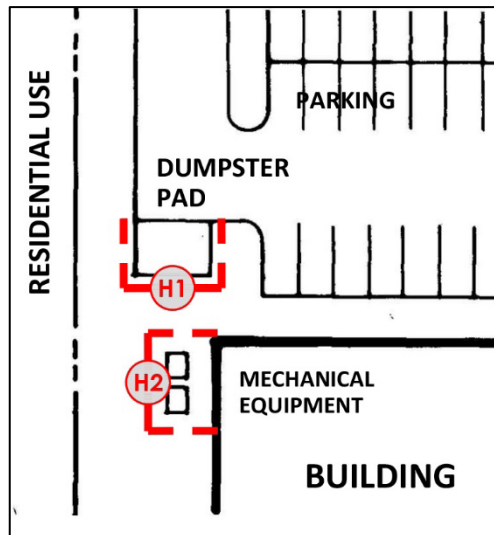
Guidelines

- Primarily opaque planting screens dumpsters and ground-mounted HVAC equipment from public view and residential properties.
- Trees and shrubs in combination with fencing, brick, or masonry walls provides maximum screening.
- Dumpsters can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.
- Siting below grade or creating berms in conjunction with landscaping conceals the equipment from view.
- Avoid direct sight lines into dumpsters from entrance drives.

Standards

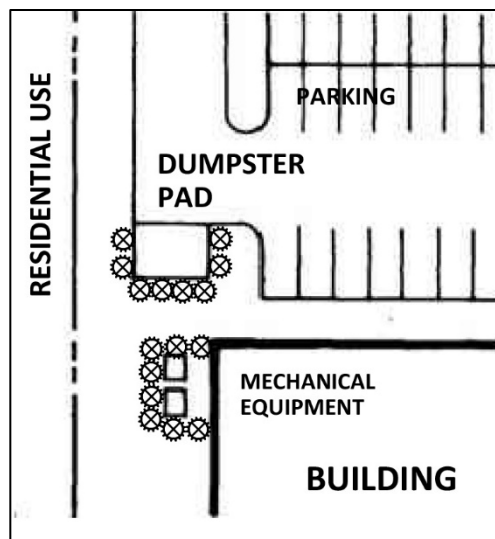
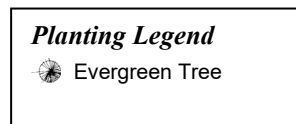
1. A Class A screen is required for dumpsters, trash corrals for multi-family dwellings, and ground-mounted HVAC equipment. The linear feet of screening for the dumpster pad shall be measured along the perimeter of the two sides and rear. Screening shall be designed and located in a manner which does not impair sight distance at intersections.
2. Dumpster enclosures and trash corrals must be placed a minimum of 10 feet off rights-of-way and residential property lines.
3. Multiple dumpsters should be clustered (including dumpsters for recycling) and contained within one permanent enclosure.
4. Dumpsters shall have operable front gates or wing walls where dumpster is visible from public street, entry drive, or adjacent residential property.
5. Dumpster enclosures should be made of durable material such as brick or masonry.

Example Planting Unit Calculations



Key	Element	Rate	Linear Feet	Planting Unit (PU)
H1	Dumpster screen	1 PU/15 LF	50 LF	4 PU
H2	HVAC screen	1 PU/15 LF	50 LF	4 PU
Total				8 PU

Example Landscape Plan





A substantial shrub and tree planting creates an informal landscaped edge that effectively screens this stormwater management pond.

Condition I

Stormwater Management Facilities

Objectives

- Incorporate stormwater management and water quality facilities into the landscape setting.
- Treat stormwater management and water quality facilities as landscape amenities in accordance with the Maryland Department of Environment's landscaping guidance for stormwater BMPs (https://mde.maryland.gov/programs/water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/sedimentstormwater/Appnd_A.pdf).
- Incorporate plant species that contribute to wildlife habitat and water quality attributes of stormwater management and water quality systems.

Guidelines

- Strategically placed plantings screen objectionable views of stormwater management riser structures.
- Informal or naturalistic tree and shrub masses blend pond slopes with surrounding landscape areas.
- Plantings of herbaceous materials may be used to augment grassed dam embankments.
- Native plants can enhance the wildlife habitat of the stormwater management or water quality facilities.
- Soften harsh embankments and integrate new landforms into the natural or project landscape.

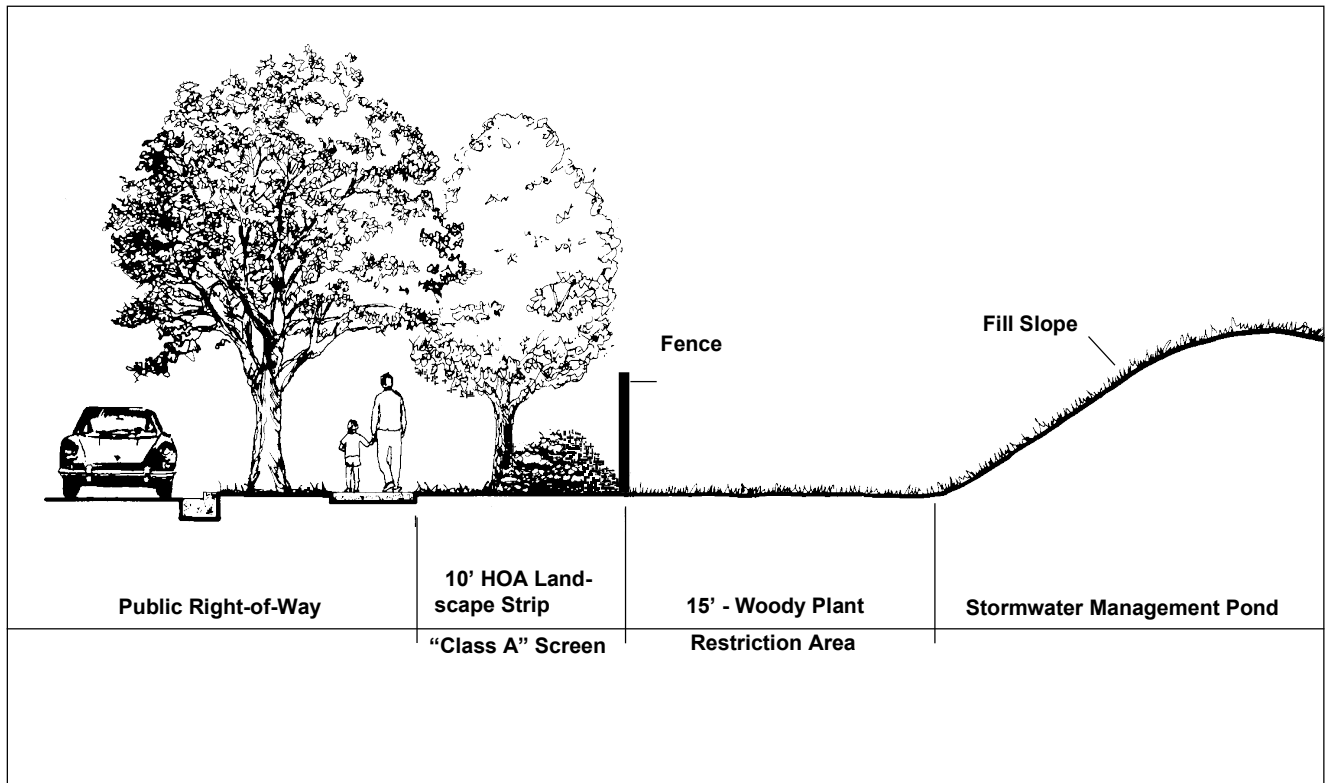


Using low impact development alternatives, stormwater management is incorporated into the parking lot medians.

Standards

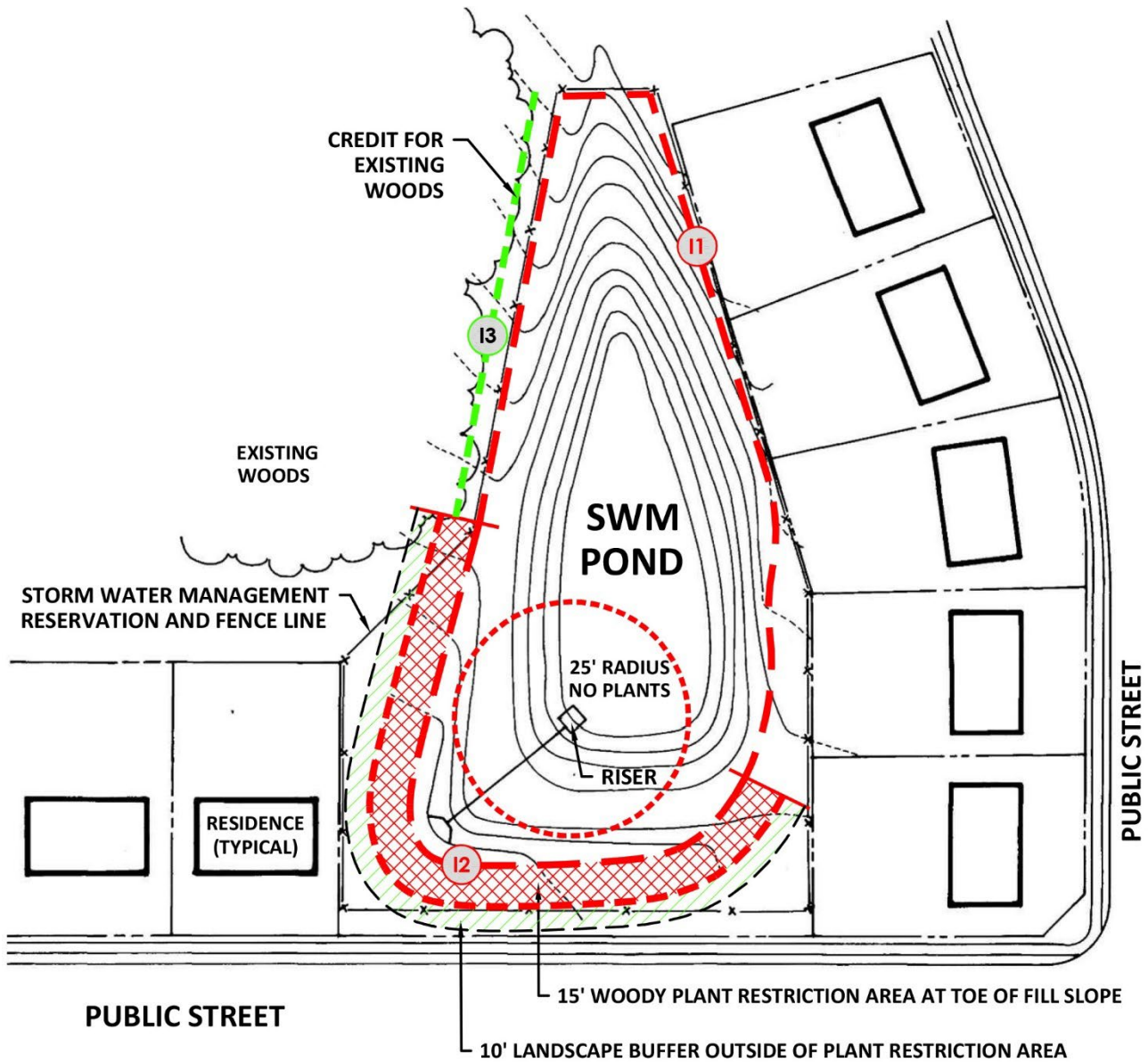
1. This condition applies to all ponds subject to the Natural Resources Conservation Service's Conservation Practice Standard Number 378.
2. Provide landscape areas or architectural treatments to screen stormwater management ponds from adjoining properties and public or private roads where facilities have side slopes steeper than 4:1.
3. Provide a Class A screen based on the linear feet of the perimeter, measured at the toe of fill slopes and the top of cut slopes. Linear footage of contiguous woods onsite to remain may be subtracted.
4. Stormwater management ponds must be located to meet the criteria of the Department of Environmental Protections and Sustainability (DEPS0 and not conflict with the provision of street trees and streetscape, screening of ponds from public and private streets, and screening of ponds from adjacent properties or interfere with adjacent forest buffers or forest conservation areas.
5. DEPS requires that no trees, shrubs, or other woody vegetation may be planted closer than 15 feet from the toe of a fill embankment. A 10-foot landscape area shall be provided between the woody plant restriction zone and the property line.

- 6. Trees, shrubs, and other woody vegetation are not allowed within 25 feet of the inlet structure. The riser structure should be located to minimize impact on landscape requirements.
- 7. Safety fences shall be chain link with black vinyl coating on the post, frame, and fabric. Decorative fence shall be of a durable material acceptable to DEPS when located within the reservation.
- 8. Fences shall be located a minimum of 10 feet from the right-of-way with plantings on the exterior of the fenced area. In residential development, the landscape area shall be owned and maintained by a homeowner's association.



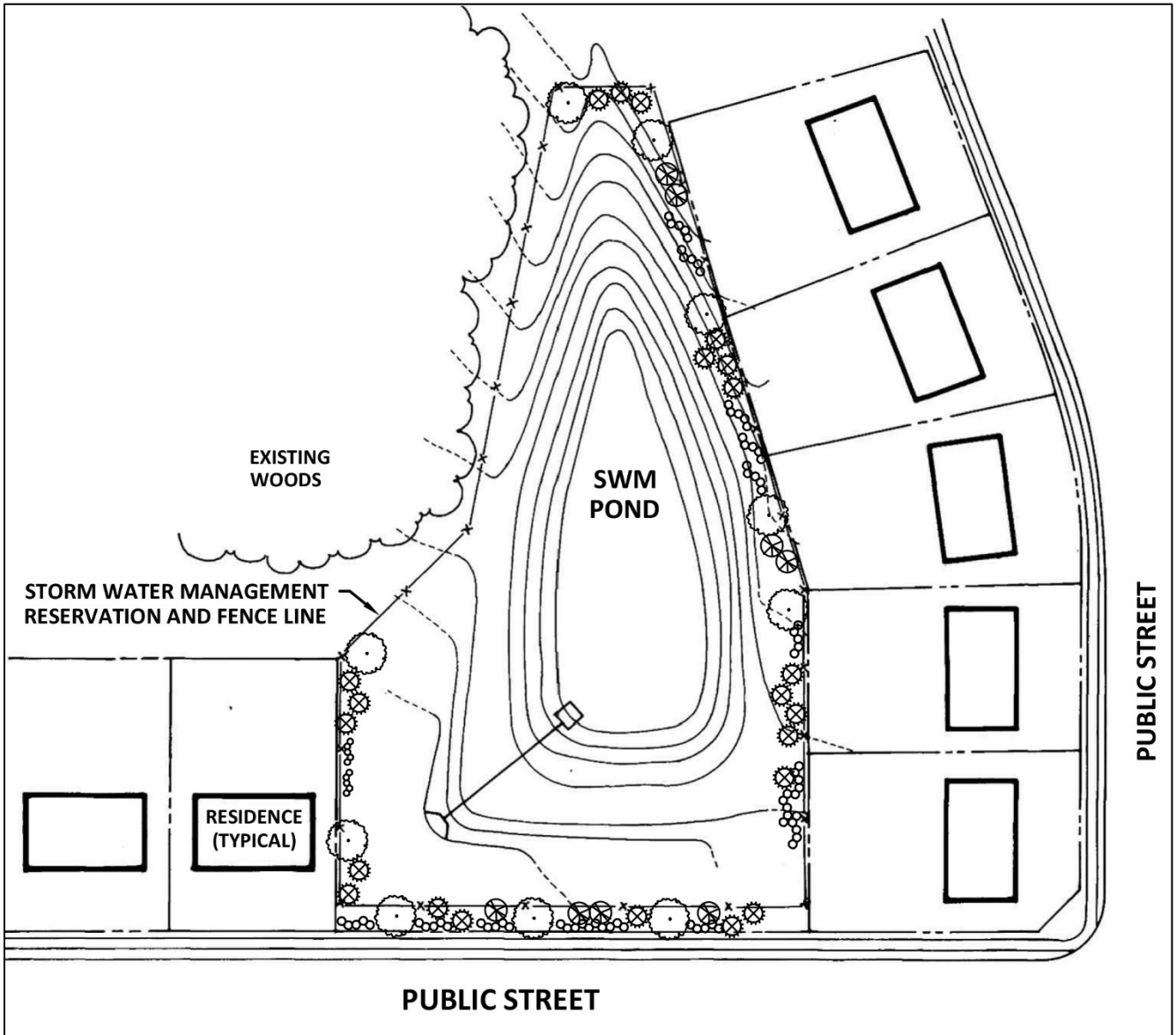
Locate fill embankments so that the woody plant restriction area does not interfere with the required landscaping.

Example Planting Unit Calculations







Key	Element	Rate	Linear Feet	Planting Unit (PU)
I1	Perimeter of cut	1 PU/15 LF	485 LF	33 PU
I2	Perimeter of fill	1 PU/15 LF	275 LF	10 PU
I3	Perimeter with existing woods	(-)1 PU/15 LF	170'	(-) 12
Total				31 PU

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Terraced slopes reduce the height of embankments at project boundaries.



Landscaped, gentle grades create an attractive site image from adjacent roads.

Condition J

Slopes, Embankments, and Retaining Walls

OTHER THAN STORMWATER MANAGEMENT FACILITIES

Objectives

- Avoid extreme grade modifications visible from adjacent properties and public view.
- Retain the predominant topography of the community.
- Incorporate distinctive topographic features into the site design.
- Protect adjacent properties from undesirable effects of cut and fill slopes.
- Coordinate landscaping with site grading.

Guidelines

- Terraced slopes, building masses, and parking lots reduce the height of embankments at project boundaries.
- Varied slope ratios provide visual interest. Tops and toes of slopes are rounded to provide smooth transitions.
- Mixed vegetation improves soils stability.
- Coordinated landscaping and grading can produce dramatic landscape effects.
- Distinctive topographic features are incorporated into the landscape design.

Standards

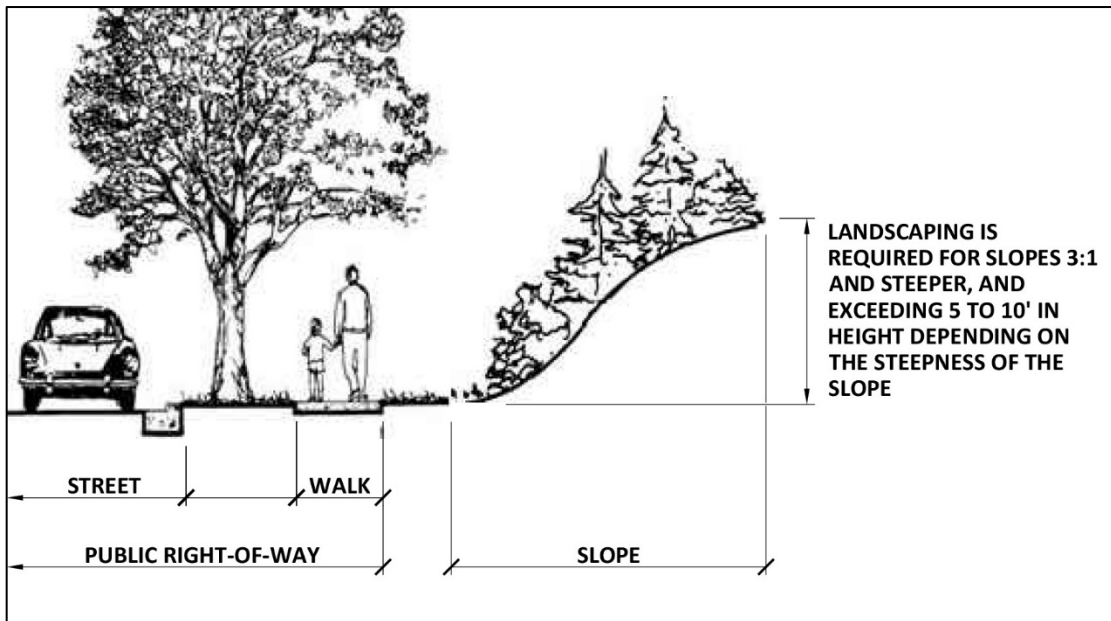
1. Slopes 2:1 or greater, exceeding 5 feet in height from toe to top of slope; slopes 3:1 or greater, exceeding 10 feet in height; and retaining walls exceeding 5 feet in height shall generate the following landscape requirements:

One PU per 15 linear feet measured at the toe of the slope or base of wall.

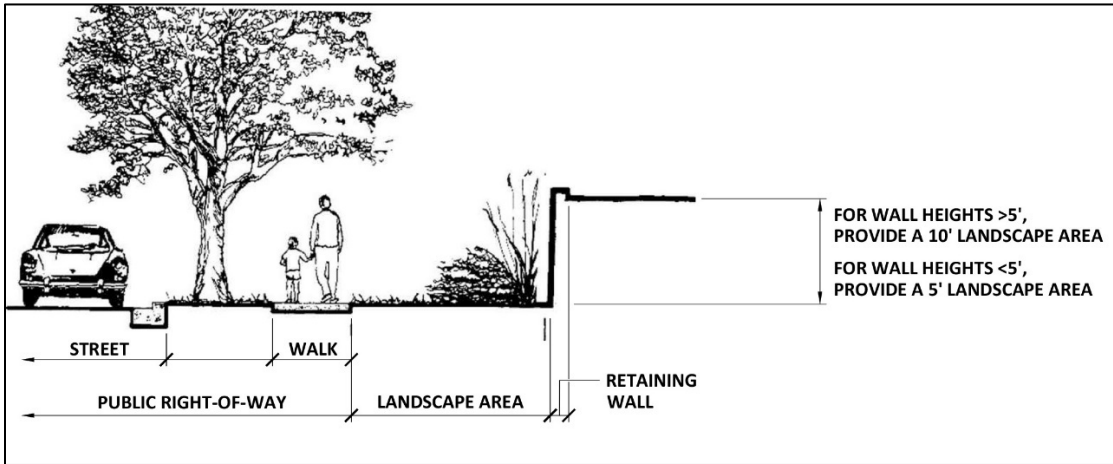
2. One additional PU per 15 linear feet shall be generated for each 20 feet in height for 2:1 slopes, and for each 30 feet in height for 3:1 slopes.

3. Plantings shall include a mixture of shrub masses and evergreen and deciduous trees.
4. Provide a 5-foot-wide landscape area at the base of retaining walls less than 5 feet in height when the wall is located in the public view.
5. Provide a 10-foot-wide landscape area at the base of retaining walls 5 feet in height or greater when the wall is located in the public view.
6. When a slope is to be broken into different sections by multiple retaining walls (creating a terrace effect) the total height of the slope shall be used to calculate planting units. See the figure on the following page.

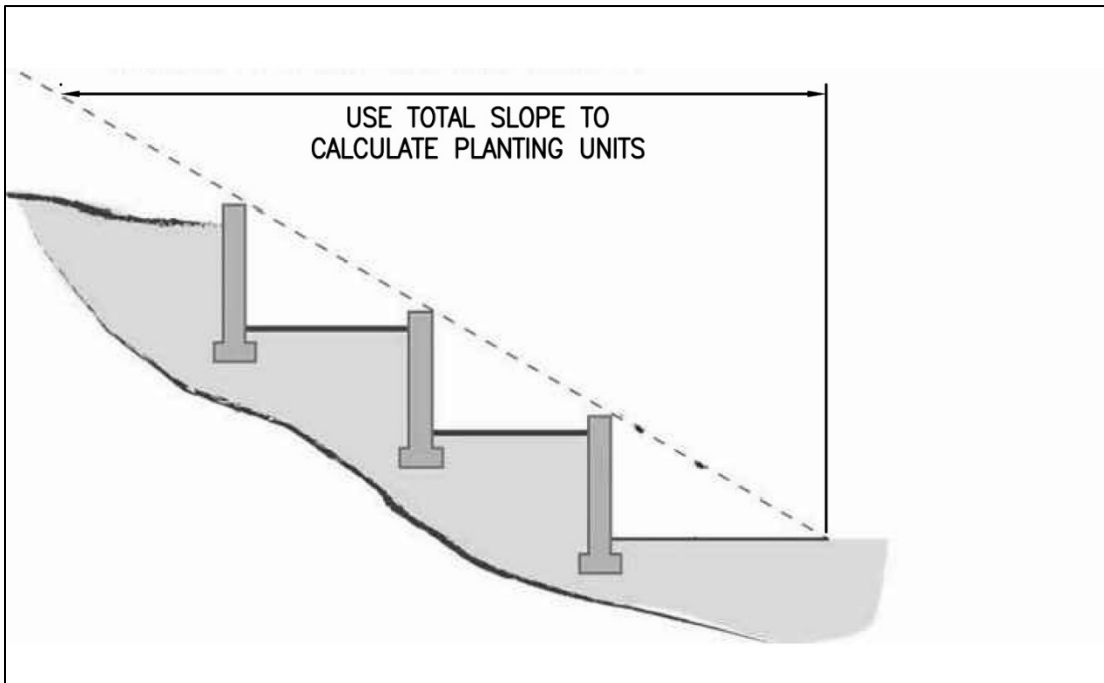
Slopes and Embankments



Retaining Walls



Terraced Slopes





Deciduous canopy trees mitigate the impact of the large gasoline pump canopies. A berm, low shrubs and annuals screen large areas of paving.



Signage is incorporated into the landscape design.

Condition K

Automotive and Fuel Service Uses

Objectives

- Present a landscaped appearance that is compatible with adjacent residential areas and enhances the commercial corridor streetscape.
- Screen undesirable views from residential areas.

Guidelines

- See BCZR Section 405.4 for more information.
- Landscape treatment emphasizes the use of heavily branched deciduous canopy trees to mitigate the impact of the large gasoline pump canopies and the intensity of the canopy lighting.
- Landscaping mitigates impacts of lighting or other negative influences associated with service station or car wash.
- Landscaping softens the impact of large paved areas.
- Signage is incorporated into the landscape design.

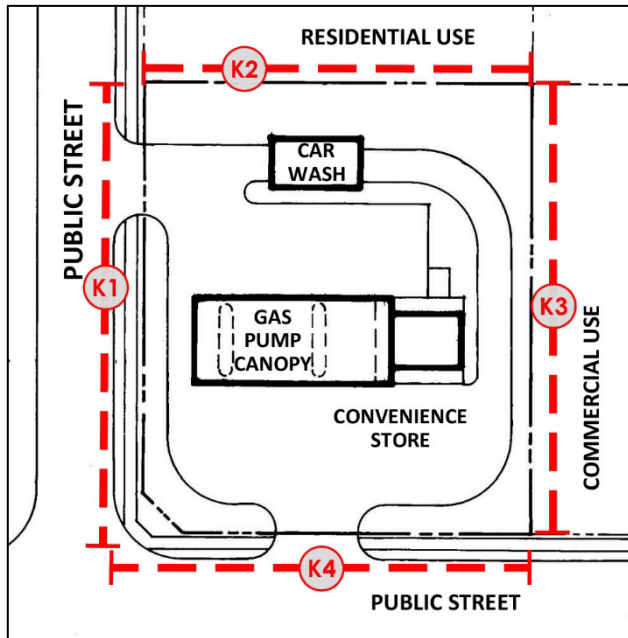
Standards

1. Except for the required access drives, a planting area is required along the entire perimeter of an automotive use. Setbacks shall be in compliance with the underlying zone or the special regulations of the use.
2. The landscape area shall have a minimum width of 10 feet if the fuel service station or car wash abuts a public right-of-way. Landscaping along the public right-of-way shall comply with Class B requirements.
3. The landscape area shall have a minimum width of 6 feet in all side and rear yards abutting commercially or industrially zoned land, and shall be vegetated at the rate of one planting unit per 10 feet.
4. Automotive uses including fuel service stations or car washes located within 50 feet of any residentially zoned property (other than a residential zone line in a public right-of-way) shall provide a landscape area measuring no less than 15 feet from that property line and shall be landscaped in accordance with Class C requirements.
5. For automotive and fuel service uses, when planting requirements overlap, only the more stringent requirement shall apply. Planting units triggered by overlapping requirements are not cumulative.



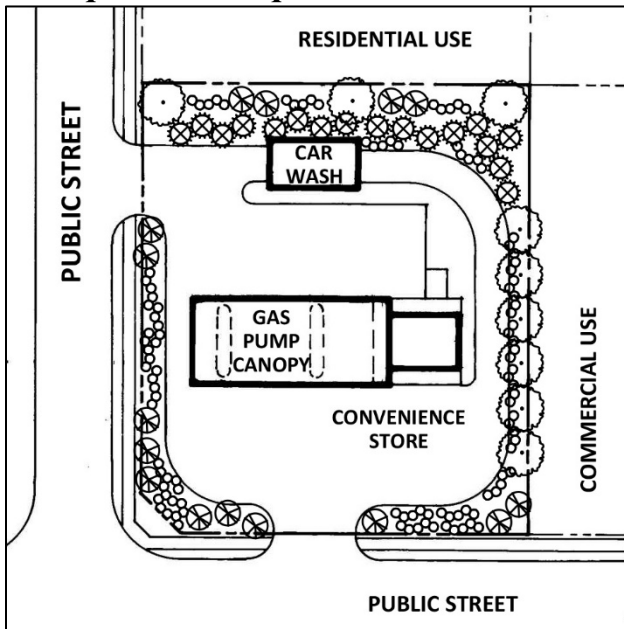
Within 50 feet of a residential property, provide a 15-foot-wide landscape area in accordance with Class C requirements.

Example Planting Unit Calculations







Key	Element	Rate	Linear Feet	Planting Unit (PU)
K1	Adjacent to public road (Class B)	1 PU/15 LF	155 LF	11 PU
K2	Adjacent to residential (Class C)	1 PU/10 LF	145 LF	15 PU
K3	Adjacent to commercial (Class B)	1 PU/15 LF	145 LF	10 PU
K4	Adjacent to public road (Class B)	1 PU/15 LF	155 LF	11 PU
Total				47 PU

Example Landscape Plan



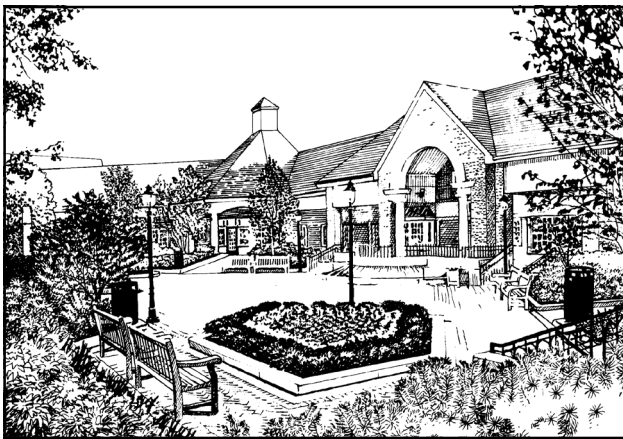
Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs

Condition L

Performance-Based Business Zones

A double row of street trees in combination with a hedge and wider setback provide a dominant design feature adjacent to the street.



Enhanced design and pedestrian amenities complement the residential neighborhood.

Objectives

- Ensure the compatibility of development in Community Business (CB) and Business Light Restricted (BLR) zones with adjacent residential neighborhoods by providing appropriate transitions.
- Improve the appearance of Baltimore County's major commercial corridors by enhanced design which complements residential character.

Guidelines

- Walls in conjunction with planting define project boundaries and image.
- Planting in landscape areas between commercial lots provides shade and reduces the mass of paved areas.
- The front setback is landscaped with lawn, canopy trees, ornamental trees, and foundation planting to give a residential appearance to the street.

Standards

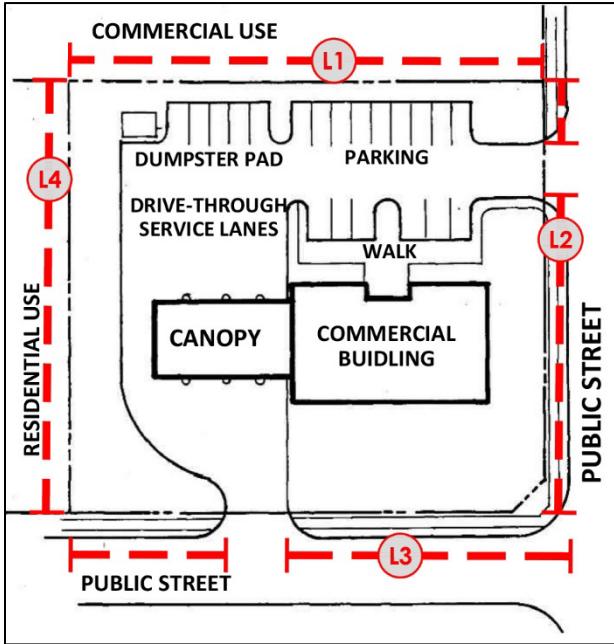
In addition to the Landscape Manual requirements for streetscape, parking lots, and commercial uses adjacent to residential uses, development in the performance-based business zones is subject to the following requirements:

1. The required setbacks, except for access drives and walkways, shall be landscaped. Refer to Section 229.6 of the BCZR to determine setbacks.
2. All setbacks adjacent to the street shall include minor and major deciduous trees in association with berms, hedges, or low walls as a dominant design feature.
3. Drive-thru banks, convenience stores, and fast-food restaurants, as well as dumpster, service, and loading areas that are located adjacent to residential uses, shall provide a buffer in the form of a berm, a wooden board-on-board fence, a solid brick wall, or a wall built of architectural block, in combination with landscaping on both sides of the wall. All walls or fences shall be located at least 10 feet from the property line of the commercial use.
4. Provide one planting unit per 20 linear feet adjacent to nonresidential uses, not including access drives; 50% of the planting units shall be major trees.



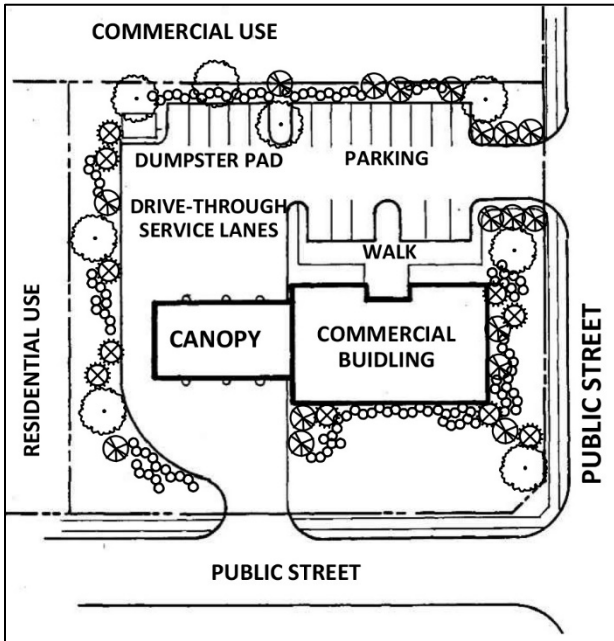
A solid brick wall and planting screen the loading and service areas from the street.

Example Planting Unit Calculations







KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
L1	ADJACENT TO COMMERCIAL	1 PU/20 LF	165 LF	11 PU
L2	REQUIRED SETBACK AREA	AS NEEDED TO EXECUTE DESIGN		
L3	REQUIRED SETBACK AREA	AS NEEDED TO EXECUTE DESIGN		
L4	SERVICE LANE ADJACENT TO RESIDENTIAL	FENCE, WALL OR PLANTED BERM		
TOTAL				11 PU + AS NEEDED TO EXECUTE DESIGN

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Fencing with plantings on the street side of the fence provides screening where reverse frontage lots are unavoidable.



Open fence styles are appropriate where greater setbacks allow room for berming and informal landscape treatment.

Condition M

Residential Rear and Side Yards Adjacent to Street

ADJACENT AND INTERIOR ROADS

Objectives

- Reverse frontage lots are discouraged by the *CMDP* and not allowed within the Honeygo district overlay (H and H1) areas.
- Enhance the public view of residential neighborhoods from adjacent streets.
- Screen public view of private yard space.
- Shield side and rear yards of single family attached and detached dwellings from the noise and visual impacts of streets.

Guidelines

- See BCZR Sections 260.2 and 102.5.
- If reverse frontage lots are unavoidable, berms and/or grade changes in combination with fencing/walls and plantings provide maximum screening.
- A consistency of fence design and materials provides a continuity along the streetscape. Offsets in the fence line combined with plant groupings reduce the monotony of long stretches of fencing.
- Open fence styles may be appropriate where greater setbacks allow room for informal landscape treatment.

Guidelines, Cont'd.

- Plantings on the street-side of solid screen wall/ fence soften the wall and create maximum privacy and buffer from the street. Evergreen trees create solid buffers between private yard space and public and private roads.
- Side yard design should be incorporated into the project entry design.
- Where setbacks along arterials are increased, planting combined with berming provides effective screening.



Plantings combined with berming provide effective screening.

Standards

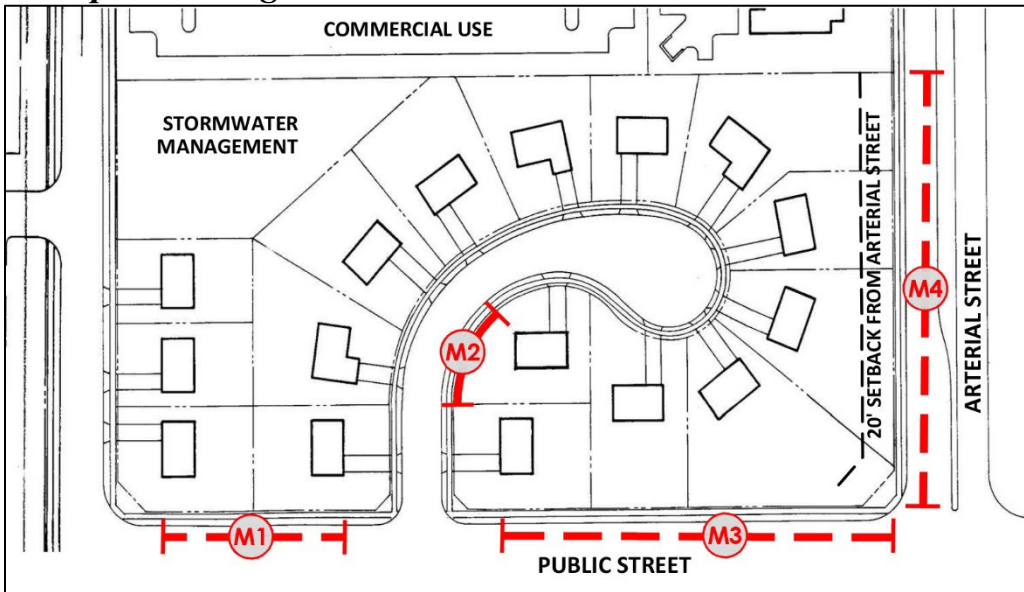
1. Screening of a dwelling unit is required where its side or rear lot line abuts a public right-of-way. The side yard to be screened is located between the front of the dwelling and the rear lot line. Screening shall comply with Class A requirements. A landscape easement may be required.
2. All setbacks are increased by 20 feet for dwellings located adjacent to an arterial. A landscape easement within the increased rear and side setback shall be required.
3. If fencing is provided or required it must be set back 10 feet from the right-of-way in conjunction with trees and shrubs. A uniform style of fence architecturally compatible with the home exterior is required. The required trees and shrubs shall be provided on the street side of the fence.
4. A graphic delineation shall be shown on the Development Plan as well as the Final Landscape Plan to show that fencing may not be located closer than 10 feet to the public street right-of-way (CMDP, "Residential Standards").



Screening of a dwelling unit is required where its side or rear lot line abuts a public right-of-way.

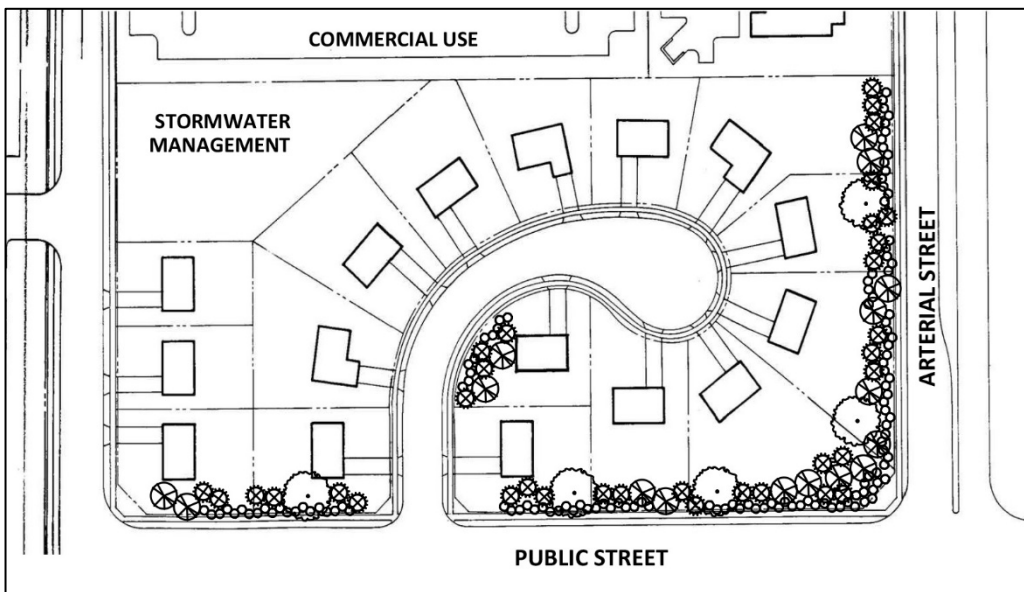
5. Reverse frontage lots will be required to use a combination of grade change, fencing, and landscaping to screen rear yards.
6. For a minor residential subdivision, required screening shall be shown on the development Plan

Example Planting Unit Calculations







KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
M1	SIDE	1 PU /15 LF	130 LF	9 PU
M2	SIDE	1 PU /15 LF	70 LF	5 PU
M3	SIDE/REAR	1 PU /15 LF	300 LF	20 PU
M4	REAR	1 PU /15 LF	300 LF	20 PU
TOTAL				54 PU

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Acoustical buffering in conjunction with landscaping may be required to effectively reduce highway noise.

Condition N

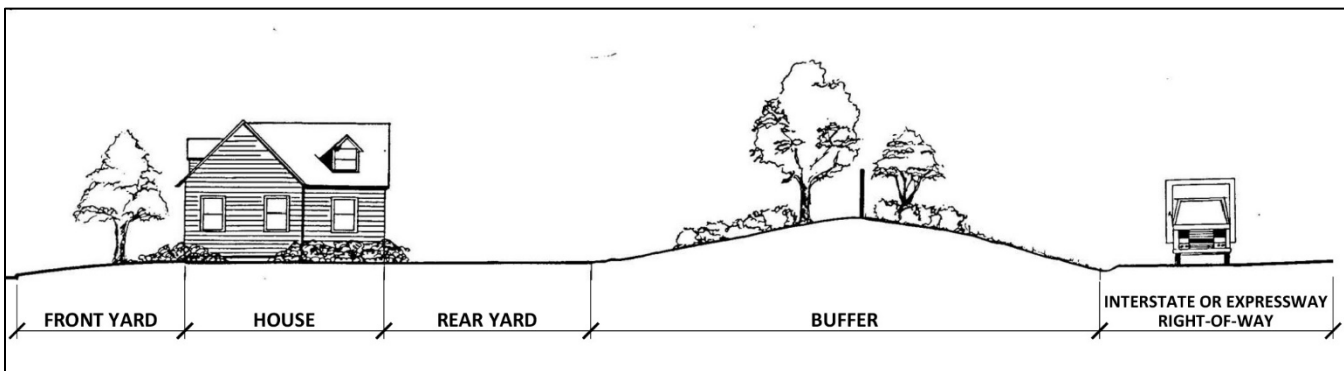
Residential Site Adjacent to Interstate

Objectives

- Buffer residential dwellings from the noise and visual impacts of high intensity vehicular corridors.

Guidelines

- Physical distance, berming, sound barrier walls, and vegetation are used to screen noise and visual impacts of freeways.



Noise can be attenuated by increasing the distance between the source and the receiver and/or by introducing noise screening such as berming with dense planting.

Standards

For dwellings located adjacent to an interstate, a landscape area shall be provided in accordance with the following:

1. Planting quantities shall be calculated at double the Class A requirement.
2. Adjacent road requirements apply. See Condition A.
3. Sound walls proposed for noise attenuation shall require a 15-foot landscape common area on each side of the wall owned and maintained by a homeowner's association.
4. A buffer containing a berm proposed for noise attenuation shall require planting on both sides of the berm.
5. A 30-foot landscaped common area owned and maintained by a homeowner's association shall provide a visual screen if noise attenuation is not required.



Panhandle lots impact neighboring lots more severely when in-fee strips and panhandle driveways are located adjacent to existing dwellings.

Condition O

Panhandle Lots

Objectives

- Screen the panhandle driveway and new housing from existing development.
- Screen private yard space.

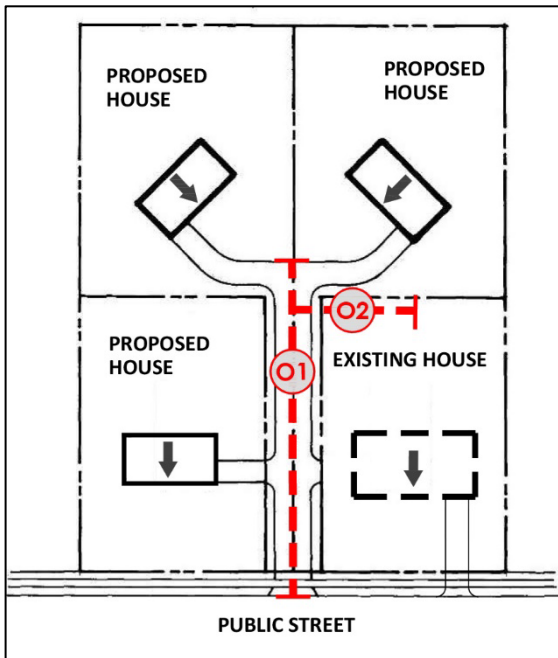
Guidelines

- Urban infill development using panhandle lots frequently creates dwelling orientation problems and loss of privacy.
- Staggered screen planting results in a naturalistic design.
- Evergreen trees create solid buffers between proposed driveways and private yard areas of adjoining properties.
- Fences in combination with landscaping maximize privacy for adjoining yard areas.
- Panhandle lots generally have less impact on existing lots in rural areas because of distance, topography, and existing vegetation. Landscape materials should be used primarily to mitigate negative impacts of adjacent driveways and loss of privacy.

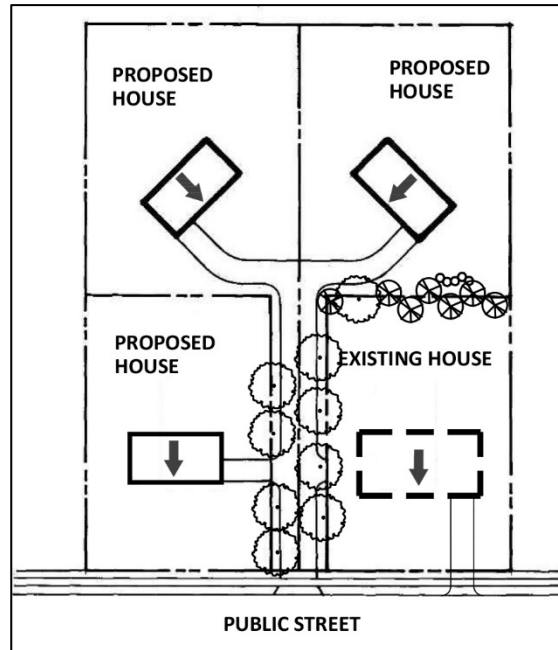
Standards

1. Landscape treatment must be provided along panhandle driveways (CMDP, “Residential Standards”).
2. Fences shall be no closer than 10 feet to the driveway or the adjoining property line (CMDP, “Residential Standards”).
3. Class A screen shall be required between adjacent existing and proposed houses.
4. Panhandle driveways are considered to be interior roads for landscaping purposes.
5. Locate driveway to allow sufficient planting area.
6. For minor residential subdivisions, required screening shall be shown on the Development Plan.

Example Planting Unit Calculations






Example Landscape Plan



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNI
O1	DRIVEWAY (INTERIOR ROAD)	1 PU/20 LF	145 LF	8 PU
O2	FRONT TO SIDE YARD BUFFER (CLASS A)	1 PU/15 LF	185 LF	13 PU
TOTAL				21 PU

Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Shrubs



Site development should be sensitive to historic structures located on or adjacent to the project.



The setting of historic structures should be preserved.

Condition P

Historic Structures and Areas

Objectives

- Preserve the setting and frame significant views of historic properties and unique scenery from the street.
- Buffer and screen historic structures from new development to separate incompatible uses visually and physically.
- Retain significant landscapes and vegetation associated with historic properties.

Guidelines

- The structure(s) and setting of the historic property become the central organizational element of the Development Plan.
- Preservation of existing specimen trees, hedge rows, woods, and terrain contribute to the setting of the historic property.
- Evergreen trees create solid buffers between proposed developments and adjoining existing historic properties. The screen planting is staggered or naturalistically designed unless a formal hedge planting scheme is desired as appropriate to the site's historic context.
- The width of the landscape area and size of material will vary according to the screening objectives.

Standards

1. A Class A screen may be required.
2. Supplemental planting may be required, such as when there are modifications of the historic environmental setting.
3. For minor residential subdivisions, required screening shall be shown on Development Plan.



Sensitive site development can preserve the scenic qualities of the County's rural landscape.

Condition Q

Scenic Routes and Views

Objectives

- Preserve and enhance the scenic resources identified in the Baltimore County Master Plan.

Guidelines

- Plant materials frame vistas, views of landmarks, or focused views of special features of the landscape.
- Tree and vegetation removal is minimized to maintain enclosed views.



The scenic quality of the existing woods is preserved in this rural residential development.

Guidelines, Cont'd.

- Siting new development behind existing vegetation and beyond primary views or at the edges of hedgerows and woodlands minimizes visual impact.
- Berms and vegetative buffers, especially using native plants, screen views of new development.

Standards

1. Minimum standards can be found in Section II, “General Standards,” and in Section III, “Requirements for Project Conditions.” Recommendations for plantings beyond the minimum requirements will be site specific and made conditions of approval.
2. For minor residential subdivisions, required screening shall be shown on the Development Plan.



Houses nestled among existing trees, wide lawns, and wood rail fencing preserve the rural setting.



Panoramic views into this rural scenic site are preserved by the judicious placement of building lots and landscaping.



Existing vegetation is retained to define the edges of this active open space.

Condition R

Open Space and Recreational Facilities

Objectives

Residential Open Space (Publicly or Privately Owned)

- Identify public space.
- Design open space to enhance the visual quality of the neighborhood or development.
- Provide a buffer from active recreation areas to residential rear or side yards.
- Provide a buffer from recreational facilities such as tennis courts to rear or side yards of adjacent properties.
- Enhance the comfort and sense of security of park users.

Amenity Open Space

- Provide amenities for office and commercial employees, shoppers, and residents of high-density multifamily housing, and the public to enjoy outdoor eating, relaxation, and conversation. See the Baltimore County Zoning Regulations for more information, including Sections 1B02.2

Guidelines

Residential Open Space (Publicly or Privately Owned)

- Landscape defines the edges of open space to differentiate common areas from private yard space and discourage encroachment. Maintaining good visibility from the street and nearby residences creates a sense of security and encourages use.
- The entry and special features of open spaces are defined by plantings and other landscape elements to create a sense of place.
- Plantings control pedestrian circulation while shade trees and benches provide comfortable areas for spectators and passive recreation users.
- The landscape treatment of adjacent streets is continued to define the edge of the open space.

Amenity Open Space

- Spaces adjacent office and commercial to building entrances and between groups of buildings are developed as plazas, courtyards, and landscaped walkways and are integrated within the overall pedestrian system.
- An overlook with tables, seating areas, and decorative lighting is located to take advantage of viewing natural landscapes.
- See Section 1B02.2 of the Baltimore County Zoning Regulations for more information.

Standards

Residential Open Space (Publicly or Privately Owned)

1. Landscaping is applied to complement the function of the Residential Open Space. Plant quantities are generated at one planting unit per 1500 sq. ft. of open space required.
2. Standards for all applicable conditions apply (Condition A: “Street Trees and Streetscape,” Condition B: “Parking Lots,” etc.) and are not credited as overlapping regulations.



Plantings are used to define active play areas.

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Standards, Cont.

Amenity Open Space

1. Useable, uncovered open areas of buildings designated for use by occupants or by the public, such as terraces, patios, and other hardscape, must be suitably improved as open space to be credited as required amenity open space by the Director of the Department of Planning and through application of the CMDP.
2. Placement of plant materials shall conform to the guidelines and objectives of any applicable community and revitalization plans.

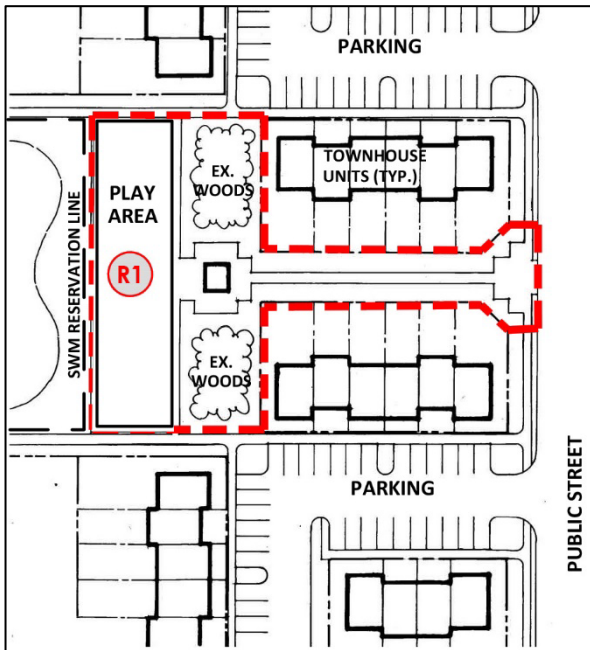


A landscaped plaza provides an inviting entry into these apartment buildings.



Suitably improved open space is credited as required amenity open space during plan review.

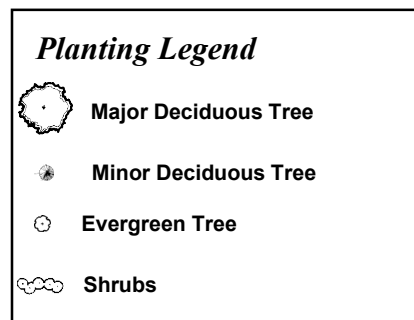
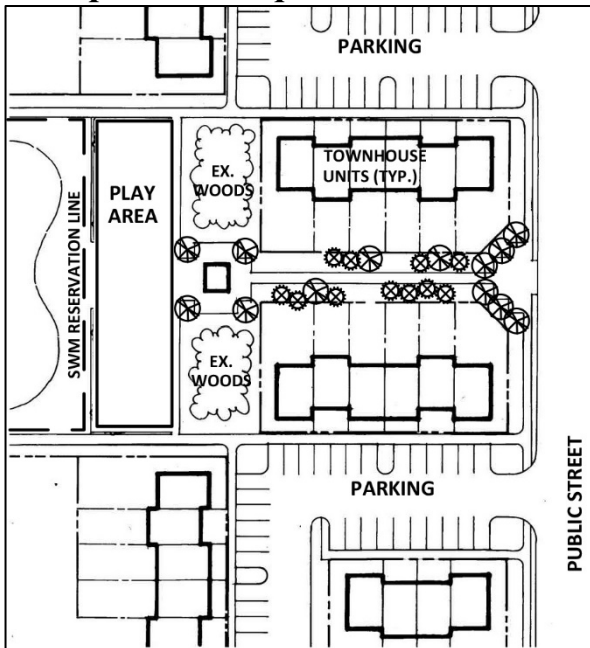
Example Planting Unit Calculations



KEY	ELEMENT	RATE	SQUARE FEET (SF)	PLANTING UNIT (PU)
R1*	OPEN SPACE	1 PU/1500 SF	23,825 SF	16 PU
TOTAL				16 PU

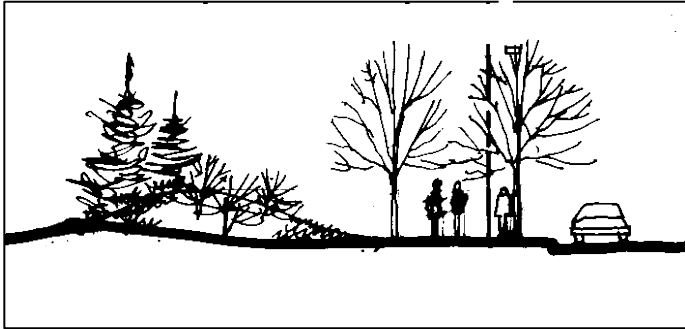
*Credit is given for existing trees.

Example Landscape Plan



Condition S

Landfills



Naturalistic grading and plantings enhance the appearance of a reclaimed landfill from the street.

Objectives

- Screen adjacent properties from dust, noise, odor, and view.
- Use plantings in combination with landform grading to enhance the appearance of the reclaimed site.

Guidelines

- Berms and grade changes may be needed for visual screening of active landfilling operations.
- Berms are limited in height to avoid a manufactured appearance.
- Trees are located to maximize survival and contribute to the natural appearance of sculpted grade forms.

Standards

1. Buffer (300-foot depth):

- a. Forested buffers shall remain undisturbed.
- b. If the buffer area is not forested, screening shall be established before filling may begin. Plant at:

One PU per 200 square feet of buffer area.

- (1) A minimum of 75% of the PUs shall be evergreen and deciduous trees. Evergreen trees shall be a minimum of 10 feet in height and deciduous trees shall be a minimum of 3 inches in caliper at installation.
- (2) The height of berm shall be no greater than 10 feet as described in Section 412.4 C.11.a of the BCZR.

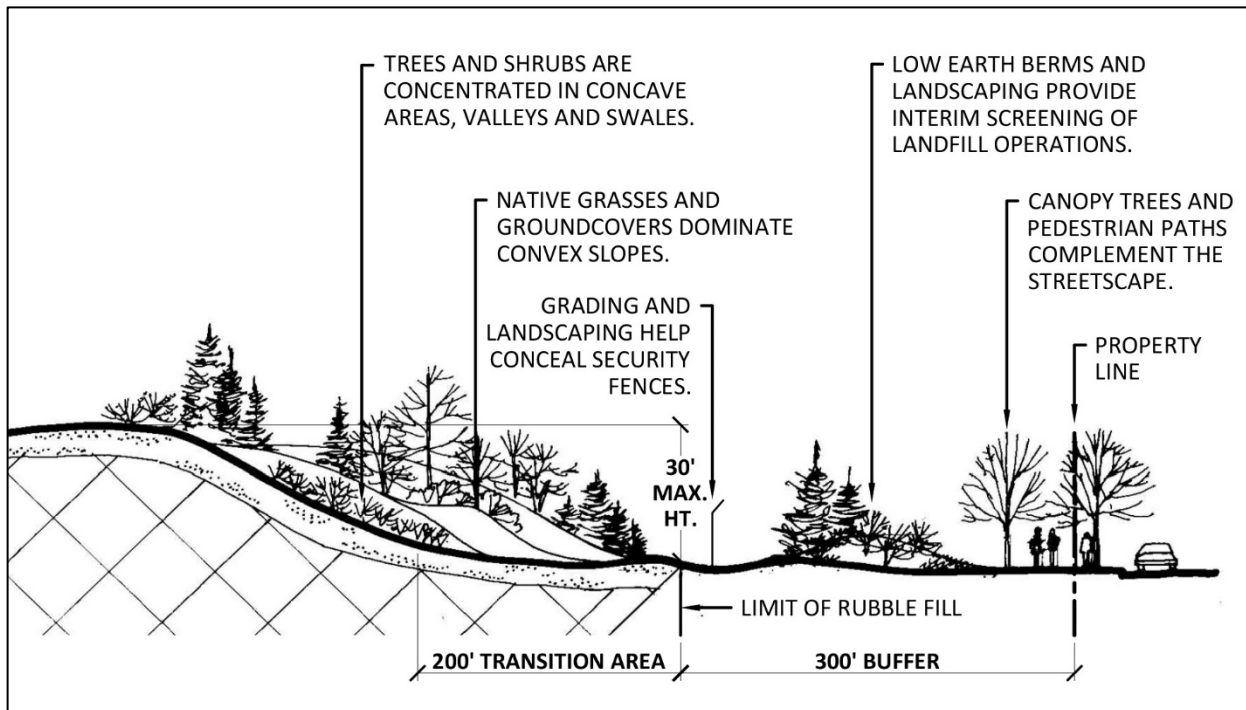
2. Transition Area (extends 200 feet depth measured inward from buffer):

- a. Minimum planting of the transition area shall require:

One PU per 500 square feet of transition area.

- b. A minimum of 50% of the PUs shall be evergreen and deciduous trees. The size and height shall meet Class A requirements at installation.
- c. Trees located on an area which is capped shall be of a type that will not penetrate the cap.

- 3. Trees shall be planted in or near swales where natural precipitation collects to ensure adequate water.



Condition T

Solar Facilities

Objectives

- Screen residential dwellings and public streets from the visual impacts of solar facilities.
- Preserve and enhance the scenic routes and views identified in the Baltimore County Master Plan.

Guidelines

- Physical distance, berming and screen plantings are used to screen the visual impacts of solar facilities.
- The use of native pollinator-friendly plants and groundcovers is strongly encouraged in solar facilities. For more information visit the Maryland Department of Natural Resources “Solar Generation Facilities—Pollinator-friendly Designation:” <https://dnr.maryland.gov/pprp/pages/pollinator.aspx>
- See BCZR Article 4F for additional requirements for solar facilities.



Standards

Landscape plantings shall be provided in accordance with the following:

1. Condition A - street frontage and streetscape.
2. The required setback shall be planted at 1 pu/350 sf. 50% of required planting units shall be evergreen trees. Shrubs do not count toward required planting units. The amount of existing tree canopy actually retained shall be determined at the close-out stage.
3. Additional planting quantities may be required based on existing site conditions and proposed site improvements.
4. Perimeter landscape buffers are required, and should address adjacent property views to provide maximum screening potential when it relates to the proposed solar facility.
5. Landscape plantings must be set back from existing overhead power lines to allow the screen plantings to mature and avoid disturbance from standard vegetation maintenance typically associated with existing overhead power lines.
6. Landscape plantings should be located and follow higher contours to maximize screening potential.
7. Solar facilities are considered a utility and should be designed and located to harmonize with the surroundings and to create the least visual impact.
8. Proposed perimeter fence shall be black vinyl-coated chain-link fence or an approved alternative.
9. Proposed access road(s) may need to have a chicane or bends to assure screening of the solar array field from adjacent roadway views if landscape screening is insufficient.
10. Additional landscape buffers may be required to address topography changes, scenic routes, and other conditions. Contour buffer strips may be appropriate in these situations.



PART IV:

Application of Standards

A. Compliance with Manual Standards

1. All development needing grading or building permits, including streets and parking areas, shall comply with the standards in this manual unless specifically exempted in paragraph C below.
2. All development needing change of occupancy permits shall comply with the standards in this manual unless specifically exempted in paragraph C below.
3. Landscaping required in conjunction with a waiver, special exception, special hearing, or zoning variance shall comply with the standards in this manual as conditioned by the Hearing Officer.
4. For commercial, office, multifamily, and industrial uses, a proposed increase in floor area equal to 50% or more of the existing floor area shall require that the entire site shall comply with this manual. Increases in the floor area of less than 50% shall require that the portion of the site impacted by the new development shall comply with the standards in this manual.
5. Residential office development or conversion shall comply with the standards in this manual.
6. Mobile home parks, regardless of the zoning classification in which they are located, shall comply with the landscape standards for residential development.
7. Churches, schools, housing facilities for the elderly, nursing homes, other institutional uses in any zone, and non-residential uses located in residential zones shall comply with the landscape standards for commercial development.
8. Residential subdivisions of three lots or less involving rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties shall comply with the landscape standards for Condition M, "Residential Rear and Side Yards"
 2. Residential subdivisions of three lots or less

Adjacent to Street;" Condition O, "Panhandle Lots;" Condition P, "Historic Properties;" and Condition Q, "Scenic Routes and Views" respectively.

B. Compliance with Adopted Plans, Other Ordinances, Codes, and Regulations

It is the intent of the County government to obtain development which responds to human needs and which is socially positive, economically viable, and environmentally sound. The standards contained herein are forwarded as criteria toward the achievement of these objectives.

1. These standards shall not relieve the applicant of responsibility of compliance with all applicable state and local ordinances, codes and regulations. Where federal or state ordinances, codes, and regulations permit lower standards than required herein, the County's requirements shall govern.
2. All developments must be in substantial compliance with landscape, buffer yards and screening recommendations included in adopted area plans, revitalization plans, the CMDP, or other plans adopted as part of the current Baltimore County Master Plan.

C. Exemptions to Manual Requirements

The following development is exempt from the requirements in this Landscape Manual:

1. Single family residential and agricultural development in resource conservation zones RC 2, and RC 4 using the half density option, not involving the following site conditions:
 - side and rear orientations to public roads;
 - panhandle driveways;
 - scenic routes or views; or
 - historic properties.

not involving the following site conditions: rear orientations to public roads; panhandle

driveways; scenic routes or views; or historic properties.

D. Modifications to Manual Standards

1. These standards are intended to foster creative design solutions. Conditions may arise where full compliance is impractical or impossible, or under circumstances where maximum achievement of the County's objectives can only be obtained through modified requirements. In specific cases, modification of these standards may be permitted by the Directors of the Department of Planning and the Department of Permits, Approvals, and Inspections where the modification more fully achieves the objectives contained herein. Modifications shall be limited to the specific project under consideration and shall not establish precedents for acceptance in other cases.
2. The fee for a request for modifications is listed on the Forms Page for the Development Management Division of PAI (<https://www.baltimorecountymd.gov/departments/pai/development-management/forms>).
3. All requests for modifications must be submitted in writing to the County landscape architect in the Department of Permits, Approvals, and Inspections.
4. Requests should be accompanied by sufficient explanation and justification, written and/or graphic, to allow appropriate evaluation and decision by the Directors of the Department of Planning and the Department of Permits, Approvals, and Inspections. All decisions shall be rendered within ten working days after submission.
5. For development located within town centers,

or community center districts on lots that are irregular, confining, or have other unusual site constraints such as determined by the Director of the Department of Planning, the required landscape areas may be waived provided:

- the reduction of required landscape areas does not negatively impact adjoining residential uses; and
- the reduction of required landscape areas does not negatively impact the streetscape as defined by building location, landscape areas, walkways, street landscaping, etc.

E. Credit for Preservation of Existing Trees

Credit shall be given for existing major trees preserved when they are in a location and of a nature that they contribute to the objectives and guidelines of this Landscape Manual. A credit of two planting units shall be given for each major tree 3 inches or greater in caliper, healthy and in good form, preserved within the net buildable area. Preliminary delineation of trees to be saved should be shown by Development Plan stage. The final determination of credit will occur at close-out.

The developer is encouraged to save the maximum number of trees possible in accordance with the following guidelines:

1. A circle, radius equal to one foot per inch of caliper, shall be drawn around the tree (considered nominal branch spread). If two-thirds of the area can remain undisturbed at original grades, the tree can be saved without special treatment.

2. Upon notification of County approval of the Final Landscape Plan, trees which are to remain shall be marked in the field by the developer and protected in an approved manner. Trees within the construction area which are to remain undisturbed shall be encircled with a fence for protection (snow fencing or other approved methods). The contractor shall not disturb the area within the fence in any manner deleterious to the trees including, but not limited to:
 - a. running or parking construction equipment;
 - b. storage of deleterious, flammable, or any other construction material or debris;
 - c. soil stockpiling;
 - d. allowing standing water or fires; or
 - e. alteration of grades in adjacent areas which will cause drainage to flow into, or to collect in protected areas.
3. All trees to be removed should be removed in a manner that will not damage the remaining trees. Any trees that are to remain that are damaged during the clearing operation must be repaired in an approved manner by a tree expert as soon as final clearing has been completed. After construction is completed, temporary barriers, surplus materials, and all trash, debris, and rubbish shall be removed from the site. All backfill shall be clear of building material, stone, and rubbish.
4. Existing trees (particularly mature trees) that are retained will undergo “post-operative shock” caused by the construction activity. All possible safeguards should be taken to minimize these effects and to provide optimum growth conditions. Foliage feeding and liquid or root feeding are encouraged. Branch and foliage thinning are also desirable.
5. If landscaping has been removed, the Department of Permits, Approvals, and Inspections may require replacement of the lost vegetation at a rate in accordance with the requirements of this manual



PART V:

Plan Preparation, Review, and Approval

All landscape plans shall be prepared, signed, and sealed by a landscape architect registered in the State of Maryland. The Schematic Landscape Plan is an integral part of and shall be submitted with the Development Plan.

Landscape plans are prepared in stages with increasing levels of detail, culminating in a plan ready for installation by the landscape contractor. The landscape plan stages described below as Schematic Landscape Plan, Final Landscape Plan, and Final As-Built Landscape Plan represent levels of refinement which are relative to the applicable stage of the development process.

Submission of the Schematic and Final Landscape Plans must be accompanied by the applicable checklist. See checklist online at <https://www.baltimorecountymd.gov/departments/pai/development-plans>.

The Final As-built Landscape Plan is prepared after installation of all plantings is complete. Approval of the Final As-built Landscape Plan marks the beginning of the required one-year maintenance period. After the one-year maintenance period, the Final Closeout Landscape Plan is prepared. Approval of the Final Closeout Landscape Plan is required in order to release the securities.

A. Landscape Concept

The Landscape Concept Plan is a simplified graphic representation of the combination of landscape elements proposed for the development and is required with the submission of a Planned Unit Development (PUD). The elements should be selected to satisfy the standards and objectives of this Landscape Manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*. The Landscape Concept Plan should demonstrate the purpose or function of the landscaping, the general location, and the suggested method or materials.

1. The Landscape Concept Plan is to be shown on the Site Proposal Map and not on a separate plan. The depiction of the various landscape elements, trees, hedges, etc., should be simple in form and

understandable to the layperson. The Landscape Concept Plan should include existing vegetation to be preserved or removed, proposed areas of screening, buffering, berming, use of street trees, proposed landscape areas, landscape amenities, and any other landscape elements anticipated to be incorporated into the Schematic and Final Landscape Plans.

The Landscape Concept Plan is not to be confused with the Schematic Landscape Plan which requires greater accuracy and quantities, or the Final Landscape Plan which indicates size and species to be used.

2. The Department of Planning and the Department of Permits, Approvals, and Inspections shall review the Landscape Concept Plan and comment on the proposed landscape elements in relation to the standards and objectives of this Landscape Manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*.
3. The Landscape Concept Plan must also indicate the type and quality of all landscape elements with a higher degree of resolution to site design issues. Prepare sections, elevations and perspectives that demonstrate the quality and intensity of the design and materials. These are included as part of the architectural drawings for a PUD. The plan and drawings must show the concept, arrangement of landscape materials, and their integration with site features such as walks, grading, structures, etc.

In addition to the guidelines of this manual, the appropriate *CMDP* guidelines for PUDS, residential, office, or commercial development should be followed. Proposed landscaping requirements for PUDs shall exceed the minimum requirements of this manual.

4. The Department of Permits, Approvals, and Inspections shall require that the submitted Landscape Concept Plan shown on the Site Proposal Map is signed and sealed by a landscape architect registered in the State of Maryland.

B. Schematic Landscape Plan

1. All development except for projects that are reviewed under BCC Sections 32-4-106(A) and 32-

4-106(B)(5) shall submit a Schematic Landscape Plan. The Schematic Landscape Plan may be on the

2. Development Plan or on a separate plan submitted with the Development Plan.
3. The Schematic Landscape Plan to be submitted with a PUD Development Plan shall indicate the quality of all landscape elements to be provided.
4. The Schematic Landscape Plan shall show all applicable items indicated on the Schematic Landscape Plan Checklist.
5. The Schematic Landscape Plan Certification Form must be attached to the Schematic Landscape Plan.
6. The Department of Planning and the Department of Permits, Approvals, and Inspections shall review and comment on the Schematic Landscape Plan in relation to the Landscape Concept Plan if one was required, the standards and objectives of the Landscape Manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*.
7. Schematic Landscape Plan approval is required for approval of the Development Plan.

C. Final Landscape Plan

1. The Final Landscape Plan shall be consistent with the provisions of this manual and any conditions attached to the Development Plan, Hearing Officer's order, special exception, special hearing, variances, or Board of Appeals opinions.
2. The Final Landscape Plan must be approved before grading and/or building permits may be released
3. The plan shall show all applicable items indicated on the Schematic Landscape Plan Checklist and the additional items required on the Final Landscape Plan Checklist.

D. Implementation of Final Landscape Plan

1. Security

If security is required, it shall be posted in accordance with BCC Section 32-4-312.

2. Installation

Landscaping shall be installed on any lot within three months of issuance of an occupancy permit for the building of that lot. This may be extended as a result of good cause shown in accordance with conditions imposed by the County and presented to the Director of the Department of Permits, Approvals, and Inspections. The Director shall enforce and seek installation or the correction of the required landscaping pursuant to the remedies provided by law.

3. Compliance

Compliance shall be verified at time of the close out process. This procedure is described in the Baltimore County Development Management and Plan Review Policy Manual (See <https://www.baltimorecountymd.gov/files/departments/permits-approvals-and-inspections/documents/paidmprpolicymanual20231204.pdf>). See Policy X: *The Construction of Improvements under Private Contracts after the Approval of the Phase I Development Plan*. The developer is responsible for the submittal of a red line As-built Landscape Plan noting any modifications, a photomontage of the landscape area, and a signed as-built certification form.

When the County approves the As-built Landscape Plan, a one-year maintenance period begins, at the end of which, closeout may be requested.

For information about the fee in lieu in the Downtown Towson District (DTD), see the BCZR Section 259.16. - Downtown Towson District and the *CMPD*.

4. Maintenance

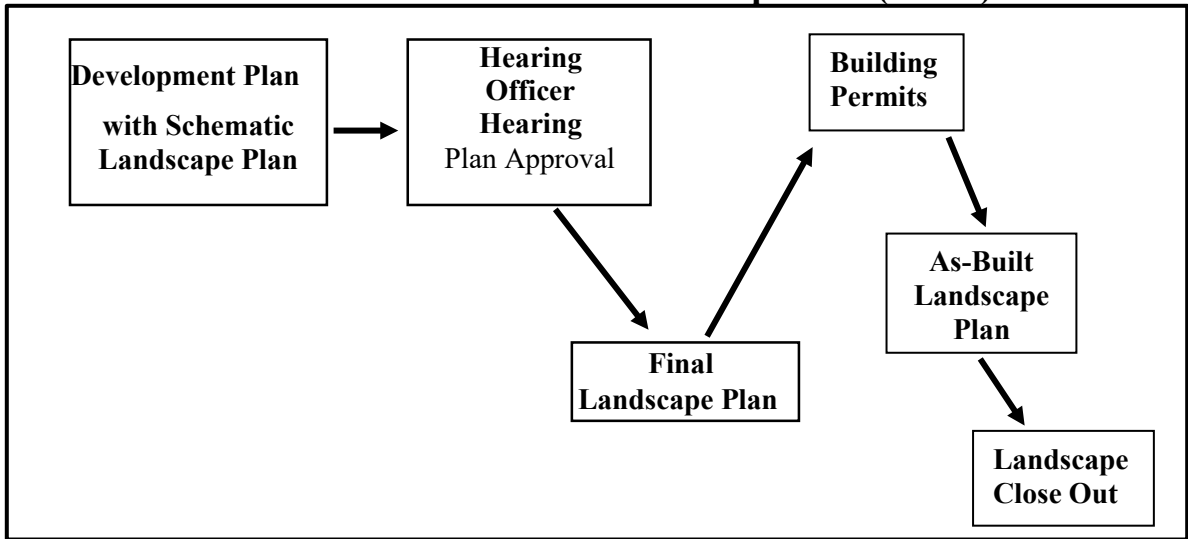
After approval of the As-built Landscape Plans, installed landscaping shall be guaranteed by the developer for one year. Security may be released

after the one-year maintenance period when a County inspection determines that all requirements of the Final Landscape Plan have been met and that plant materials remain in good shape. Thereafter, the replacements and maintenance of the landscape is a perpetual requirement of the current property owner, which includes but is not limited to a Home Owner Association (HOA) or Condominium Association.

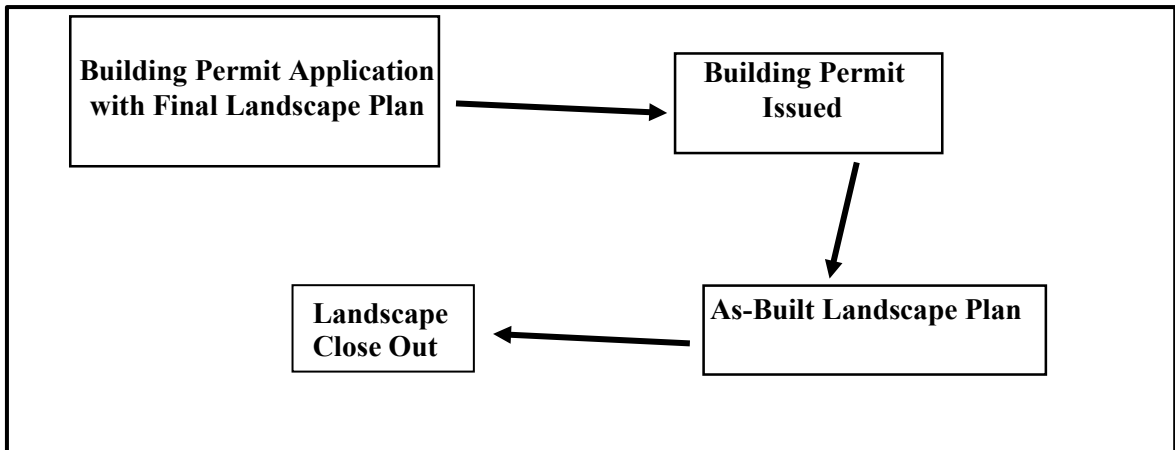
5. Enforcement

- a. The Department of Permits, Approvals, and Inspections shall enforce the provisions of this Landscape Manual. In addition to any other remedy allowed by law, the Director may enforce and seek the correction of a violation of this Landscape Manual, in accordance with the provisions of Title 6 Code Enforcement of the Baltimore County Code.
- b. The Director may use security posted by the developer with Baltimore County for the installation of the required landscaping subject to the procedures established in Title 4 Subtitle 3 Public and Private Improvements, Section 32-4-301 et. seq., Baltimore County Code.

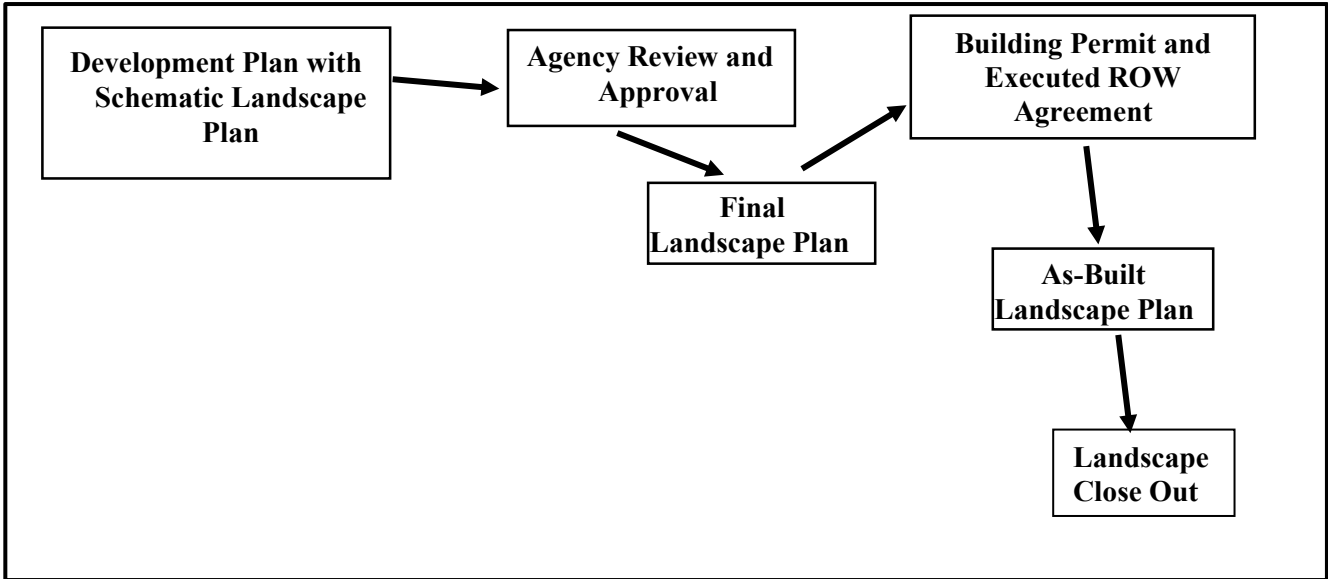
Full Process and Planned Unit Developments (PUDs)

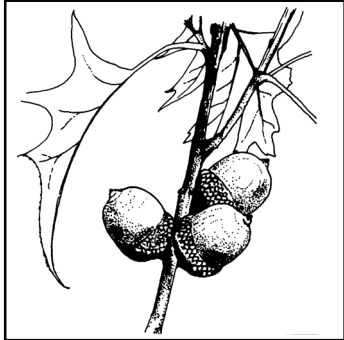


Limited Exemption per BCC Sec. 32-4-106(a)



Limited Exemption per BCC Sec. 32-4-106(b)





PART VI:

Appendices

Appendix A: Definitions

Adjacent Road - Any public roadway whose right-of-way line is contiguous with the property line of the subject parcel, including but not limited to County roads, state roads and interstates.

Aisle –the vehicle use area that abuts a parking space and is for the purpose of ingress and egress to that parking space.

As-built Plan - a landscape plan required during the close out process showing all actual materials planted, either overlaid upon the Final Landscape Plan or provided on a separate plan, including locations, types and size of material actually planted.

Automotive Display Areas –for the purposes of this manual, “automotive display areas” are that portion of a parking lot used to display vehicles for sale or lease.

Automotive Uses - The term “automotive use” includes fuel service stations and car wash operations.

Berm - An earthen mound formed to shield undesirable views and/or to decrease noise.

Buffer Area –For the purposes of this manual, “buffer area” is an area designated to reduce the impact of dissimilar land uses.

Building - a structure enclosed within exterior walls or firewalls for the shelter, support, or enclosure of persons, animals, or property of any kind.

Cartway –See aisle

Commercial Development - For landscape purposes development requiring a commercial building permit, e.g., office, retail, manufacturing , institutional, and multi-family dwellings.

Deciduous Plant - A woody plant which drops its foliage at the end of each growing season.

Drive-thru Service Lane –For the purposes of this manual, “drive-thru service lane” means any private roadway used for access to or stacking space at carry-out windows for customers in motor vehicles, including, but not limited to, drive-thru restaurants and banks.

Edible Landscaping – Perennial plant bearing edible food, including fruits or nuts, placed in the landscape for residential and ecological benefit.

Evergreen Plant - A woody plant whose foliage remains and is functional for more than one growing season.

Glare - Light directed at the eye.

Groundcover - A low perennial plant with a mature height of 6 inches to 18 inches.

Intensive Uses –For the purposes of this manual, “intensive uses” means service, repair, storage, distribution, or manufacturing uses which generate noise, fumes, odors, vibration, or dust, often automobile or truck related.

Interior Road –For the purposes of this manual, “interior road” means the portion of a roadway that is primarily intended for access and circulation within a development and is a minimum of 30 feet in length. An interior road is not an aisle, mini-warehouse service lane, passenger/parcel pickup lane or drive-thru service lane and does not include “parking lot area.”

Landscape area – Any area used to meet landscape condition requirements.

Mini-Warehouse Service Lane –For the purposes of this manual, “mini-warehouse service lane” means that area of a road that abuts a mini-warehouse and is for the purpose of ingress and egress to that mini-warehouse.

Net buildable area –For the purposes of this manual, “net buildable area” means land not within floodplain, steep slopes, wetlands, wetland buffers, forest buffers, forest conservation easements, County designated Residential Open Space or RTA Buffers.

Parking Lot Area - All internal paved areas used for parking, excluding areas reserved solely for loading and vehicle storage and interior roadways, and including islands, medians, driveways, aisles, cartways, and excess areas because of design configuration.

Passenger/Parcel/Service Lane –For the purposes of this manual, “passenger / parcel / service lane” means that portion of a road designated for passenger or parcel pickup or service.

Performance-Based Business Zones - The Community Business Zone and the Business Local Restricted Zone, as regulated in Sections of the BCZR.

Planting Area - An area of land designated for trees and/or shrubs and/or groundcovers.

Planting Unit - A unit of measurement for determining the quantity of plant materials required. One planting unit equals: one major deciduous tree, two minor deciduous trees, two evergreen trees, five shrubs, or 500 square feet of ground cover.

Screening, Class A - Any combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide a visual screen with

the needed level of height, density, and opacity for the site conditions. Elimination of an unsightly view or provision of a filtered view may be the objective.

Quantities are generated at one planting unit per 15 linear feet of the area to be screened. Minimum height at installation shall be 30 inches for shrubs and 6 feet for evergreen trees. A six-foot high opaque fence or wall may be required in conjunction with a planting screen.

Screening, Class B - Shrubs that provide a minimum three-foot-high year-round visual screen at maturity used to screen parking lots while maintaining views into the site. Quantities are generated at one planting unit per 15 linear feet of the area to be screened.

Minimum height of shrubs at installation shall be 18 inches. A three-foot high solid fence or wall may be required in conjunction with planting screen.

Screening, Class C - A combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide maximum screening between automobile uses and adjacent residential property at a density which restricts pedestrian movement. Quantities are generated at one planting unit per 10 linear feet of the area to be buffered.

Minimum height of screen at installation shall be 35 inches for shrubs and 7 feet for trees.

Screening, Class D - Groundcovers and low-level shrubs used to give visual relief from paved areas while maintaining the view of automobile display areas. Quantities are generated at one planting unit per 10 feet of display area adjacent to the public right-of-way. Mature planting shall be a minimum 24 inches in height when measured from the top of curb of the adjacent road. A combination of mature (two years after planting) plant height and berm height may be used to achieve the minimum height.

Specimen tree – A “specimen tree” is a tree with a dbh of 30 in. (75 cm) or more, or a tree having 75% or more of the diameter of the current state champion for that species. This includes champion trees, which are the largest trees of their species within the United States, the state, county, or municipality as determined by the Maryland Department of Natural Resources. Specimen trees can also be any tree of impressive size or shape, of historical significance, or rare species, as determined by the Director of the Department of Environmental Protection and Sustainability.

Steep Slope - Any groundplane greater than 25% slope (4:1).

Tree - A woody perennial greater than 15 feet

in height at maturity and usually characterized by a single trunk.

Tree Canopy Coverage - The area of ground that lies within the drip line of a major, minor, or evergreen tree, as identified through aerial photography or field survey as required.

Tree, Evergreen - An evergreen plant with a mature height exceeding 15 feet. Minimum height at planting shall be 6 feet or more.

Tree, Major Deciduous - a canopy tree (generally a major deciduous tree) with a mature height of 30 feet or greater and a broad, spreading habit of growth. the minimum caliper at the time of planting shall be 2 to 2½ inches, in accordance with *ANS Standards for Nursery Stock*, latest edition.

Tree, Minor Deciduous - A canopy tree with a mature height less than 30 feet. The minimum caliper at the time of planting shall be 1 to 1½ inches, in accordance with *ANS Standards for Nursery Stock*, latest edition. A multi-trunk minor deciduous tree must reach a height of 15 feet.

Wooded Land - A land area with greater than 75% tree canopy coverage for the preceding two years to present date.

Appendix B: Public Road Utility and Street Tree Locations: Standard Detail G-5A or Current Standard

NOTES

- TREES WITHIN BALTIMORE COUNTY R/W REQUIRE DEPARTMENT OF PUBLIC WORKS APPROVAL. AN APPROVED LANDSCAPE PLAN IS REQUIRED FOR DEVELOPMENT PROJECTS.
- TREE LOCATION: 8' MINIMUM (ALONG CURB) FROM SANITARY HOUSE CONNECTION; 8' MINIMUM (ALONG CURB) FROM WATER SERVICE; 8' MINIMUM FROM STORM DRAIN INLET OR PIPE.
- APPROVED TREE ROOT BARRIER SHALL BE PRESENT AT ALL TREE LOCATIONS. IF NOT PLACED WHEN TREE IS PLANTED, IT SHALL BE PLACED WITH SUBSEQUENT SIDEWALK/ UTILITY INSTALLATION. PROVIDE ROOT BARRIER ALONG NEAR EDGE OF SIDEWALK TO POINT 5' ON EITHER SIDE OF TREE. USE 10 MIL PLASTIC SHEETING TO 12" DEPTH OR AN EQUIVALENT APPROVED BARRIER.
- TREE SHALL BE PLACED 5' (ALONG CURB) MINIMUM FROM JOINT IN CURB & GUTTER.
- ENCASE SANITARY HOUSE CONNECTION (SEE STD. DETAIL PLATE G-8) IF H.C. MUST BE NEARER THAN SPECIFIED IN NOTE 2.
- TREES APPROVED FOR USE SHALL:
 - * BE 40' TO 60' IN HEIGHT AT MATURITY TO BE CONSIDERED A SUBSTANTIAL STREET TREE, BUT NOT SO LARGE THAT THEY OVERWHELM AVAILABLE SPACE.
 - * HAVE PROVEN ABILITY TO WITHSTAND DRY URBAN CONDITIONS.
 - * HAVE NON-AGGRESSIVE ROOT GROWTH, TO PROTECT CURBS, SIDEWALKS & SEWER HOUSE CONNECTIONS.
 - * HAVE UPRIGHT, ASCENDING & COMPACT LIMB STRUCTURE. AT MATURITY, TREES MUST ALLOW FOR ACCEPTABLE SIGHT DISTANCE, MUST RESIST WIND & ICE BREAKAGE & MUST NOT CROWD THE VEHICLE - PEDESTRIAN ZONE.
 - * NOT HAVE EXCESSIVE LITTER NOR BE EXCESSIVELY DIFFICULT TO CLEAN UP.
- A LIST OF RECOMMENDED TREES FOLLOWS. OTHER TREES MAY BE USED BASED UPON NOTE 6 & WITH THE ENGINEER'S APPROVAL. SUBSTITUTIONS ONLY WITH ENGINEER'S APPROVAL.
 - RED MAPLE (*Acer rubrum*) "October Glory" brand, "Red Sunset"
 - SUGAR MAPLE (*Acer saccharum*) "Legacy"
 - HACKBERRY (*Celtis occidentalis*) "Hackberry", "Prairie Pride" Magnifica
 - KATSURA-TREE (*Cercidiphyllum japonicum*)
 - WHITE ASH (*Fraxinus americana*) "Autumn Applause", "Autumn Blaze"
 - GREEN ASH (*Fraxinus pennsylvanica*) "Newport", "Patmore", "Summit", "Marshalls Seedless", "Prairie Spire"
 - GINKGO (*Ginkgo biloba*) "Maoyar" upright
 - THORNLESS HONEYLOCUST (*Gleditsia triacanthos inermis*) "Skyline"

NOTE A: MIN. COVER FOR PHASE TO PHASE DIRECT BURY SUPPLY CABLE: 24" (0-600V), 30" (601V-50kV) & 42" (>50kV). SEE NESC 352D2.

NOTE B: MAINTAIN 12" MINIMUM CLEARANCE BETWEEN DIRECT BURY CABLES AND OTHER PARALLEL & CROSSING UTILITIES (NESC 353). MINIMUM CLEARANCE MAY BE REDUCED WHERE UTILITIES ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NESC 354D.

NOTE: 10' BARRIER REQUIRED ON THE CURB SIDE AND SIDEWALK SIDE TO A DEPTH OF 2'

Information about this list may be obtained from the County Landscape Architect.

DEPARTMENT OF PUBLIC WORKS
GENERAL DETAILS
**PUBLIC ROAD UTILITY
& STREET TREE LOCATIONS**

ISSUED: OCTOBER 28, 1996
REVISED: AUGUST, 1997
REVISED: SEPTEMBER, 2006

PLATE
G-5A

Please note, evidence of root barrier is required for final as-built approval.

Appendix C: Landscape Unit Calculations Table Examples

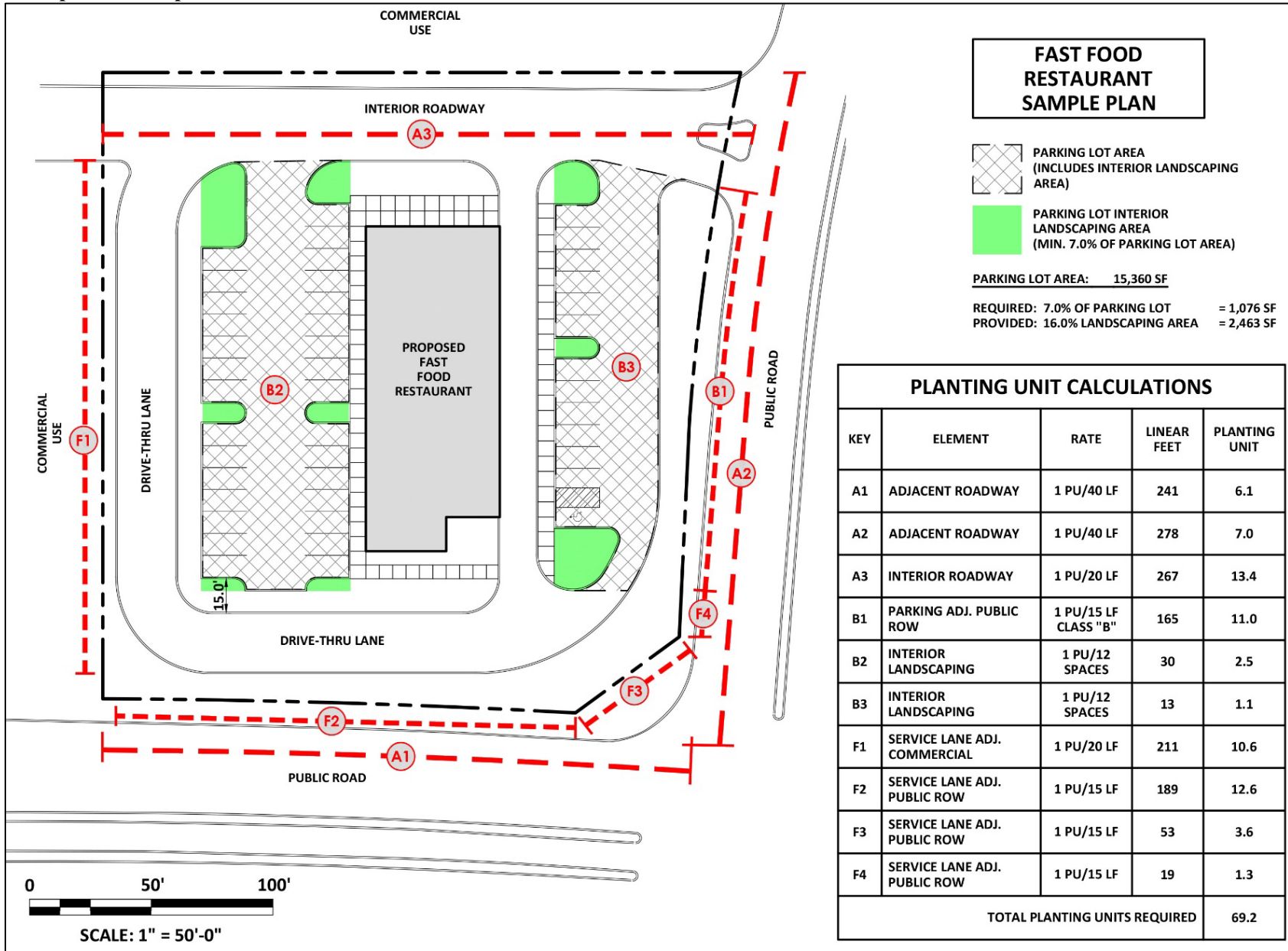
Use of a table in this format is required for each project submittal. Only list the conditions that apply to the project submitted. It is also required to show the linear foot measurements on the plan that corresponds with the key designations from the table. The table below is an example of some of the condition calculations from the Landscape Manual.

Landscape Unit Calculations				
Key	Element	Rate	Linear Feet (LF)	Planting Unit (PU)
Condition A Street Frontage and Streetscape				
A1	Adjacent Road	1 PU/ 40 LF	430 LF	11 PU
A2	Interior Road	1 PU/ 20 LF	75 LF	4 PU
Condition B Parking Lots				
B1	Parking Adjacent to Public Road (Class B)	1 PU/ 15 LF	94 LF	7 PU
B2	Parking Adjacent to Residential (Class A)	1 PU/ 15 LF	396 LF	27 PU
B3	Parking Adjacent to Commercial	1 PU/ 20 LF	380 LF	29 PU
B4	Parking Lot Interior	1 PU/ 12 Spaces	285 Spaces	24 PU
Condition C Automotive Display Area				
C1	Displayed Parking (Class D)	1 PU/ 10 LF	420 LF	42 PU
Condition F Service Lane				
F1	Service Land Adjacent to Residential Use	1 PU/ 15 LF	165 LF	11 PU
Condition G Storage and Loading Areas				
G1	Adjacent to Residential Street	1 PU/ 10 LF	120 LF	12 PU
G2	Adjacent to Residential Use	1 PU/ 10 LF	145 LF	15 PU
Condition H Dumpsters and Ground-Mounted HVAC				
H1	Dumpster Screen	1 PU/ 15 LF	50 LF	4 PU
H2	HVAC Screen	1 PU / 15 LF	50 LF	4 PU
Condition J Slopes Embankments, and Retaining Walls				
J1	2:1 Slope > 5' High	1 PU/ 15 LF	15 LF	1 PU
J2	3:1 Slope > 10" High	1 PU/ 15 LF	30	2 PU
J3	Retaining Wall > 5' High	1 PU/ 15 LF	45 LF	3 PU
J4	2:1 Slope @ 20' High	2 PU/ 15 LF	20 LF	3 PU
J5	3:1 Slope @ 30" High	2 PU/ 15 LF	35	4 PU
Condition K Automotive and Fuel Service Uses				
K1	Adjacent to Public Road (Class B)	1 PU/ 15 LF	155 LF	11 PU
K2	Adjacent to Residential (Class C)	1 PU/ 10 LF	145 LF	15 PU
K3	Adjacent to Commercial (Class B)	1 PU / 10 LF	145 LF	15 PU
				Total PUs Required 244

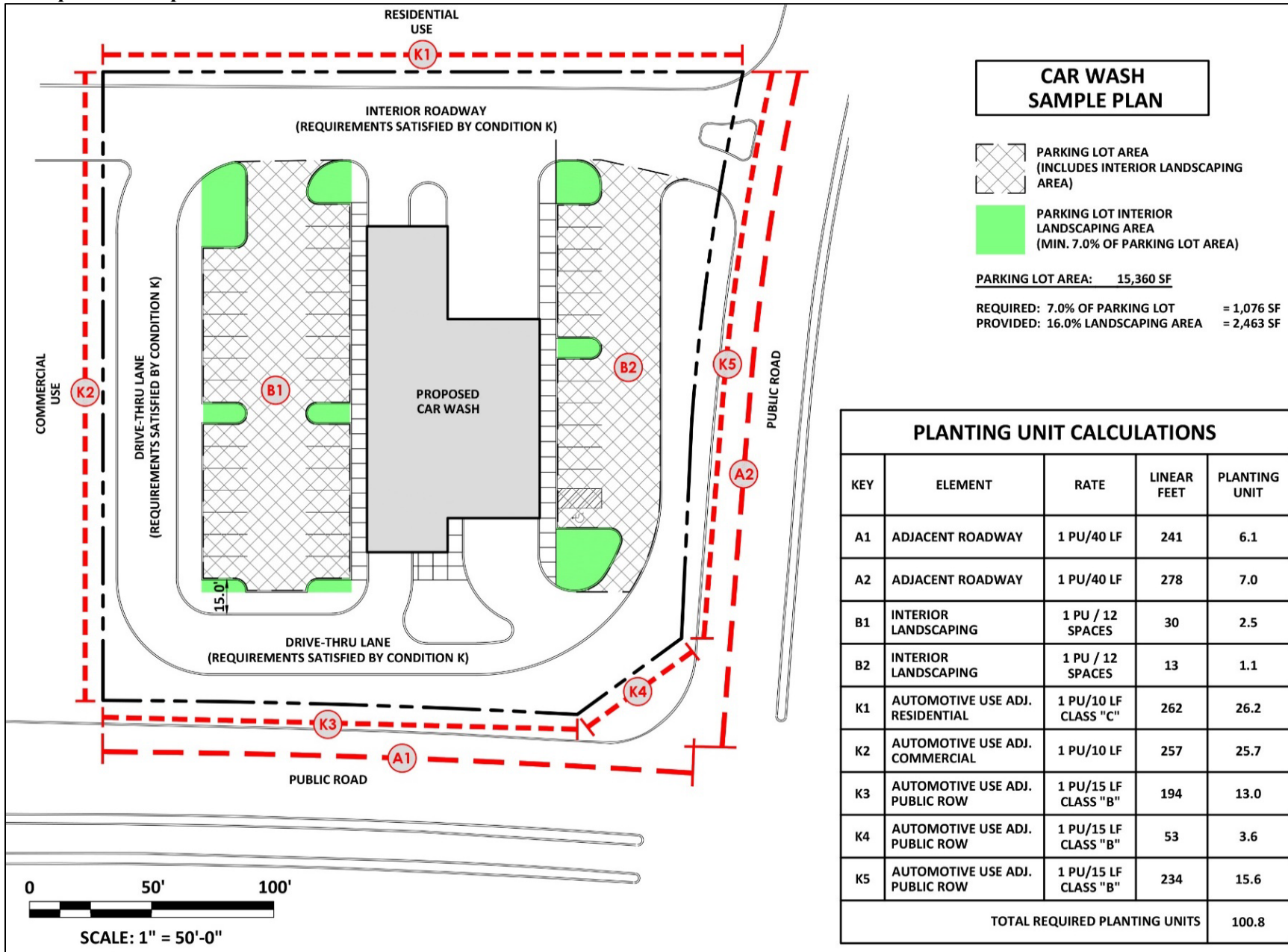
Example Table for Calculating Planting Units with a Combination of Shrubs and Trees

TOTAL PROPOSED PLANTING			
PLANTING PROVIDED	PU_s CREDIT RATE	QUANTITY	PROVIDE PLANTING PU_s
Major Trees Provided	1 PU _s / Tree	59	59.0
Minor Trees Provided	1 PU _s / 2 Trees	113	56.5
Evergreen Trees Provided	1 PU _s / 2 Trees	137	68.5
Shrubs Provided	1 PU _s / 5 Shrubs	300	60.0
	Total Provided Planting Units (PU _s)		244.0

Example Landscape Plan for a Fast-Food Restaurant



Example Landscape Plan for a Ca Wash



Appendix D: Certification Forms

All Certification Forms Must Be Signed and Sealed

Schematic Landscape Plan Certification Form

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all County agency landscape architectural comments.

Applicant Signature Date Print Name

Mailing Address (If not already on plan)

Final Landscape Plan Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits, Approvals, and Inspections, Development Plans Review, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature Date Print Name

Address (Print) Street

City State Zip

PAI # _____ Permit # _____

**Final Landscape Plan
Landscape Architect Certification Form**

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments attendant thereto.

Signature

Print Name

Date

Affix Seal

Appendix E: Minimum Landscape Maintenance Requirements

1. Lawn areas shall be mowed to a height of 2 to 3 inches and not allowed to reach a height of 4 inches before mowing.
2. All curbs and walks shall be edged as needed.
3. All lawn areas adjacent to building faces or structures shall be trimmed.
4. A slow-release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of 2 pounds of nitrogen per 1000 square feet in September, October, and February.
5. Lime shall be applied at the rate determined by a soils report.
6. It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide or equal applied at the manufacturer's recommended rate.
7. A post-emergent herbicide or equal is recommended to be sprayed on lawn areas in the late spring or the early fall. Follow manufacturer's rates and recommendations.
8. Insecticides and fungicides are recommended for insect and disease control.
9. Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
10. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
11. Mulch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark.
12. Permit shrubs and trees to grow and enlarge to their design size. Consult project landscape architect for details.

Appendix F: Native Plants for Mid-Atlantic United States A Guide for Homeowners

Native materials will not invade nearby natural and environmentally sensitive areas. Plants listed readily survive transplanting and are available in most local nurseries. See U.S. Fish & Wildlife Service's Publication, "Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed" (<https://dnr.maryland.gov/criticalarea/documents/chesapeake natives.pdf>).

*Indicates also suitable in wetland conditions

TREES

Red maple	<i>Acer rubrum</i> *	Red chokeberry	<i>Aronia brilliantissima</i>
Sugar maple	<i>Acer saccharum</i>	Black chokeberry	<i>Aronia melanocarpa</i>
Amelanchier	<i>Amelanchier</i> spp.	New Jersey Tea	<i>Ceanothus americanus</i>
Pawpaw	<i>Asima triloba</i>	White fringetree	<i>Chionanthus virginicus</i>
River birch	<i>Betula nigra</i> *	Summersweet	<i>Clethra alnifolia</i> *
Paperbark birch	<i>Betula papyrifera</i>	Sweetshrub	<i>Calycanthus floridus</i>
Hickory	<i>Carya alba</i> , <i>Carya cordiformis</i> , <i>Carya glabra</i> , <i>Carya ovata</i>	Buttonbush	<i>Cephalanthus occidentalis</i> *
Hackberry	<i>Celtis occidentalis</i>	Pagoda dogwood	<i>Cornus alternifolia</i>
Redbud	<i>Cersis canadensis</i>	Gray dogwood	<i>Cornus racemosa</i> *
Florida dogwood	<i>Cornus florida</i>	Yellowtwig dogwood	<i>Cornus sericea</i> *
hawthorn	<i>Crataegus crusgalli</i>	Hazelnut – American	<i>Corylus americana</i>
Washington hawthorn	<i>Crataegus phaenopyrum</i>	Vernal witchazel	<i>Hamamelis vernalis</i>
Winter king hawthorn	<i>Crataegus viridis</i>	Common witchazel	<i>Hamamelis virginiana</i>
American Persimmon	<i>Diospyros virginiana</i>	Spicebush	Winterberry holly
Beech	<i>Fagus grandifolia</i>	Bayberry`	<i>Ilex verticillata</i> *
Honeylocust	<i>Gleditsia triacanthos</i>	Sumac	<i>Lindera benzoin</i> *
Kentucky offeetree	<i>Gymnocladus dioicus</i>	Shining rose	<i>Myrica pennsylvanica</i>
Carolina silverbell	<i>Halesia tetraptera</i>	Elderberry	<i>Rhus</i>
Walnut	<i>Juglans nigra</i>	Arrowood	<i>Rosa nitida</i>
American sweetgum	<i>Liquidambar styraciflua</i> *	<i>Viburnum</i>	<i>Sambucus nigra</i> ssp. <i>Canadensis</i>
Sweetbay	<i>Magnolia virginiana</i> *	Nannyberry	<i>Viburnum dentatum</i> *
American planetree	<i>Plantanus occidentalis</i> *	Blackhaw	<i>Viburnum lentago</i> *
White oak	<i>Quercus alba</i>	Blueberry –	<i>Viburnum pruilifolium</i>
Swamp oak	<i>Quercus bicolor</i> *	Low or Highbush	<i>Vaccinium corymbosum</i>
Scarlet oak	<i>Quercus coccinea</i>		
Shingle oak	<i>Quercus imbricaria</i>		
Pin oak	<i>Quercus palustris</i> *		
Willow oak	<i>Quercus phellos</i>		
Northern red oak	<i>Quercus rubra</i>		
Lindon (aka American Basswood)	<i>Tilla americana</i>		

SHRUBS

Alder – American *Alnus serrulate*

Appendix G: Edible Landscaping Species

Examples of Native Edible Landscaping Species	
Trees	Shrubs
Sugar Maple (<i>Acer saccharum</i>)	New Jersey Tea (<i>Ceanothus americanus</i>)
Serviceberry (<i>Amelanchier</i> spp.)	Hazelnut, American (<i>Corylus americana</i>)
Pawpaw (<i>Asimina triloba</i>)	Viburnum (<i>lentago</i> , <i>pruifolium</i>)
Hickory (<i>Carya alba</i> , <i>cordiformis</i> , <i>glabra</i> , <i>ovata</i>)	Spicebush (<i>Lindera benzoin</i>)
Redbud (<i>Cercis canadensis</i>)	Elderberry (<i>Sambucus canadensis</i>)
American Persimmon (<i>Diospyros virginiana</i>)	Blueberry, Low or Highbush (<i>Vaccinium corymbosum</i>)
Beech (<i>Fagus gradifolia</i>)	
Walnut (<i>Juglans nigra</i>)	
Mulberry, Red (<i>Morus rubra</i>)	
Oak (<i>Quercus</i> spp.)	
Lindon, American Basswood (<i>Tilla americana</i>)	

Examples of Non-Native, Well-Adapted Edible Landscaping Species	
Trees	Shrubs
Persimmon, Asian (<i>Diospyrus kaki</i>)	Dogwood, Kousa (<i>Cornus kousa</i>)
Fig, Hardy (<i>Ficus carica</i> ‘Chicago Hardy’)	Cornelian Cherry (<i>Cornus mas</i>)
Chestnut, Asian (<i>Castanea mollissima</i>)	Hazelnut, European (<i>Corylus avellana</i>)
Apple (<i>Malus domestica</i>)	Cherry, Bush, Nanking (<i>Prunus cerasus</i> , <i>tomentosa</i>)
Medlar (<i>Elaeagnus germanica</i>)	Raspberry (<i>Rubus idaeus</i> , <i>Rubus occidentalis</i>)
Mulberry, Black (<i>Morus nigra</i>)	Currant (<i>Ribes rubrum</i> , <i>nigrum</i>)
Pear, Asian (<i>Pyrus pyrifolia</i>)	Blackberry (<i>Rubus</i> spp.)
Cherry (<i>Prunus avium</i> , <i>cerasus</i>)	Gooseberry (<i>Ribes</i> spp.)
Pear, European (<i>Pyrus communis</i>)	Elderberry, European (<i>Sambucus nigra</i>)
Jujube (<i>Ziziphus jujuba</i>)	Blueberry, Rabbiteye (<i>Vaccinium ashei</i>)

Appendix H: Landscape Requirements of Zones and Districts

In addition to the applicable standards of Baltimore County Landscape Manual, development is subject to landscape requirements included in the Baltimore County Zoning Regulations (BCZR). The zoning regulations impose landscape area, buffer, screening, or size requirements that are specific to the underlying zone or to an overlay district.

The following BCZR requirements are listed for convenience and may not be inclusive or current. Refer to the BCZR for complete information. In the event of a conflict between this manual and the BCZR or BCC, BCZR and BCC govern.

Refer to Part II, "General Standards" and Part III, "Requirements for Project Conditions" of the Baltimore County Landscape Manual for objectives, guidelines, and additional standards. In case of conflict, the most restrictive regulations shall govern.

A. Rural Conservation Commercial (RCC) Zone

BCZR Sec. 1A06.4

"In keeping with the rural character, the front, side and rear yards shall be landscaped to adequately screen the parking area from the roadway and adjacent uses, in accordance with the Landscape Manual requirements for commercial zones."

Refer to Condition B, "Parking Lots," and Condition E, "Nonresidential Buildings adjacent to Residential Uses."

B. Rural Commercial (CR) District

BCZR Sec. 259.3.C.3

"In addition to the requirements of the landscape manual for commercial zones, the following landscape standards shall apply to uses in CR districts:

- a. The entire required front, side, and rear setbacks shall be landscaped; and

- b. A minimum of 7% of the parking lot shall be pervious surface with a minimum of one tree per eight parking spaces provided."

Refer to Part II.B.2.A, Class A screening requirements, Condition B, "Parking Lots," and Condition E, "Nonresidential Buildings Adjacent to Residential Uses."

BCZR Sec 259.3.C.6

"a. Storage areas shall be located to the side or rear of the building outside of the required setbacks; b. shall not cover more than 15% of the lot...; and c. shall be screened by a fence in association with plantings."

Refer to Condition G, "Storage and Loading Areas."

C. Group Child Care Centers and Nursery Schools in any DR Zone

BCZR Sec. 424.1.B

"[W]ith respect to group child care centers and nursery schools, outdoor play areas abutting residential property shall be fenced. Fences shall be solid

wood stockade or panel, a minimum height of five feet, and no closer to the property line than twenty feet."

BCZR Sec. 424.7

"A 20-foot perimeter vegetative buffer is required within the required 50-foot side or rear yard setback. Existing trees used to fulfill this requirement shall meet the standards of the RTA buffer or a Class A screen shall be provided."

Refer to Part II.B.2.A., "Screen Types, Class A" and Part II.D., "RTA Buffers."

D. Elevator Apartment, Residential (RAE 1) Zone

BCZR Sec. 200.3.E

“Amenity Open Space Ratio. The minimum amenity open space ratio shall be 0.7.”

Refer to Condition R, “Open Space and Recreational Facilities.”

E. Elevator Apartment, Residential (RAE 2)

BCZR Sec. 201.3.E

“The minimum amenity open space ratio shall be 0.2.”

Refer to Condition R, “Open Space and Recreational Facilities.”

F. Residential-Office, Class A (ROA)

BCZR Sec. 202.3.C.2.a

“Parking areas shall be screened in accordance with the landscape manual.”

Refer to Condition B, “Parking Lots.”

BCZR Sec. 202.3.C.2.b

“Parking shall be setback at least 10 feet from the property line except that if the property line abuts an alley, no setback is required provided that the alley does not abut a front or side yard of a residentially used property.”

BCZR Sec. 202.3.C.2.c

“Parking shall be located in the side or rear only unless otherwise approved by the zoning commissioner pursuant to Section 307.”

G. Residential Office (RO) Zone

1. Class A Office Buildings

Class A office buildings are subject to the requirements of ROA listed above.

2. Class B Office Buildings

BCZR Sec 204.4.C.6

“Amenity open space; 7% of the interior of the parking lot, not including setback and buffer area requirements, shall be pervious land area in association with plantings.”

Refer to Condition B, “Parking Lots.”

BCZR Sec 204.4.C.9

“In addition to the requirements set forth in the Baltimore County Landscape Manual;

a. All parking and dumpster areas which abut a residential zone shall be screened by an opaque fence, wall, or berm in association with landscaping.”

Refer to Condition H, “Dumpsters and Ground-Mounted HVAC Equipment.”

BCZR Sec 204.4.C.9.b

“The minimum screening height shall be five feet;”

Refer to Part II.B.2.A, “Screen Types, Class A.”

BCZR Sec. 204.4.C.9.c (1)

“The following buffers, which shall not be encroached upon by above ground stormwater management, parking, or dumpster areas but which may be broken by the entranceway, shall be provided:

1) Property lines which abut any property which is predominantly residentially-zoned, residentially used, or which abut any residential street must have a 20’ landscape buffer.”

Refer to Part II.B.2.A, "Screen Types, Class A;" Condition B, "Parking Lots," and Condition E, "Nonresidential Buildings Adjacent to Residential Uses."

BCZR Sec. 204.4.C.9.c (2)

"Property lines which abut any non-residentially-zoned property must have a 10' landscape buffer."

Refer to Part II.B., "Screening," Condition B, "Parking Lots," and Condition E, "Commercial/Industrial/Office/Institutional Buildings."

H. Office Building - Residential (OR-1 and OR-Zones)

BCZR Sec. 205.4.B and 206.4.C.3

Class B Office Buildings: "Minimum amenity open space: 25% of the net lot area."

Refer to Condition R, "Open Space and Recreational Facilities" and Condition B, "Parking Lots."

I. Office Park (O-3) Zone

BCZR Sec. 207.4

"The performance standards of ... OR-2 zone shall apply."(Minimum amenity open space: 25% of the net lot area.)

Refer to Condition R, "Open Space and Recreational Facilities" and Condition B, "Parking Lots."

J. Office and Technology (OT) Zone

BCZR Sec. 209.4.F

"Minimum area devoted to amenity open space: 25% of the net lot area. The term net lot area as used herein does not include the portion of any lot which is within a street right-of-way."

Refer to Condition R, "Open Space and Recreational Facilities" and Condition B, "Parking Lots."

K. Service Employment (SE) Zone

BCZR Sec. 210.4.H

"Buffer requirements. In addition to the requirements set forth in the BCLM, the following buffers, which shall not be encroached upon by above ground stormwater management or parking but which may be broken by the entranceway, shall be provided:

- (1) Property lines that abut any property which is predominantly residentially zoned, residentially used, or which abuts any street must have a 20' landscape buffer.
- (2) Property lines that abut any non-residentially-zoned property must have a 10' landscape buffer."

Refer to Part II.B., "Screening," and Condition A, "Street Frontage and Streetscape," Condition B, "Parking Lots," and Condition E, "Nonresidential Buildings Adjacent to Residential Uses."

BCZR Sec. 210.4.I

"Amenity open space: a minimum of 7% of the interior of the parking lot (not including setback and buffer area requirements) shall be pervious land area in association with plantings. For the purpose of this section, the interior area of the parking lot does not include portions to the rear and screened from view, for the use of trucks and service vehicles."

Refer to Condition B, "Parking Lots."

BCZR Sec. 210.5.D

"If not totally screened by other buildings which are part of the project, truck parking and loading, and dumpster areas shall be screened. The screen shall consist of an opaque fence, wall, or berm not less than six feet in height, in association with plantings."

Refer to Condition G, "Storage and Loading Areas" and Condition H, "Dumpsters and Ground-Mounted HVAC Equipment."

L. Community Business Zone (CB) and Business Local Restricted Zone (BLR)

BCZR Sec. 229.5.E

“The required setbacks, except for required access drives and walkways, shall be landscaped and screened in accordance with the landscape manual requirements for performance-based business zones.”

Refer to Condition L, “Performance-Based Business Zones.”

M. Automotive Service (AS) District

BCZR Sec. 405.4.A.2.C

“The landscape transition area shall be vegetated and screened in accordance with the landscape manual requirements for automotive uses.”

Refer to Condition K, “Automotive and Fuel Service Uses.”

N. Car Wash (CR, CCC, AS, or IM District)

BCZR Sec. 419.4.B.4

“The landscape transition area shall be vegetated and screened in accordance with the landscape manual requirements for automotive uses.”

Refer to Condition K, “Automotive and Fuel Service Uses.”

O. Commercial, Community Core (CCC) District

BCZR Sec. 232A.4 (BL-CCC), Sec. 235A.4 (BM-CCC), Sec. 238A.4 (BR-CCC)

“The minimum permitted amenity open space ratio shall be 0.2”

Refer to Condition A, “Street Frontage and Streetscape,” Condition B, “Parking Lots,” Condition D, “Parking Structures,” Condition R, “Open Space and Recreational Facilities,” and Part V.D., “Modification to Manual Standards.”

P. Commercial, Town Center (CT) District

BCZR Sec. 232B.4 (BL-CT), Sec 235B.4 (BM-CT), Sec. 238B.4 (BR-CT)

Refer to Condition A, “Street Frontage and Streetscape;” Condition B, “Parking Lots;” Condition D, “Parking Structures;” Condition R, “Open Space and Recreational Facilities;” and Part V.D., “Modification to Manual Standards.”

Q. Honeygo (H and H1) District

BCZR Sec. 259.9 B3c

“A 15-foot-wide landscaped buffer between any parking facilities and any public right-of-way, except that along Honeygo Boulevard, a setback of 40 feet from any parking facility to the right-of-way is required.”

Refer to Condition A, “Street Frontage and Streetscape,” and Condition B, “Parking Lots.”

BCZR Sec. 259.9 C.2

“Reverse frontage lots are not permitted.”

Refer to Condition M, “Residential Rear and Side Yards Adjacent to Street.”

BCZR Sec. 259.9 C.6

“All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines and any fence more than 3 feet high shall also be setback at least 5 feet from any public right of way other than an alley.”

Refer to Condition M, “Residential Rear and Side Yards Adjacent to Street” for side yard screening.

BCZR Sec. 259.9 C.8

“Stormwater management pond slopes, where management is not provided through a regional facility shall not exceed a ratio of 3:1”

Refer to Condition G, “Stormwater Management Facilities.”

BCZR Sec. 259.9 F.5

“All streets shall have sidewalks and shall be planted with trees according to the standards for the street classification as defined by the Honeygo Overlay District Design Guidelines.”

Refer to Condition A, “Street Frontage and Streetscape.”

Refer to the CMDP, “Honeygo Overlay District Design Guidelines.” General standards and site conditions apply where not superseded by specific Honeygo district standards.

R. Sanitary Landfills and Rubble Landfills

BCZR Sec. 412.1 A & B

“Requiring a buffer area around the site prior to filling in order to effectively screen adjacent properties from dust, noise, odor and view;”

“A transition area between the site and its environs by using landform grading and plantings in order to improve the appearance of the site at reclamation.”

Refer to Condition S, “Landfills” and to the performance standards in BCZR Sec. 412.4.

