

# Landscape, Buffer, and Greenbelt Regulations

August 6, 2024

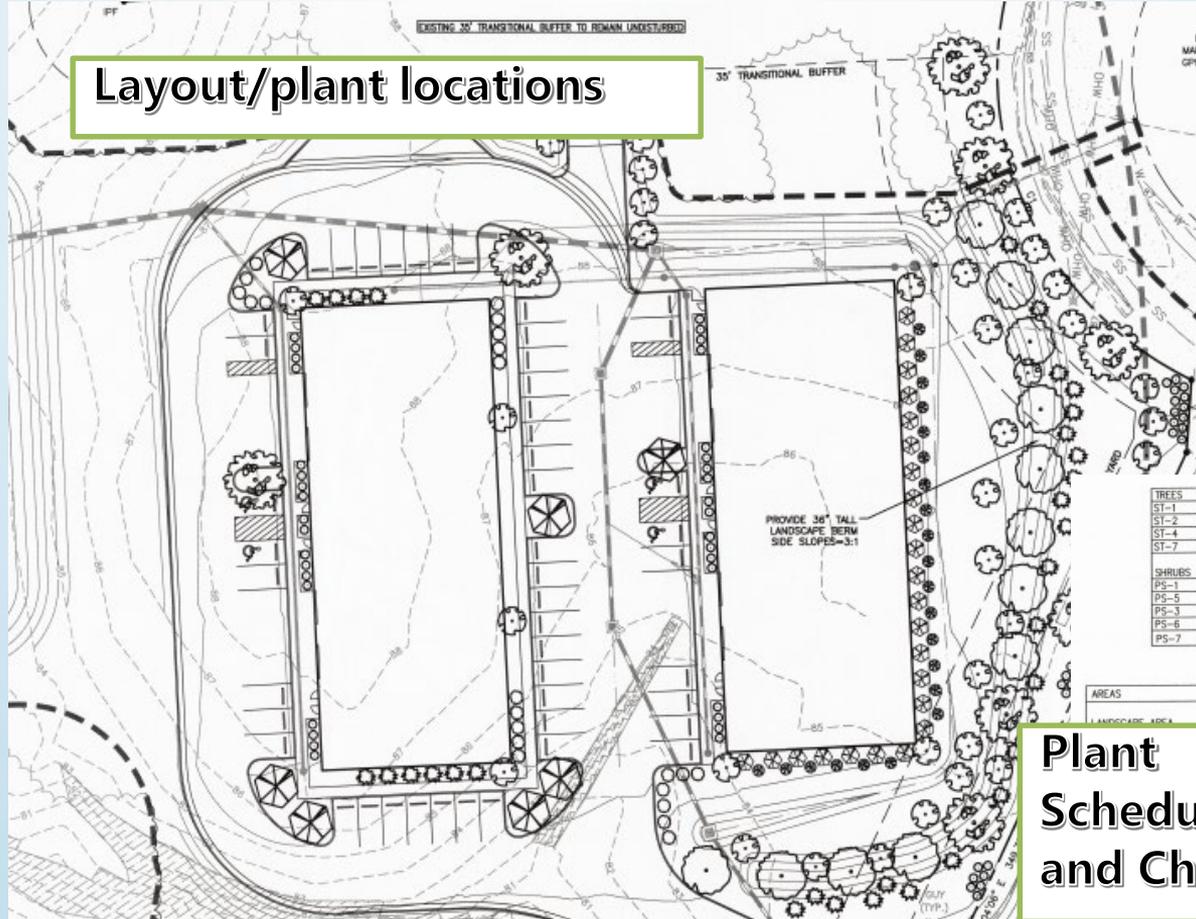
# History

- Article II, Division 4
  - Adopted in 1995
  - Revisions in subsequent years, notably to greenbelts (size and location)

*“Intended to establish minimum standards for landscape design and for the preservation of trees in order to better control soil erosion and the transport of sediment, protect and improve the quality of surface and groundwaters, screen noise and dust, and preserve, protect and enhance the natural and built environment.”*

# 24.1-241, Landscape Plans & 24.1-242, Landscaping Standards

Layout/plant locations



## TREE LEGEND

-  ST-1 RED MAPLE
-  ST-2 EASTERN RED CEDAR
-  ST-4 NELLIE STEVENS HOLLY
-  ST-7 CREPE MYRTLE

## SHRUB LEGEND

-  PS-1 DWARF YAUPON
-  PS-3 DWARF BUFORD HOLLY
-  PS-5 ENCORE AZALEAS

Legend

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ST-1	8	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL. MIN.
ST-2	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5" CAL. MIN.
ST-4	13	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	2.5" CAL. MIN.
ST-7	7	LAGERSTROEMIA INDICA	CREPE MYRTLE	2.5" CAL. MIN.
SHRUBS				
PS-1	36	ILEX 'VOMITORIA 'NANA'	DWARF YAUPON	18" HT. / W.
PS-5	10	RHOODODENDRON ROBLES	ENCORE AZALEAS	18" HT. / W.
PS-3	22	ILEX CORNUTA 'BURFORDI NANA'	DWARF BUFORD HOLLY	18" HT. / W.
PS-6	24	PRUNUS LAUROCEASUS 'ROTUNDFOLIA'	CHERRY LAUREL	18" HT. / W.
PS-7	22	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	18" HT. / W.

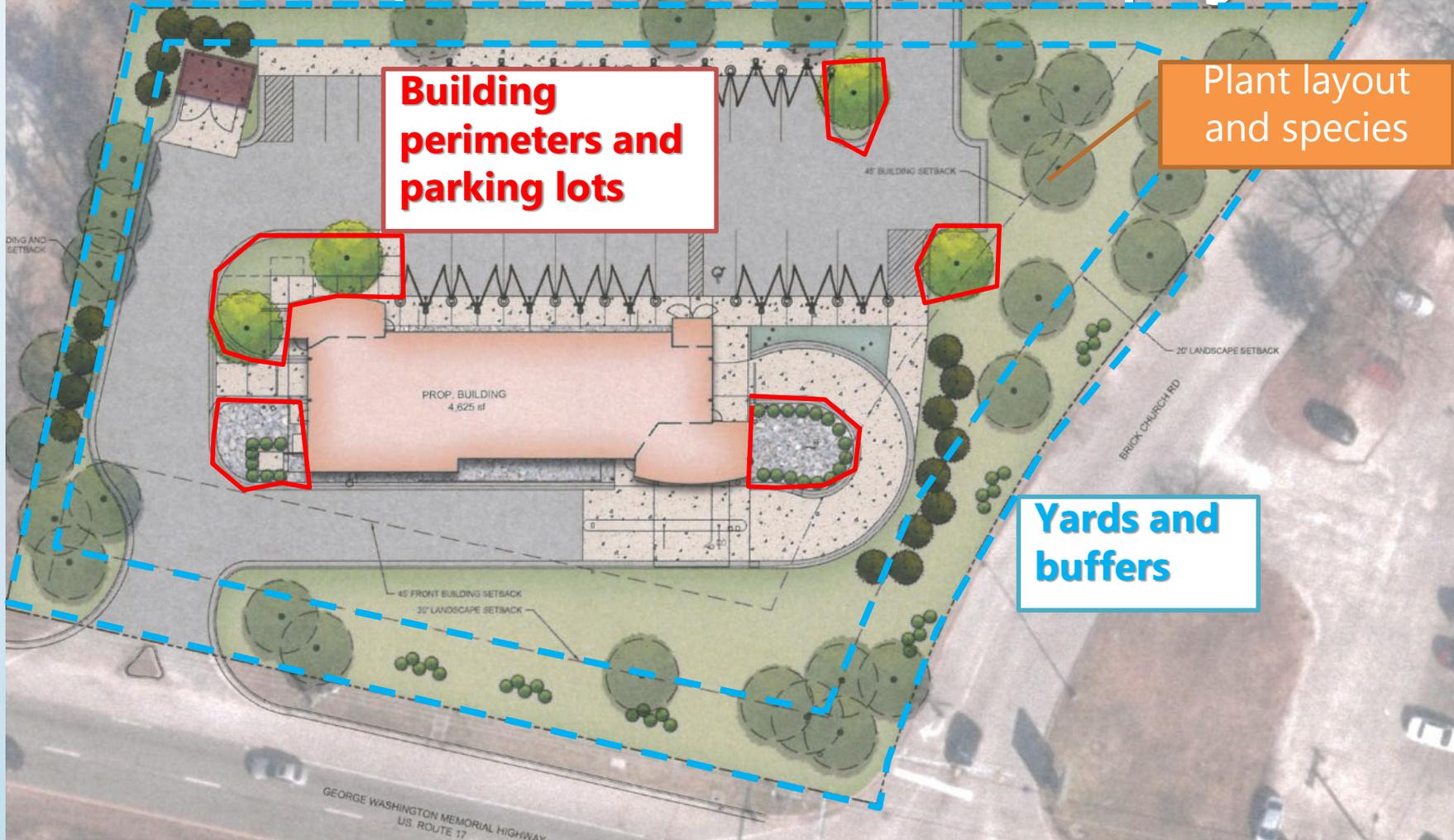
Plant Schedule and Chart

## YORK COUNTY LANDSCAPE REQUIREMENTS PARCEL 84

AREAS	LANDSCAPE CREDIT FACTOR	RATIO	LANDSCAPE CREDIT UNIT REQUIRED (LCU)	TREES		SHRUBS		
				TOTAL (LCU) PROVIDED	PROVIDED (LCU)	PROVIDED (LCU)	(LCU)	
LANDSCAPE AREA		CREDITS PER 10 SPACES	72	78	9	54	12	24
			224	224	19	114	55	110
			1.576	(1)	N/A	N/A		
PERIMETER	480 L.F.	CREDITS PER 100 L.F.	72	158	3	18	70	140
			72	100	4	24	38	76
			72	100	4	24	38	76

(1) BASED UPON A FIELD INSPECTION OF THE EXISTING VEGETATION LOCATED WITHIN THE REQUIRED 30' TRANSITIONAL BUFFER IT WAS FOUND THAT THE EXISTING VEGETATION IS SUFFICIENT TO MEET THE REQUIRED AMOUNT OF CREDITS FOR THE

# 24.1-241, Landscape Plans & 24.1-242, Landscaping Standards



**Building perimeters and parking lots**

**Plant layout and species**

**Yards and buffers**

GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17

BRICK CHURCH RD

45' BUILDING SETBACK

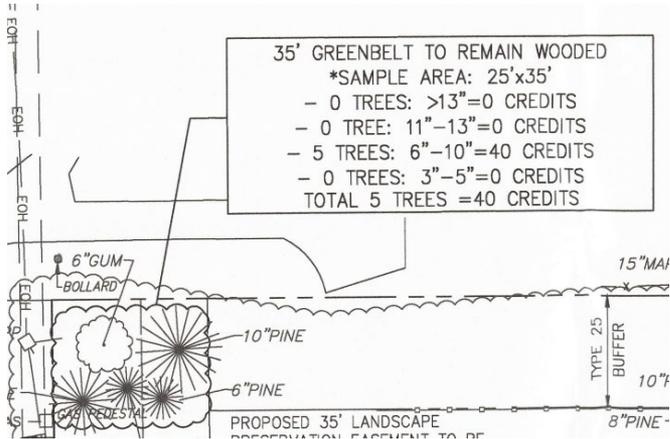
20' LANDSCAPE SETBACK

45' FRONT BUILDING SETBACK

20' LANDSCAPE SETBACK

PROP. BUILDING  
4,625 sq ft





**Mature trees:  
 LCUs also based on sizes.**

# 24.1-243, Transitional Buffers

- 1985 Ordinance, updated in 1995
- Buffer between properties with different land use intensities/zoning
- Types
  - 25'
  - 35'
  - 50'



GB

LIMITS OF  
DISTURBANCE, TYP.

LIMITS OF  
CLEARING, TYP.

**TRANSITIONAL BUFFER TYPE 35 – WEST SIDE YARD**

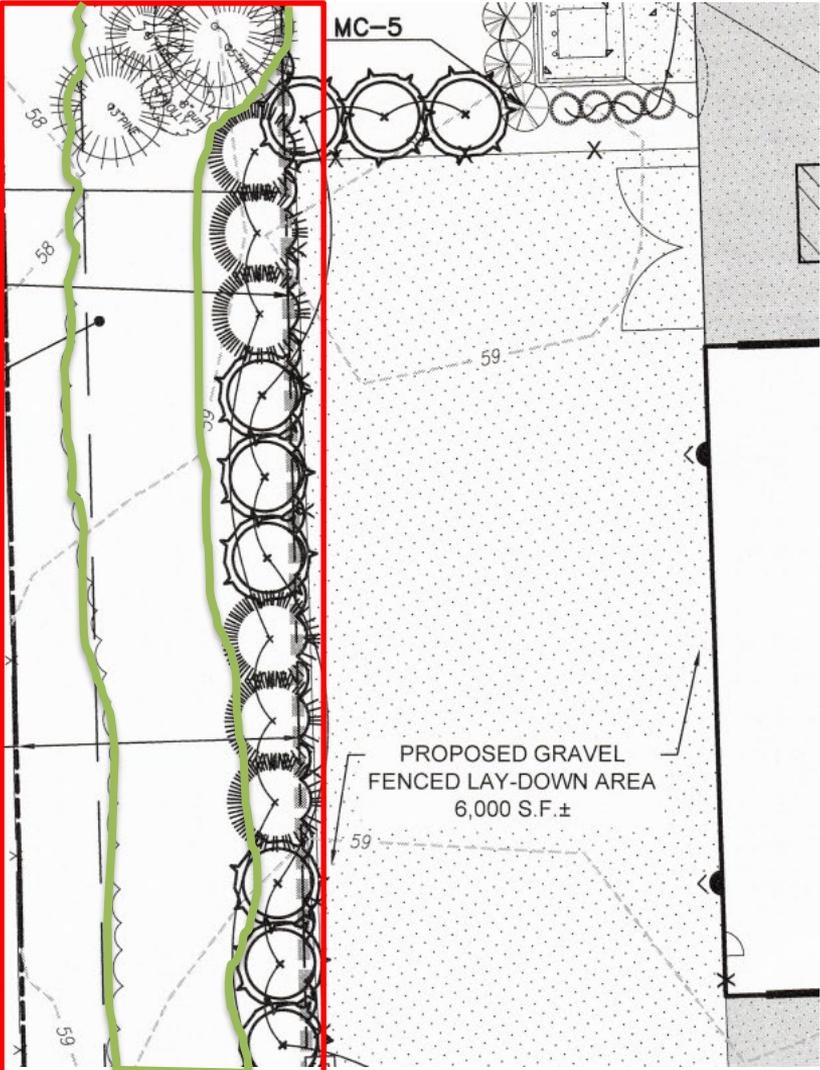
- \*SAMPLE AREA: 20'x20' (MEDIUM DENSITY)
- 2 TREES: >13" = 30 CREDITS
- 2 TREE: 11"-13" = 24 CREDITS
- 2 TREES: 6"-10" = 16 CREDITS
- 3 TREES: 3"-5" = 15 CREDITS
- 9 TREES: 85 CREDITS

APPROXIMATE NUMBER OF EXISTING CREDITS FOR  
THIS PORTION OF THE BUFFER EQUALS 1,042 CREDITS.

TRANSITIONAL  
BUFFER TYPE 35  
(WEST SIDE YARD)

MC-5

PROPOSED GRAVEL  
FENCED LAY-DOWN AREA  
6,000 S.F.±



# Transitional

- Current planting requirements for credits to be earned are 35' buffers, and 50'



- Minimum shrub **planting** size is 18" height and spread

# Transitional Buffers, Cont.

- Landscape Credit Units (LCUs)
  - 0.75 per linear foot (25' buffer)
  - 1 per linear foot (35' buffer)
  - 1.25 per linear foot (50' buffer)
- May request width reduction with berm
- Width can vary based on development, adjacent to roadway, etc.

# 24.1-244, Landscape Yards

- 20' front yard, 10' side and rear yard
- 10' building perimeter green space

The image is a detailed architectural site plan. A large, rectangular building footprint is the central focus, with a hatched pattern. A green rectangular box highlights the perimeter of the building's upper section. Below this, a green line indicates a 10-foot side yard. The plan includes various landscape features: trees of different sizes and shapes, some labeled with numbers like 57 and 58. There are also several callout labels: IN-12, ZG-2, IC-15, MC-12, IS-4, CA-5, and PO-10. The drawing uses fine lines for walls, windows, and landscaping, with a stippled pattern for certain areas. A north arrow is visible in the bottom right corner.

Building Perimeter

Side Yard (10')

# 24.1-245, Greenbelts

- Adjacent to certain roadways designated by the Board
- First introduced in the 2010 Comp Plan adopted in 1991
- 45' greenbelts added later

# From *Charting the Course to 2010*

7. a. Establish requirements for "greenbelts" (i.e., natural or newly installed landscaped areas) of appropriate widths to preserve trees and rural vistas along the following highways:

-  Victory Boulevard (Route 171) east of Hampton
-  Hampton Highway (Route 134)
-  Route 132
-  Route 199 in Lightfoot
-  Denbigh Boulevard (Route 173)
-  Fort Eustis Boulevard (Route 105)

# Greenbelt Roads

## 35' greenbelt

- Bypass Road
- Denbigh Blvd
- Ft. Eustis Blvd
- Hampton Hwy
- Victory Blvd

## 45' greenbelt

- Merrimac Trl between Queen Creek and I-64
- Penniman Rd between Colonial Pkwy and 199
- Route 132
- Route 199
- E Rochambeau from Oaktree Rd to Mooretown Rd
- Various stretches of Mooretown Rd
- Rochambeau from Lightfoot Rd to JCC
- I-64

\*Colonial Parkway has 300' greenbelt



# Greenbelt Benefits

Community Character

Visual appeal

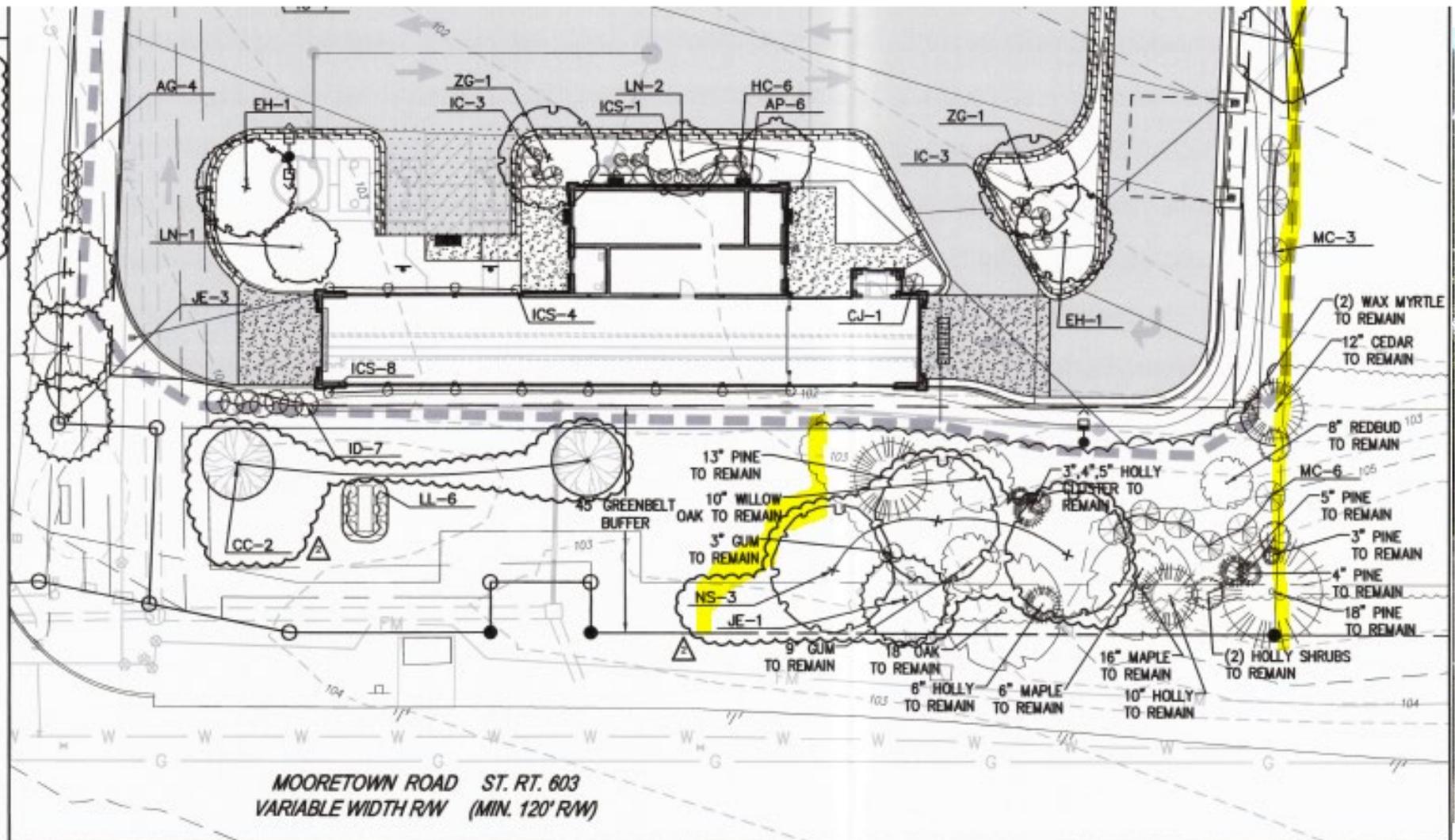
Air quality

Noise buffer

Stormwater

Temperature

Habitat



MOORETOWN ROAD ST. RT. 603  
 VARIABLE WIDTH R/W (MIN. 120' R/W)



- (c) The greenbelt shall be left in an undisturbed natural state, unless the board, after conducting a duly advertised public hearing, authorizes clearing or development. Unvegetated or under-vegetated greenbelts shall be landscaped with vegetation evenly distributed in accordance with the following planting requirements as if they were front yards:

35 foot Greenbelt 70 landscape credits per 100 linear feet

45 foot Greenbelt 90 landscape credits per 100 linear feet



In the case of front yards, side yards and parking lots, a minimum of 50% and a maximum of 75% of the landscaping credits must be earned from trees. In the case of building perimeters, a minimum of 25% and a maximum of 50% of the landscaping credits must be earned from trees. Ornamental grasses and perennials may be incorporated into the landscape design and shall be eligible for achieving up to 25% of the required/proposed shrubs credits.

# Plant Species



# *Native* Plant Species







# Landscape, Buffer, and Greenbelt Regulations

August 6, 2024