

# COUNTY OF YORK

## MEMORANDUM

**DATE:** July 25, 2024

**TO:** York County Board of Supervisors

**FROM:** Mark L. Bellamy, Jr., County Administrator 

**SUBJECT:** Revisiting Landscaping, Greenbelt, and Buffer Requirements in the Zoning Ordinance

### ISSUE

The landscaping, buffer, and greenbelt regulations within Article II, Division 4 of the Zoning Ordinance have undergone several revisions and additions since they were initially adopted in 1995. However, changing aesthetics, maintenance challenges, and evolving technical practices have once again necessitated re-examination of these requirements—namely, for transitional buffers and greenbelts. The Planning staff has identified several sections that can be amended to address concerns that have been raised regarding landscaping adequacy, insufficient screening, and plant material standards. This process will also address any implementation difficulties or loopholes identified since the last revisions to these sections of the Zoning Ordinance, ultimately producing more functional, sustainable, and context-appropriate landscaping requirements.

The proposed changes to landscaping, buffer, and greenbelt regulations involve multiple sections and address various interconnected issues. Therefore, the staff is presenting these potential changes for your discussion and to receive suggestions for additional revisions. Changes to these code sections may affect various stakeholders and properties, and this is an opportunity to thoroughly examine potential impacts and outcomes. Your discussion and subsequent feedback will allow staff to refine proposed amendments to the Zoning Ordinance to eventually be presented at the August 6 meeting for your consideration and future adoption. Staff hopes the Board can engage in a thorough, collaborative discussion of proposed changes to the landscape, greenbelt, and transitional buffer regulations, ensuring a well-informed decision-making process for any potential updates to the Zoning Ordinance.

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