

GREENSPACE PROVISIONS

Appendix A.....

SUMMIT TOWNSHIP SUBDIVISION, LAND DEVELOPMENT AND MOBILE HOME PARK ORDINANCE

Adopted August 5, 1991

*Summit Township
8900 Old French Road
Erie, PA 16509*

814-868-9686

GREENSPACE PROVISIONS
ARTICLE V(a)

501(a) INTENT AND PURPOSE

This Article is intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way.

The Township recognizes that landscaping can be a significant expense. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, contributes to the image and appeal of the overall community, and can reduce air and noise pollution. The intent of the regulations contained herein is to achieve a reasonable balance between the right to develop and maintain property and the right of Township residents to live, work, shop, and recreate in pleasant and attractive surroundings.

The purpose of this Article is to provide minimal standards for the provision of green space within certain Summit Township developments. Other provisions within this Ordinance which are more restrictive or are inconsistent with the provisions of this Article shall prevail.

502(a) OBJECTIVES

Landscaping shall be used to enhance the streetscapes along the Township's public right-of-way with an emphasis on trees to define and separate vehicular and pedestrian traffic areas, screen and enhance the appearance of parking areas from the public right-of-way and adjacent properties, mitigate the visual harshness and summer heat gain within parking areas, screen objectionable and higher intensity uses from lower intensity uses, and enhance the appearances of structures.

503(a) LANDSCAPING, PLANTING STRIP AND SCREENING REQUIREMENTS

1. Planting Strip Requirements for Commercial, Industrial and Non-Residential Uses

(i) All commercial, industrial and non-residential uses shall contain a planting strip adjacent to all side and rear property lines and all road right-of-way lines. The planting strip shall have a minimum width of five feet (5'), measured from the property line or right-of-way line.

(ii) The planting strip shall be planted in grass, shrubbery, trees or other plant material. In no case shall a planting strip area be paved or covered by an impervious surface.

(iii) The planting strip shall be broken only by approved entrances or exits.

(iv) Accessory buildings may be permitted within a planting strip, provided such buildings conform with the specific district requirements of this Ordinance.

2. Screening Requirements for Commercial, Industrial and Non-Residential Uses Adjacent to Residential Uses

(i) All commercial, industrial and non-residential uses shall be screened from adjoining residential uses by a landscape screen which shall be installed within the required planting strip.

(ii) The landscape screen shall be composed of a combination of trees and shrubs. Trees shall have a minimum height of ten feet (10') above finished ground level and a trunk caliper of one and one-half inches (1-1/2") at the time of planting. Shrubs shall have a minimum height of three feet (3') measured from ground level at the time of planting.

(iii) The plants selected for use in the landscape screen shall be suitable for such plantings and shall be arranged in such a manner as to provide an effective visual barrier. The Township encourages the use of indigenous flora.

3. Screening Requirements for Residential Cluster Developments

(i) Residential cluster developments shall be screened from adjacent residential areas by a landscape screen, which shall be a minimum of five feet (5') in width which shall be measured from the property line.

(ii) For purposes of this subsection, a "Residential Cluster Development" shall be defined as more than one two-family dwellings or multiple family dwellings on one lot; or one multiple family dwelling on one lot, if such dwelling contains four (4) or more individual dwelling units.

(iii) The landscape screen shall be composed of a combination of trees and shrubs. Trees shall have a minimum height of ten feet (10') above finished ground level and a trunk caliper of one and one-half inches (1-1/2") at the time of planting. Shrubs shall have a minimum height of three feet (3') measured from ground level at the time of planting.

(iv) The plants selected for use in the landscape screen shall be suitable for such plantings and shall be arranged in such a manner as to provide an effective visual barrier. The Township encourages the use of indigenous flora.

4. Planting Strip, Screening and Landscaping Requirements

A. Planting Strip Requirements for Parking Lots

(i) All parking lots with more than ten (10) parking spaces shall be separated from any street right-of-way by a five foot (5') wide planting strip measured from the right-of-way line.

(ii) The planting strip may be composed of a combination of trees, shrubs, and earthen berms. Trees shall have a minimum height of eight feet (8') above finished ground level and a trunk caliper of at least one and one-half inches (1-1/2") at the time of planting. Shrubs shall have a minimum height of three feet (3') measured from ground level at the time of planting. Earthen berm shall have a minimum height of one foot (1').

(iii) The plants selected for use in the planting strip shall be suitable for such plantings and shall be arranged in such a manner as to visually enhance the parking lot. The Township encourages the use of indigenous flora.

(iv) The planting strip shall be broken only at points of vehicular or pedestrian access.

B. Screening of Residential Parking Lots from Adjacent Residential Uses

(i) All residential parking lots with more than four (4) spaces shall be screened from adjoining residential uses by a landscape screen to be installed within a five foot (5') wide planting strip measured from the property line.

(ii) The landscape screen shall be composed of shrubs that have a minimum height of three feet (3') measured from ground level at the time of planting.

(iii) The plants shall be arranged in such a manner as to provide an effective visual barrier. The Township encourages the use of indigenous flora.

5. Parking Lot Interior Landscaping Requirements

(i) All parking lots with twenty (20) or more spaces shall provide interior landscaping areas equal to ten (10) square feet for each parking space, excluding those spaces located directly along the perimeter of said lot for which landscape screens have been provided.

(ii) The intent of this subsection is to require landscaping within parking lots, therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping.

(iii) The interior parking lot landscaping shall be provided within curbed island planters having a minimum area of fifty (50) square feet.

(iv) The interior parking lot landscaping shall be composed of a combination of shrubs and trees, with at least one shade or ornamental tree required for each twenty (20) parking spaces.

(v) The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows of parking, and generally mitigate the visual impact of parking lots.

6. Alternative Provisions

(i) A landowner or developer may request from the Township Planning Commission permission to implement an alternate plan for landscaping, planting or screening which does not comply with the requirements of the specific regulations set forth above. The Township Planning Commission shall review each alternate plan and may, in its discretion, permit the landowner or developer to implement the alternate plan in lieu of compliance with the specific regulations set forth above, provided that the total area proposed to be landscaped, planted or screened in the alternate plan equals or exceeds the total area that would be required to be landscaped,

planted or screened under the specific regulations set forth above and, provided further, that the alternate plan is consistent with the intent and purpose of this Article.

(ii) The Township Planning Commission may establish rules and regulations for making requests under Section 503(a)(6i) including, but not limited to, designating the form upon which such requests shall be made and specifying the type and amount of information required to be submitted to insure adequate consideration of alternate plans.

(iii) If the Township Planning Commission approves alternate plan, it shall notify the Zoning Officer of its approval, so that the Zoning Officer can fulfill his duties under Section 504(a) and 505(a).

(iv) If the Township Planning Commission denies the request to implement an alternate plan, the landowner or developer may request that the Township supervisors approve the alternate plan. A request to the supervisors for alternate plan approval must be made within thirty (30) days of the date of the Township Planning Commission's decision to deny the alternate plan.

504(a) COMPLIANCE

(i) All applications for building permits for any construction or development to which the provisions of this Article apply shall include a plan showing the proposed design and location of any planting strip, landscape screen and/or interior parking lot landscaping.

(ii) The plan included with the building permit application shall include a plant schedule and sufficient information as required for the installation of the planting strip, landscape screen and/or interior parking lot landscaping.

(iii) The Zoning Officer shall determine compliance with this Article prior to issuing any building permits. In addition to the information required by subparagraph (ii) above, the Zoning Officer may require the submission of any other information he deems necessary for determining compliance with the requirements of this Article.

(iv) Plans required to be submitted to the Zoning Officer may, but need not be, prepared by a landscape architect licensed to practice in the Commonwealth of Pennsylvania.

505(a) ENFORCEMENT/ASSURANCES FOR INSTALLATION AND COMPLETION

A. Completion of Landscaping Required Prior to Issuance of Occupancy Permits

(i) Except where a landowner and/or developer provides adequate assurance for the completion of required landscaping work as outlined in Section 505(a)(2)(B) below, for any construction to which this Article applies, all landscaping work as indicated on the landscaping plan shall be completed before the Zoning Officer will issue an Occupancy Permit. The Zoning Officer shall inspect all work as indicated on the plan to determine if approved, and upon being satisfied that the work completed complies with that specified in the plan, the Zoning Officer shall issue an Occupancy Permit, provided that the landowner and/or developer has met all other requirements of this Ordinance for such a permit.

(ii) At the time the Zoning Officer inspects the landscaping work, the landowner and/or developer shall make available to him a copy of the approved landscaping plan for his use. The Zoning Officer shall check the quantities, locations and sizes of the landscaping materials. The landowner and/or developer shall warrant that the completed landscaping complies with the approved landscape plan. Such warranty shall include the quantities, locations, species and sizes of plants and other landscape materials on the landscape plan.

B. Adequate Assurances

(i) A landowner and/or developer may obtain an Occupancy Permit for a structure prior to the completion of required landscaping work if the completion is not possible due to seasonal or weather conditions and the landowner and/or developer provides adequate assurance to the Zoning Officer and Township for the completion of the landscaping work.

(ii) The adequate assurance referred to in subparagraph (i) above shall be in such form as necessary to guarantee the completion of the landscaping, as the Zoning Officer or Township may require. Adequate assurance may take the form of a bond, irrevocable letter of credit, certified check, or other acceptable, recognized form of performance assurance. The amount of the adequate assurance shall be equal to the cost of the landscaping work.

(iii) All adequate assurances shall be accompanied by a written statement that the landscaping will be completed to the satisfaction of the Township within a specified period of time, not to exceed nine (9) months from the date the Occupancy Permit is issued hereunder.

(iv) In the event that an inspection is not conducted by the Zoning Officer prior to the issuance of an Occupancy Permit because the landowner or developer has provided adequate assurance for the completion of the required landscaping, the Zoning Officer shall inspect the landscaping at the completion thereof. The adequate assurance will not be released until the Zoning Officer inspects and approves the landscaping.

506(a) MAINTENANCE

(i) The landowner and/or developer shall be responsible for maintaining the landscaping plan as originally approved. The landowner and/or developer shall be responsible for all regular and normal maintenance of landscaping, including weeding, fertilizing, pruning and mowing.

(ii) Any plant materials that exhibit evidence of insects, pests, diseases and/or damage shall be appropriately treated and all dead plant materials shall be removed and replaced with living plant materials.

(iii) Seeded landscape, planting strips or vegetative ground cover areas shall have no bare areas larger than six (6) square inches after germination.

(iv) Nothing in this article shall be construed to require the Township to maintain any areas required to be landscaped hereunder.

Effective Date

ORDAINED AND ADOPTED ON AUGUST 5, 1991.

ATTEST:

SUMMIT TOWNSHIP SUPERVISORS

Sharon L. Risjan
Title Admin. Sec'y

Richard P. Hessinger
Richard P. Hessinger, Secretary