

Landscape, Buffer, and Greenbelt Regulations

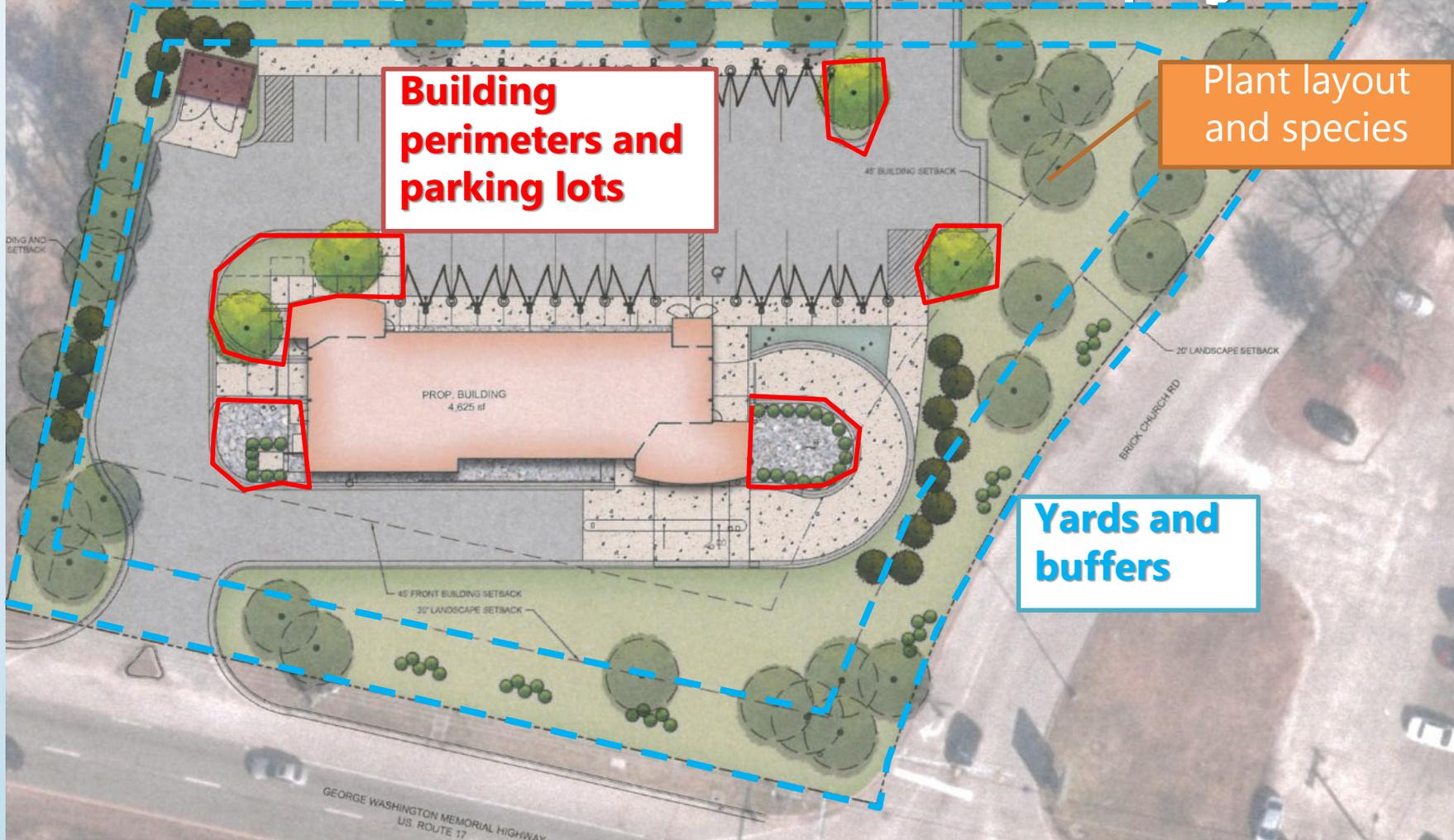
August 6, 2024

History

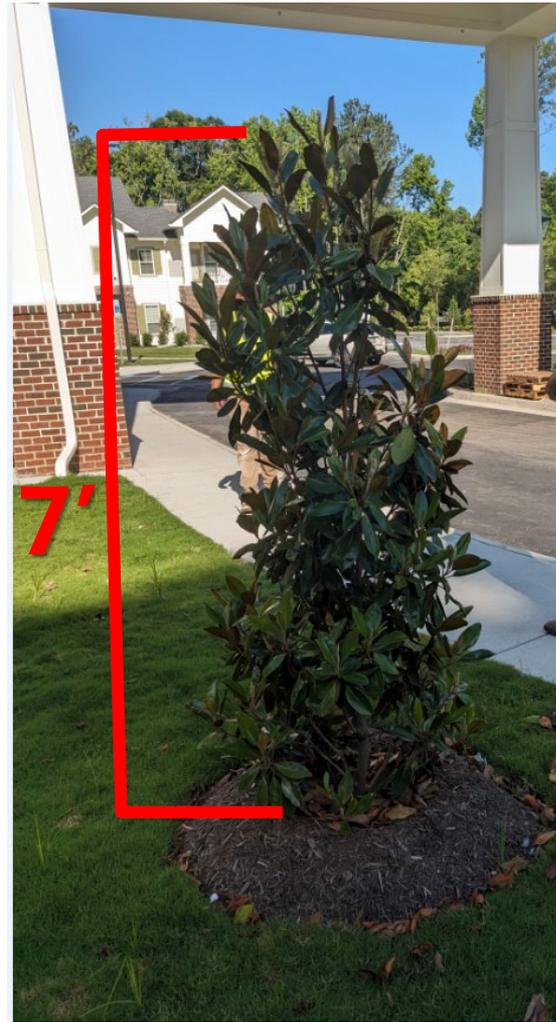
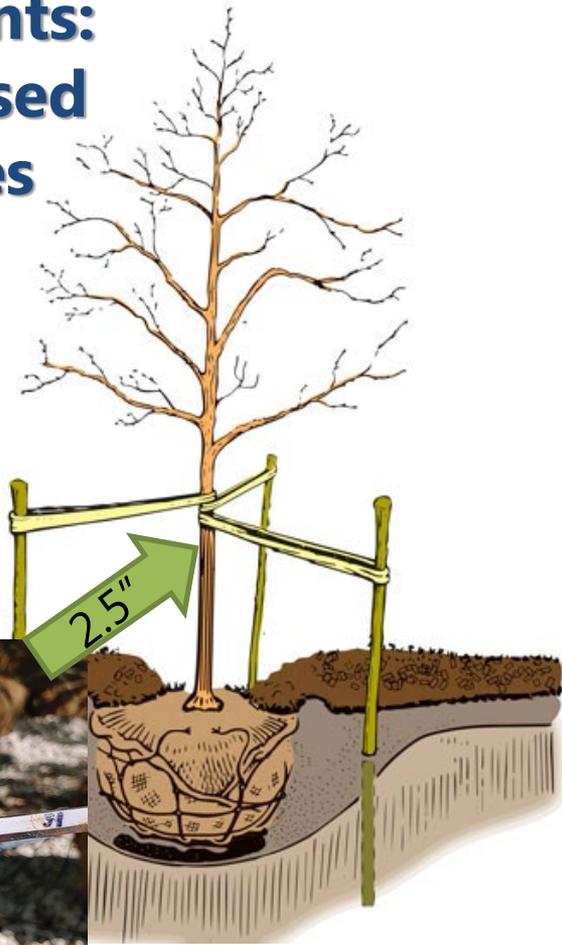
- Article II, Division 4
 - Adopted in 1995
 - Revisions in subsequent years, notably to greenbelts (size and location)

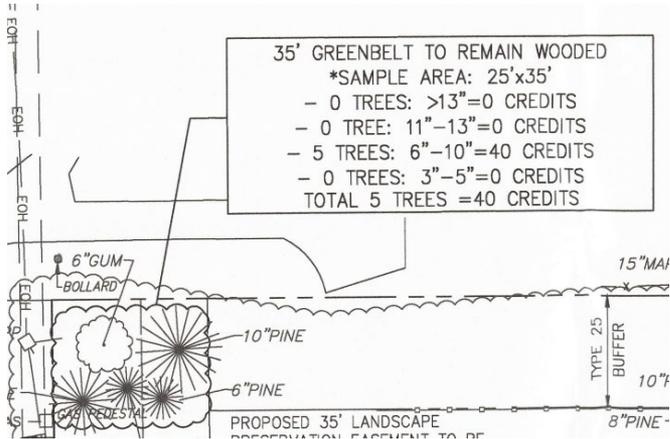
“Intended to establish minimum standards for landscape design and for the preservation of trees in order to better control soil erosion and the transport of sediment, protect and improve the quality of surface and groundwaters, screen noise and dust, and preserve, protect and enhance the natural and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

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



New Plants: LCUs based on sizes





**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'



LIMITS OF
DISTURBANCE, TYP.

LIMITS OF
CLEARING, TYP.

TRANSITIONAL BUFFER TYPE 35 – WEST SIDE YARD

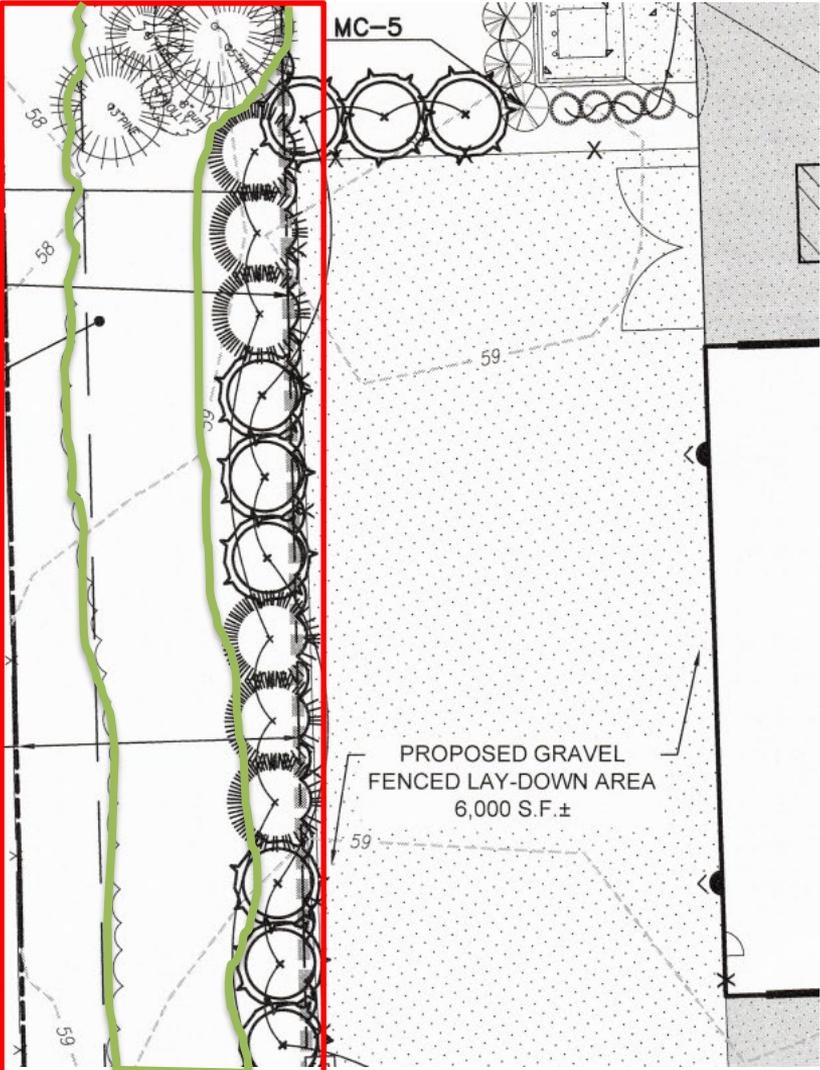
- *SAMPLE AREA: 20'x20' (MEDIUM DENSITY)
- 2 TREES: >13" = 30 CREDITS
- 2 TREE: 11"-13" = 24 CREDITS
- 2 TREES: 6"-10" = 16 CREDITS
- 3 TREES: 3"-5" = 15 CREDITS
- 9 TREES: 85 CREDITS

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 18" height and spread, 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

Architectural site plan showing a building footprint with a hatched interior. A green rectangular box highlights the building's perimeter. Below the building, a green line indicates a 10-foot side yard. The plan includes various landscape features like trees and shrubs, and is annotated with alphanumeric labels: IN-12, ZG-2, IC-15, MC-12, IS-4, CA-5, PO-10, and numbers 57 and 58. 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

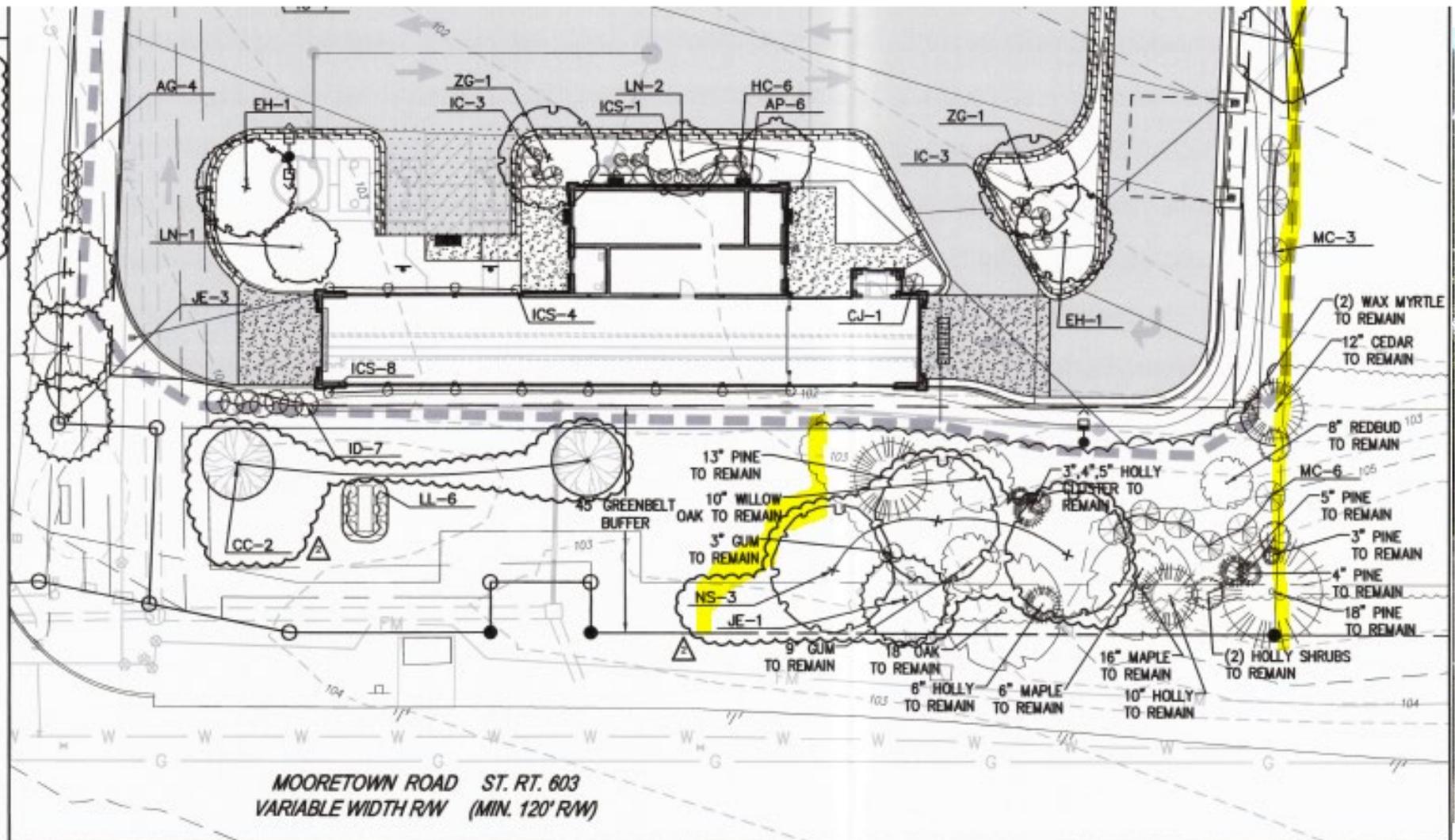
Air quality

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



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