

LANDSCAPE /SCREENING

(1) Applicability of Charlotte Tree Ordinance

All tree plantings are governed by the Charlotte Tree Ordinance.

(2) Site Landscape

Areas of a development that are not covered by structures or hardscape and circulation systems must be planted with live landscaping. Such landscaping must consist primarily of species that are native or naturalized to the region. For approved species reference the list in the Charlotte Land Development Standards Manual.

(3) Parking Lot Perimeter Landscape

A perimeter landscape yard is required for all surface parking lots and loading areas that abut a public or private street and must be established along the edge(s) of the parking lot to screen vehicle parking. A perimeter landscape yard is also required where a parking lot abuts a public space such as a plaza, public seating area, multi-use trail, rapid transit way, greenway, or park. The landscape treatment must run the full length of the parking lot perimeter and must be located between the lot line and the edge of the parking lot. The landscaped area must be improved as follows:

(a) The perimeter parking lot landscape area must be at least seven feet in width. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum seven foot calculation.

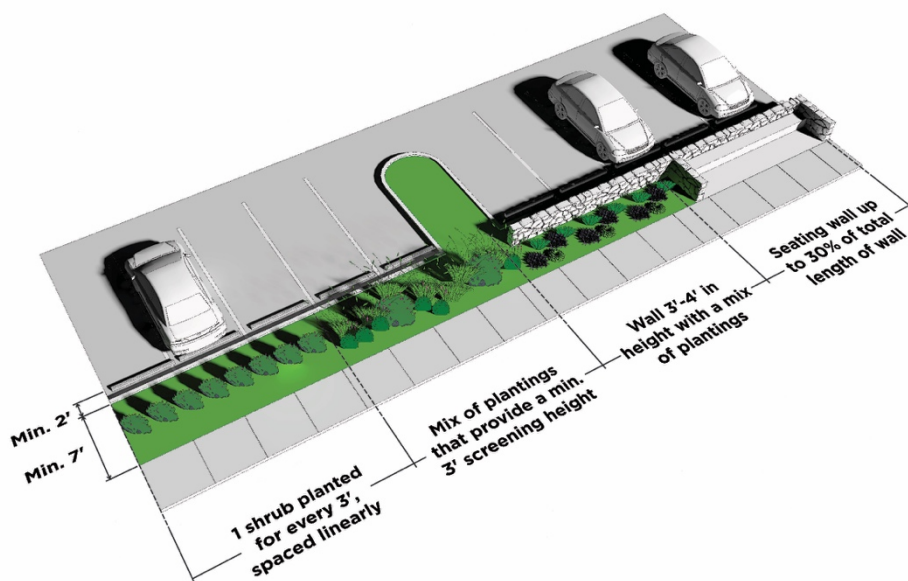
(b) The perimeter parking lot landscape area must be landscaped and designed as one or more of the following installations:

1. One evergreen shrub, at least 2 feet tall, with a minimum spread of 2 feet when planted for every three feet of perimeter yard length, spaced linearly on-center. Shrubs must be listed on the approved plant list in the "Approved Plant Species" located in the Charlotte Land Development Standards Manual.

2. A mix of shrubs, perennials, grasses, and other planting types that provide screening of a minimum of three feet in height. Such plantings must be species that are native or naturalized to the region.

3. A low pedestrian wall a minimum of three feet to a maximum of four feet in height may be used. A mix of shrubs, perennials, grasses, and other native planting types is required in the area in front of such wall. Up to 30% of the total length of such wall along each perimeter lot line may be designed as a seating wall. If seating areas are included, the minimum wall height does not apply and plantings are not required in front of seat wall.

(c) 60% of the landscape area outside of shrub and tree masses, including when a perimeter wall is used, must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are allowed for any remaining area.



(4) Parking Lot Interior Landscape

All interior parking lot landscaping is governed by the Charlotte Tree Ordinance.

(5) Buffer Yards

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard(s). Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required.

(a) Buffer yards are required where a nonresidential use abuts a single-family residential district. This also applies where an alley with a right-of-way width of 25 feet or less separates uses in a TOD district from non-TOD zoned residential property.

(b) Buffer yards may be located within required setbacks, but must be reserved for the planting of material and installation of screening as required by this section. No parking, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.

(c) A buffer yard must be a minimum of 10 feet in width.

(d) A minimum of One one shade or evergreen tree must be planted for every 16 linear feet of buffer yard length. As part of the site plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 16 linear feet of buffer yard length. Trees must be on the approved plant list in the "Approved Plant Species" located in the Charlotte Land Development Standards Manual.

(e) One evergreen shrub, at least 2 feet tall, with a minimum spread of 2 feet when must be planted for every five linear feet of buffer yard length, spaced linearly. As part of the site plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per five linear feet of buffer yard length. Shrubs must be on the approved plant list in the "Approved Plant Species" located in the Charlotte Land Development Standards Manual.

(f) 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are allowed for any remaining area.

(g) A solid fence or wall, constructed of wood posts and planks, brick, masonry, or stone, and a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the buffer yard length, with the exception of ingress/egress points.