

APPENDIX C BUFFERYARD REQUIREMENTS

C-1: Bufferyard Specifications

The following illustrations graphically indicate the specifications of each bufferyard. Bufferyard requirements are stated in terms of the width of the bufferyard and the number of plant units required per one hundred (100) linear feet of bufferyard. The recommended bufferyard should be one of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined given a change in the width of that yard. The type and quantity of plant materials required by each bufferyard, and each bufferyard option, are specified in this section.

Afforestation and reforestation plantings required under the Forest Conservation requirements contained in the Ordinance may occur in bufferyards provided such plantings meet the minimum requirements for afforestation or reforestation.

The options within any bufferyard are designed to be equivalent in terms of their effectiveness in eliminating the impact of adjoining uses. Cost equivalence between options was attempted where possible. Generally, the plant materials which are identified as acceptable are determined by the type(s) of soil present on the site. Each illustration depicts the total bufferyard located between two uses.

Whenever a wall, fence, or berm is required within a bufferyard, these are shown as "structure required" in the following illustrations, wherein their respective specifications are also shown. All required structures shall be the responsibility of the higher intensity use.

C-2: Plant Material

The following plant material substitutions shall satisfy the requirements of this section.

- (1) In bufferyards C, D, and E evergreen canopy or evergreen understory trees may be substituted for deciduous canopy forest trees without limitation.
- (2) In bufferyards B evergreen canopy or evergreen understory trees may be substituted as follows:
 - (a) In the case of deciduous canopy forest trees, up to a maximum of fifty (50) percent of the total number of the deciduous canopy trees otherwise required.
 - (b) In the case of deciduous understory, without limitation.
- (3) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.
- (4) In all bufferyards required of public service uses, the public service use may substitute evergreen canopy or evergreen understory plant materials for canopy forest trees and understory plant materials, without limitation.

If the development on the adjoining use is existing, planned, or deed-restricted for solar access, understory trees may be substituted for canopy trees where canopy trees would destroy solar access. Any existing plant

material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

Although the exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied:

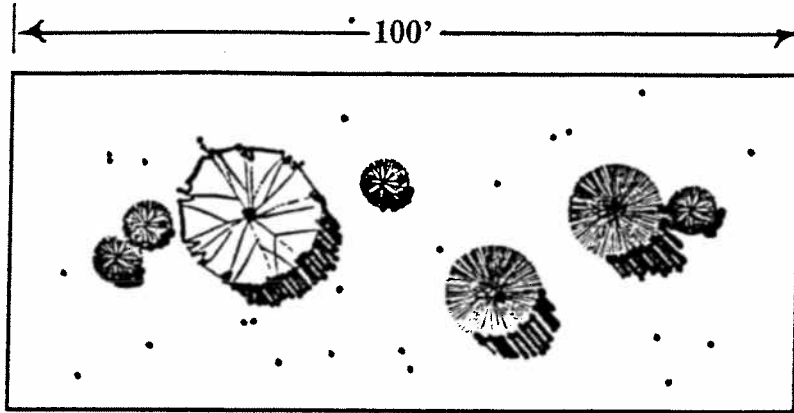
- (1) Evergreen (or conifer) class III and IV plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival.
- (2) Berms (B₁, B₂, and B₃) required of bufferyard D and E options are intended to buffer more significant nuisances from adjacent uses and, additionally, to break up and absorb noise, which is achieved by the varied heights of plant materials between the masonry wall and the noise source.

All bufferyard areas shall be seeded with lawn unless ground cover is already established.

Plant Unit
Multiplier

Resulting Plant
Units Required

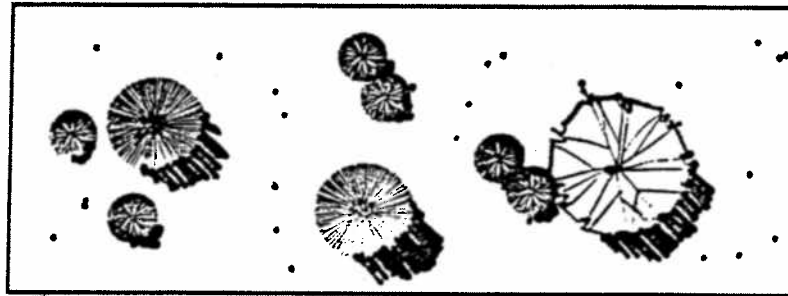
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30'

- 1 Canopy Tree
- 2 Understory Trees
- 4 Shrubs

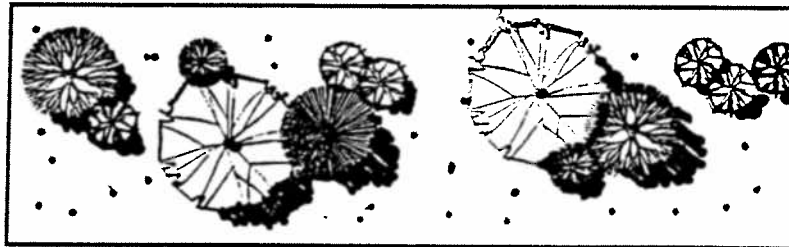
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25'

- 1 Canopy Tree
- 2 Understory Trees
- 6 Shrubs

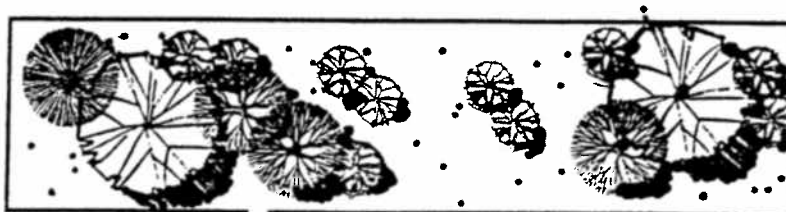
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20'

- 2 Canopy Trees
- 3 Understory Trees
- 8 Shrubs

1.0



15'

- 2 Canopy Trees
- 4 Understory Trees
- 10 Shrubs

Appendix C
Bufferyard Standards

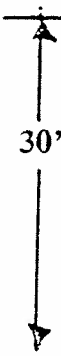
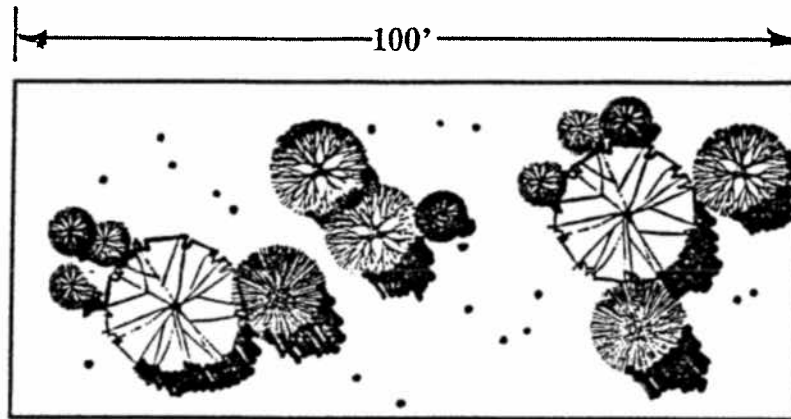
BUFFERYARD B

Town of Elkton
Zoning Ordinance

Plant Unit
Multiplier

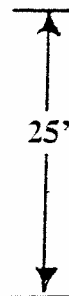
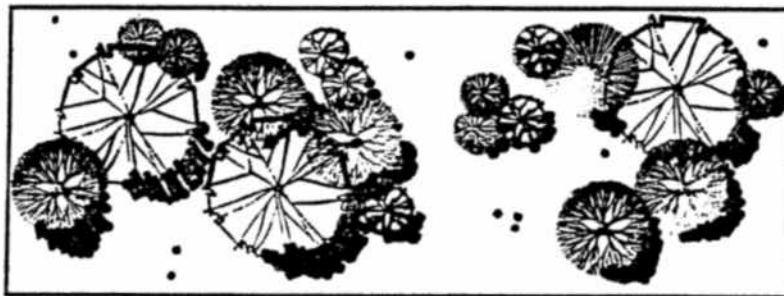
Resulting Plant
Units Required

0.6



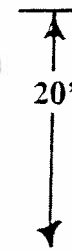
- 2 Canopy Trees
- 5 Understory Trees
- 7 Shrubs

0.8



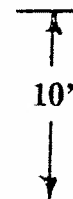
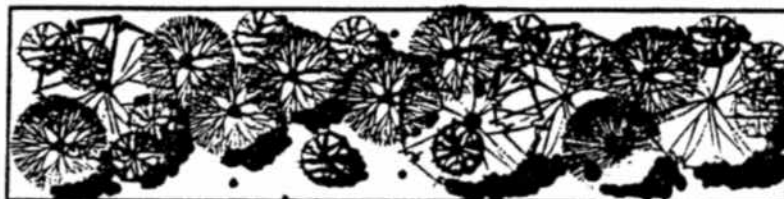
- 3 Canopy Trees
- 6 Understory Trees
- 10 Shrubs

0.9



- 4 Canopy Trees
- 7 Understory Trees
- 11 Shrubs

1.0



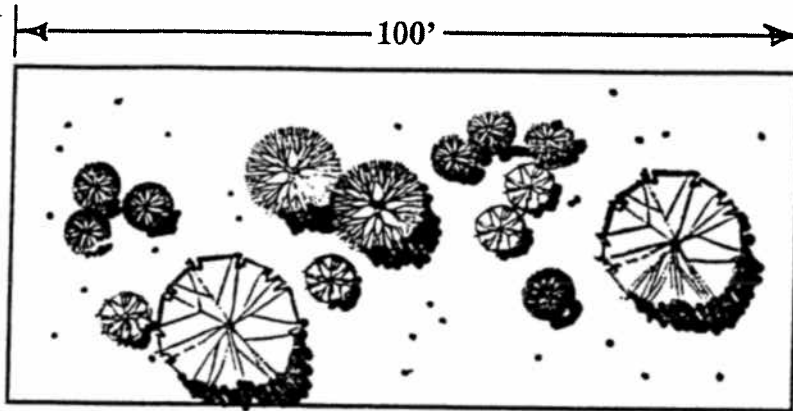
- 4 Canopy Trees
- 8 Understory Trees
- 12 Shrubs

Appendix C
Bufferyard Standards

BUFFERYARD C

Town of Elkton
Zoning Ordinance

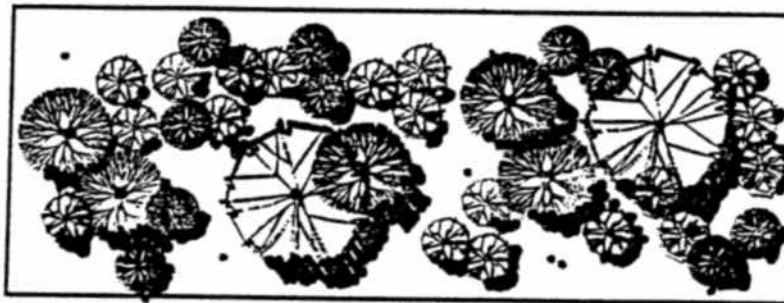
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40'

- 2 Canopy Trees
- 2 Understory Trees
- 4 Shrubs
- 7 Evergreens/Conifers

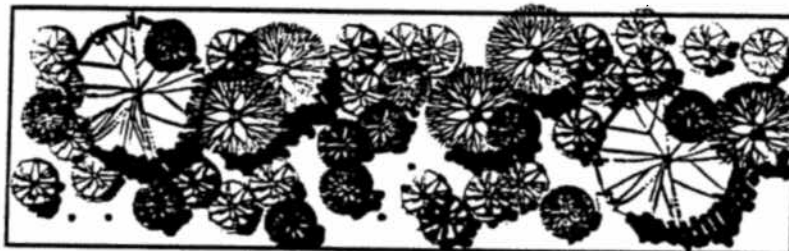
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30'

- 2 Canopy Trees
- 5 Understory Trees
- 19 Shrubs
- 10 Evergreens/Conifers

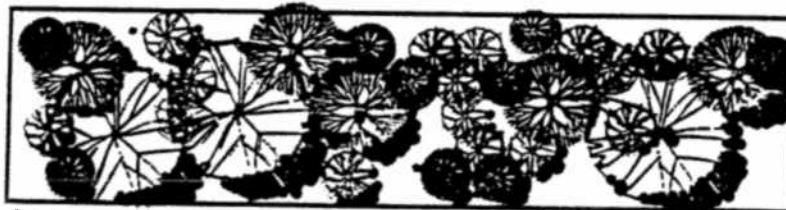
1.0



25'

- 4 Canopy Trees
- 5 Understory Trees
- 24 Shrubs
- 12 Evergreens/Conifer

.75



20'

- 3 Canopy Trees
- 5 Understory Trees
- 18 Shrubs
- 9 Evergreens/Conifers

B1 Berm Required

.70



15'

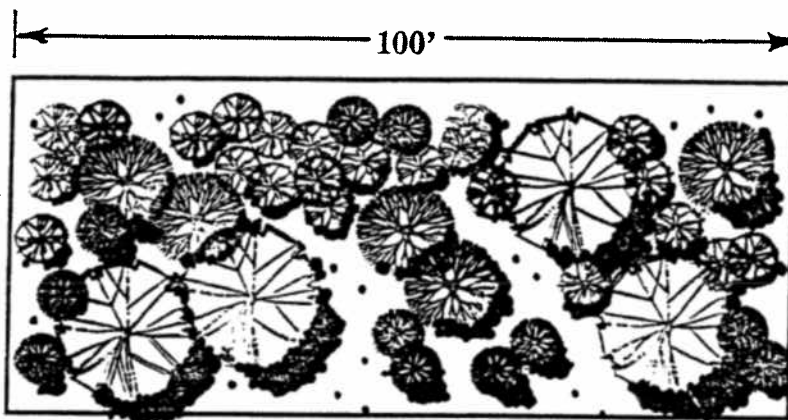
- 3 Canopy Trees
- 4 Understory Trees
- 17 Shrubs
- 8 Evergreens/Conifers

B2 Berm Required

Plant Unit
Multiplier

Resulting Plant
Units Required

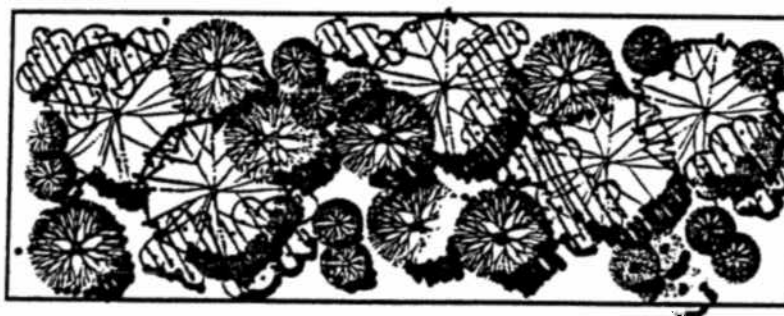
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75'

- 4 Canopy Trees
- 5 Understory Trees
- 22 Shrubs
- 11 Evergreens/Conifers

0.8



50'

- 5 Canopy Trees
- 7 Understory Trees
- 29 Shrubs
- 14 Evergreens/Conifers

1.0



B1 Berm Required

40'

- 6 Canopy Trees
- 9 Understory Trees
- 36 Shrubs
- 13 Evergreens/Conifer

.75



B2 Berm Required

30'

- 5 Canopy Trees
- 7 Understory Trees
- 27 Shrubs
- 14 Evergreens/Conifers

.60



B3 Berm Required

25'

- 4 Canopy Trees
- 5 Understory Trees
- 22 Shrubs
- 11 Evergreens/Conifers

Appendix C
Bufferyard Standards

BUFFERYARD E

Town of Elkton
Zoning Ordinance

BERMS



<u>SYMBOL</u>	<u>HEIGHT</u>	<u>MATERIAL</u>
B1	4'	EARTH
B2	5'	EARTH
B3	6'	EARTH