

Section 434, Landscaping - Street Trees - LOCATION

Existing	<p>In no case within the right of way.</p> <p>In front yard setback, 15-25 feet from edge of pavement/curb.</p> <p>No closer than 25 feet from curb radius at intersections.</p> <p>1 tree / 35 feet of street length</p>
Model	<p>Between the ultimate right-of-way and the building setback line</p> <p>5-15 feet from ultimate right-of-way</p> <p>3 feet from curbs and sidewalks 12 feet from utilities overhead 6 feet from underground utilities</p> <p>Trees may be located in the right-of-way when</p> <ul style="list-style-type: none"> • Existing patterns are desired to be maintained • In villages where planting areas may be located within the right-of-way • Future street widening is considered unlikely
Cheltenham	No more than 10 feet from edge of pavement/curb
Whitemarsh	<p>Between the sidewalk and the curb</p> <p>No closer than 50 feet from the intersection of the street right of way</p>
L Merion	<p>Within the right of way.</p> <p>6-10 feet from edge of pavement/curb.</p> <p>At least 15 feet from buildings.</p>

Section 434, Landscaping - Street Trees - FREQUENCY

Existing	1 tree / 35 feet of street length
Model	<p>1 tree / 40 feet of street length</p> <p>Must be distributed along frontage, but may be clustered.</p>
Cheltenham	1 tree / 30 feet of street length
Whitemarsh	<p>Shade trees at 1 tree / 45 feet of street length</p> <p>Flowering trees at 1 tree / 30 feet of street length</p> <p>An equivalent number may be planted in an informal arrangement.</p>
L Merion	1 tree / 30 feet of street length

Section 434, Landscaping - Street Trees - OTHER

Existing	<p>Care should be taken to avoid eventual interference with overhead utilities.</p> <p>Trees shall be an approved species of canopy tree, as noted with an asterisk in Table I, and shall be installed pursuant to an approved landscape plan.</p>
Model	<p>Street trees may be waived to maintain scenic views.</p> <p>In nonresidential developments, trees shall be in a planting area in the front yard setback. Tree planting pits only when wide sidewalks are desired or space is limited.</p>
Cheltenham	<p>Tree species shall be selected based on appropriate growth rates and mature heights for use under or adjacent to overhead utility lines, as indicated in Appendix A, List of Approved Plants.</p>
Whitemarsh	<p>Street trees shall not be planted opposite each other, but shall alternate.</p> <p>Trees shall be of nursery stock, in conformity with the standards of the American Association of Nurserymen</p> <p>Minimum trunk diameter shall be three inches at 6 inches above the root ball.</p>
L Merion	<p>Shade trees should be selected with particular emphasis on hardiness, minimum need for maintenance and capability of providing significant shade. Large canopy trees have wide canopies to provide cooling, stormwater benefits and shade for pedestrians when grown to maturity.</p> <p>Where there are existing trees along the road, new trees shall be planted in-line to supplement them.</p> <p>Shade trees and large canopy trees shall be planted at least 15 feet from buildings, when feasible, or a similar distance appropriate for the building height and species.</p> <p>The minimum soil volume shall be provided for each tree. Alternative methods can be utilized to meet minimum soil volume, as outlined in § 135-5.8C, hereinbelow.</p> <p>All trees planted in close proximity to sidewalks shall be planted with deep root barriers to prevent cracked pavements and/or sidewalks. The type of deep root barriers or acceptable alternatives shall be approved by the Township Arborist.</p> <p>Trees located within the sidewalk shall be planted in tree pits or planting beds with a minimum opening of five feet by five feet. The minimum soil volume, as specified in § 135-5.8C, shall be provided for each tree. Alternative methods can be utilized to meet minimum soil volumes, as noted in § 135-5.8C(3).</p> <ul style="list-style-type: none"> • Developments are encouraged to avoid the use of tree grates. However, when provided, tree grates should be composed of a minimum of two pieces with a minimum diameter opening of 18 inches around the root collar of the tree to ensure soil receives rainwater infiltration. • Where tree grates are not used, alternative tree pit covering materials are encouraged (stabilized fine grit, porous materials, and interlocking pavers, and/or groundcover plantings) which provide rainwater infiltration and air exchange.

Section 432, Buffer Plantings – WHEN TO BUFFER

Existing	<p>All land developments except single-family detached residences.</p> <p>Along side and rear boundaries of the tract.</p> <ul style="list-style-type: none"> • Parallel to property or right-of-way boundaries • May be sited on any portion of property if BoC allows <p>BoC may wholly or partially waive if existing plantings, topography, increased setbacks, or man-made structures provided adequate buffer</p>
Model	<p>All land developments.</p> <p>More than 400 ft² of the following:</p> <ul style="list-style-type: none"> • Public utility facilities • Waste collection facilities • Other structures similar in character <p>Along all property lines and external street boundaries, unless otherwise specified in Zoning.</p> <p>Screening from off-site view of the following:</p> <ul style="list-style-type: none"> • Dumpsters • Service and loading docks • Outdoor storage • Sewage treatment plants
Cheltenham	<p>Where required by Zoning for buffering from a residential zoning district.</p> <p><i>Note: Zoning Ordinance specifies buffers to a residential zoning district for any use in MU1, MU2, C2, and LI districts, except where a public right-of-way intervenes. Zoning Ordinance specifies buffers to a residential property line for commercial use in C1 district.</i></p> <p>Screening from off-site view of the following:</p> <ul style="list-style-type: none"> • Utility installations • Mechanical housing for HVAC – including roof-mounted • Other structure or fixture of similar character or impact
Whitemarsh	<p>Buffer yards are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The extent of buffering required shall be determined by the type of use proposed and the adjacent uses or streets surrounding the proposed development. The impact of the proposed use on adjoining properties is the basis for establishing buffer yard standards.</p>
L Merion	<p>General landscaping and buffer plantings shall be installed in subdivisions and land developments to integrate new development with its surroundings.</p>

	<p>General landscaping design guidelines are intended to mitigate the new development by preserving existing healthy vegetation while supplementing additional native plantings within the side and yard setbacks of the development.</p> <p>All land developments.</p>
--	---

Section 432, Buffer Plantings – SELECTION OF TYPES

Existing	<p>Softening buffers - soften visual impact of adjacent land uses.</p> <p>Screening buffers - provide a more substantial visual barrier between conflicting land uses.</p> <p>Type – Subject to BoC approval.</p>																														
Model	<p>On-site investigation shall determine adjacent land uses along property boundaries.</p> <p>If land is vacant, highest-intensity buffer among uses allowed by Zoning shall be used.</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th colspan="4">Existing Uses</th> </tr> <tr> <th>Proposed Use</th> <th>Office / Institutional / Private Recreation</th> <th>Commercial / Industrial</th> <th>Multi-family / SFA / MHP</th> <th>Twins / Duplexes / SFDs</th> </tr> </thead> <tbody> <tr> <td>Office / Institutional</td> <td>Low-Intensity</td> <td>Low-Intensity</td> <td>Moderate-Intensity</td> <td>High-Intensity</td> </tr> <tr> <td>Commercial / Industrial</td> <td>Moderate-Intensity</td> <td>Low-Intensity</td> <td>High-Intensity</td> <td>High-Intensity</td> </tr> <tr> <td>Residential</td> <td>Low-Intensity</td> <td>Moderate-Intensity</td> <td>Low-Intensity</td> <td>Low-Intensity</td> </tr> <tr> <td>Active Recreation</td> <td>Low-Intensity</td> <td>Moderate-Intensity</td> <td>Low-Intensity</td> <td>Moderate-Intensity</td> </tr> </tbody> </table> <p>Use a high-intensity buffer to screen visual impacts from subject tract, adjoining properties, and general community.</p>		Existing Uses				Proposed Use	Office / Institutional / Private Recreation	Commercial / Industrial	Multi-family / SFA / MHP	Twins / Duplexes / SFDs	Office / Institutional	Low-Intensity	Low-Intensity	Moderate-Intensity	High-Intensity	Commercial / Industrial	Moderate-Intensity	Low-Intensity	High-Intensity	High-Intensity	Residential	Low-Intensity	Moderate-Intensity	Low-Intensity	Low-Intensity	Active Recreation	Low-Intensity	Moderate-Intensity	Low-Intensity	Moderate-Intensity
	Existing Uses																														
Proposed Use	Office / Institutional / Private Recreation	Commercial / Industrial	Multi-family / SFA / MHP	Twins / Duplexes / SFDs																											
Office / Institutional	Low-Intensity	Low-Intensity	Moderate-Intensity	High-Intensity																											
Commercial / Industrial	Moderate-Intensity	Low-Intensity	High-Intensity	High-Intensity																											
Residential	Low-Intensity	Moderate-Intensity	Low-Intensity	Low-Intensity																											
Active Recreation	Low-Intensity	Moderate-Intensity	Low-Intensity	Moderate-Intensity																											
Cheltenham	<p>Buffers required by Zoning shall meet the standards of Zoning.</p> <p>Buffers for ground-based elements shall provide a visually opaque screen.</p> <p>Buffers for roof-based elements shall provide at least a 50% opaque screen.</p>																														

Whitemarsh	Table 1 Determination of Buffer Yard Class																	
	Proposed Land Use	Adjacent Land Use								Vacant Land				Adjacent Street Classification				
		Single-family Detached	Planned Cluster Development	Multifamily	Institutional	Office	Retail and Consumer Service	Utilities, Public Service	Industrial	Nonresidential Parking	AAAA and AAAA Districts	AA, A, B, C, AD and APT Districts	CR-H, CR-L, AR and SC Districts	CLJ, CLJ-X, LIM, LIM-X, HVY and HVY-X Districts	Expressway	Arterial	Major Collector	Minor Collector
Single-family detached	-	-	-	-	-	-	-	-	B	-	-	-	-	B	B	A	A	*
Planned cluster development	-	-	A	B	B	B	B	B	B	-	-	-	-	B	B	A	A	*
Multifamily	B	B	-	B	B	B	B	B	B	A	A	A	A	B	B	A	A	*
Institutional	B	B	B	-	-	A	A	A	B	B	B	-	-	B	A	A	A	*
Office	B	B	B	-	-	-	-	-	A	B	B	-	-	B	*	*	*	*
Retail and consumer service	B	B	B	A	-	-	-	-	A	B	B	-	-	B	*	*	*	*
Utilities	B	B	B	A	-	-	-	-	A	B	B	-	-	B	*	*	*	*
Industrial	B	B	B	A	-	-	-	-	-	B	B	-	-	A	*	*	*	*
Nonresidential parking	B	B	B	B	A	A	A	A	-	B	B	-	-	A	A	A	A	A
Expressway	B	B	B	B	B	*	*	*	A					A	A	A	A	A
Arterial	B	B	B	A	*	*	*	*	A									
Major collector	A	A	A	A	*	*	*	*	A									
Minor collector	A	A	A	A	*	*	*	*	A									
Local/court	*	*	*	*	*	*	*	*	A									

* NOTE: Street trees, as required by § 105-48.

L Merion Same as model.

Section 432, Buffer Plantings - SIZE

Existing	Softening Buffers – Minimum 15 feet Screening Buffers – Minimum 10 feet, maximum 15 feet If zoning setback exceeds buffer width, buffer shall be width of the actual yard or the required width, whichever is less.						
Model	Minimum 15 feet Limited area buffers are allowed in areas where space for planting is restricted, with a lesser width. Where zoning allows less than 15 foot setbacks, buffer may be reduced to equal the building setback.						
Cheltenham	Buffers required by Zoning shall have the width required in the Zoning. <i>Note: Widths required by Zoning are as follows.</i>						
	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>C1</td> <td>50 feet</td> </tr> <tr> <td>C2</td> <td> $\left\{ \begin{array}{l} 8 + \frac{\text{Lot Area} - 5,000}{1,000} \\ 18 + \frac{1}{2} \left(\frac{\text{Lot Area} - 15,000}{1,000} \right) \end{array} \right.$ </td> </tr> <tr> <td>LI</td> <td>25 feet</td> </tr> </table>	C1	50 feet	C2	$\left\{ \begin{array}{l} 8 + \frac{\text{Lot Area} - 5,000}{1,000} \\ 18 + \frac{1}{2} \left(\frac{\text{Lot Area} - 15,000}{1,000} \right) \end{array} \right.$	LI	25 feet
C1	50 feet						
C2	$\left\{ \begin{array}{l} 8 + \frac{\text{Lot Area} - 5,000}{1,000} \\ 18 + \frac{1}{2} \left(\frac{\text{Lot Area} - 15,000}{1,000} \right) \end{array} \right.$						
LI	25 feet						

	MU1	$\begin{cases} 10 + \frac{10 \text{ Lot Area} - 5,000}{1,000} \\ 20 + \frac{1}{2} \left(\frac{\text{Lot Area} - 15,000}{1,000} \right) \end{cases}$				
	MU2		10 feet			
	<p>Buffers required for ground-based site elements shall have the necessary width for a visually opaque screen.</p> <p>Buffers required for roof-based site elements shall have the width for a 50% visually opaque screen.</p>					
Whitemarsh	Minimum 50 feet					
L Merion	<p>Widths as established in Zoning.</p> <p><i>Note: Widths required by Zoning are as follows.</i></p> <table border="1"> <tr> <td><i>Continuing Care facilities in Institutional Districts</i></td> <td><i>20 feet</i></td> </tr> <tr> <td><i>Industrial uses in Light Industrial District</i></td> <td><i>20 feet</i></td> </tr> </table> <p>If not specified in Zoning, within the principal building setback along side and rear setbacks. Requirements do not apply to the frontage of the property.</p>		<i>Continuing Care facilities in Institutional Districts</i>	<i>20 feet</i>	<i>Industrial uses in Light Industrial District</i>	<i>20 feet</i>
<i>Continuing Care facilities in Institutional Districts</i>	<i>20 feet</i>					
<i>Industrial uses in Light Industrial District</i>	<i>20 feet</i>					

Section 432, Buffer Plantings – PLANTING REQUIREMENTS

Existing	<p>Softening Buffers – Per 35 feet</p> <ul style="list-style-type: none"> • 1 canopy tree • 1 understory tree • 1 evergreen tree • Plant in naturalized clusters which soften transition, rather than a solid barrier <p>Screening buffers – Per 35 feet</p> <ul style="list-style-type: none"> • 1 canopy tree • 1 understory tree • 4 evergreen shrubs • 4 deciduous shrubs 	
Model	Buffer Type	Minimum Planting Requirements per 100 Linear Feet
	Low-Intensity	<ul style="list-style-type: none"> • 1 canopy tree (2-2 ½" min. caliper) • 2 understory trees (1 ½" min. caliper) • 2 evergreen trees (8' min. ht.)

	Moderate-Intensity	<ul style="list-style-type: none"> • 2 canopy trees (2-2 ½" min. caliper) • 2 understory trees (1 ½" min. caliper) • 5 evergreen trees (8' min. ht.) • 5 shrubs (24" min. ht.) 		
	High-Intensity*	Option 1 <ul style="list-style-type: none"> • 2 canopy trees • 2 understory trees (1 ½" min. caliper) • 8 evergreen trees (8' min. ht.) 10 shrubs (24" min. ht.) 		
		Option 2 <ul style="list-style-type: none"> • 30 upright evergreen shrubs (4' min. ht.) 		
		Option 3 <ul style="list-style-type: none"> • 15 upright evergreen shrubs (4' min. ht.) • 4 ornamental trees (1 ½" min. caliper) 		
		Option 4 <p>An alternative planting design that will result in at least an equivalent degree of visual screening to one of the above screening buffers</p>		
	Limited Area Buffer**	Option 1 <ul style="list-style-type: none"> • 1 upright evergreen shrub per three (3) linear feet 		
		Option 2 <ul style="list-style-type: none"> • 4-6 foot tall solid fence or wall 		
Cheltenham	<p>Buffers as required in Zoning shall fulfill Zoning requirements.</p> <p><i>Note: Zoning requirements are a 6 foot solid wall/fence and screen plantings including evergreen and deciduous trees and shrubs, potentially including noninvasive vines, ornamental plantings, and grasses. Additional requirements for C1 district as follows:</i></p> <table border="1"> <tr> <td>C1</td> <td> <p><i>Mix of evergreen and deciduous trees with a mature height of 25 feet, staggered along property line</i></p> <p><i>Mix of evergreen and deciduous shrubs with a mature height of at least 4 feet, staggered along property line</i></p> <p><i>Ornamental plantings, grass, or other landscaping between property line buffer plantings and the closest building or curb.</i></p> </td> </tr> </table> <p>Buffers for ground-based elements shall implement a visually opaque screen composed of landscaping and a fence or wall.</p> <p>Buffers for roof-based elements shall implement a 50% opaque screen composed of architectural screens, louvered roof equipment screens or fences or walls, need not include landscaping.</p>		C1	<p><i>Mix of evergreen and deciduous trees with a mature height of 25 feet, staggered along property line</i></p> <p><i>Mix of evergreen and deciduous shrubs with a mature height of at least 4 feet, staggered along property line</i></p> <p><i>Ornamental plantings, grass, or other landscaping between property line buffer plantings and the closest building or curb.</i></p>
C1	<p><i>Mix of evergreen and deciduous trees with a mature height of 25 feet, staggered along property line</i></p> <p><i>Mix of evergreen and deciduous shrubs with a mature height of at least 4 feet, staggered along property line</i></p> <p><i>Ornamental plantings, grass, or other landscaping between property line buffer plantings and the closest building or curb.</i></p>			

	The required number of plants shall have a minimum of 85% ground coverage and canopy coverage of the required buffer area.	
Whitemarsh	<p>Class Option</p> <p>A</p> <p>(1) 1 canopy tree per 40 feet along boundary line + 1 flowering tree per 60 feet } informally arranged + 1 evergreen per 60 feet }</p> <p>(2) 1 canopy tree per 40 feet } informally arranged + 1 evergreen per 30 feet }</p> <p>B</p> <p>(1) 1 evergreen per 8 feet, informally arranged</p> <p>(2) 1 evergreen per 15 feet with 4-foot high berm</p> <p>(3) 1 evergreen per 15 feet + 1 evergreen shrub per 8 feet } informally arranged</p> <p>(4) 1 evergreen per 10 feet } informally arranged + 1 shrub per 4 feet }</p> <p>(5) hedgerow on property line (3-foot centers)</p> <p>BoS may permit an alternative planting arrangement that will provide an equal or greater screening capability.</p>	
L Merion	Softening Filtering	
	Buffer Type	Minimum Planting Requirements per 100 Linear Feet
Low-Intensity	Option 1	<ul style="list-style-type: none"> • 1 canopy tree (2-2 ½" min. caliper) • 2 understory trees (1 ½" min. caliper) • 2 evergreen trees (8' min. ht.)
	Option 2	<ul style="list-style-type: none"> • 2 understory trees (2 to 2 ½ inches minimum caliper) • 15 shrubs (30 inches minimum height)
Moderate-Intensity		<ul style="list-style-type: none"> • 2 canopy trees (2-2 ½" min. caliper) • 2 understory trees (1 ½" min. caliper) • 5 evergreen trees (8' min. ht.) • 5 shrubs (24" min. ht.)
High-Intensity*	Option 1	<ul style="list-style-type: none"> • 2 canopy trees • 2 understory trees (1 ½" min. caliper) • 8 evergreen trees (8' min. ht.) • 10 shrubs (24" min. ht.)
	Option 2	<ul style="list-style-type: none"> • 12 upright evergreen shrubs (4' min. ht.) • 4 understory trees (1 ½" min. caliper)
	Option 3	An alternative planting design that will result in at least an equivalent degree of visual screening to one of the above screening buffers

	Limited Area Buffer**	Option 1	25 evergreen trees with a mixture of at least 3 species of evergreen trees.
		Option 2	4-6 foot tall solid fence or wall Perennials and grasses sufficient to screen 50% of the linear length of the proposed fence at the time of planting.
		Option 3	An alternative planting design that will result in at least an equivalent degree of visual screening to one of the above limited-area buffers
Low-intensity buffer option 2 may be used when canopy trees greater than 24 inches DBH are to be preserved. In other cases, option 1 should be used.			

Section 432, Buffer Plantings - OTHER

Existing	<p>All trees and shrubs shall be selected from the recommended plant materials in Table 1. BoC may permit other species if they are adapted to the area, are not generally subject to insects or diseases and are of the same general character and growth habit as those listed in Table I.</p> <p>Where property boundary buffers or street buffers are nonexistent or nonconforming, such buffers shall be installed as a condition for permission to:</p> <ul style="list-style-type: none"> • Make a change in zoning district, when requested by property owner(s); or • Expand an existing structure beyond 25% of gross square footage or 25% of lot coverage. <p>The applicant shall conform to this chapter to the maximum extent possible. If the required minimum buffer width is not available, structural measures such as fences, walls or berms may be used in conjunction with landscape material, with the approval of the Board of Commissioners, to provide an equivalent degree of screening.</p>
Model	<p>No paving in the buffer.</p> <p>SWM features allowed in the buffer, if screening requirements are met.</p> <p>Limited area buffers can be used in older, developed areas where space for planting is restricted.</p> <p>Grading treatments and architectural features may be required in addition to planting reqs for the high-intensity buffers.</p>
Cheltenham	<p>Arrange plants in a naturalistic way, with larger trees nearer the boundary line.</p> <p>Existing topographic conditions may be substituted for the buffers at BoC discretion.</p> <p>Constructed berms may be permitted, provided that all berms are landscaped with trees and mulched to the BoC's satisfaction.</p> <p>Existing vegetation may be credited toward the landscaping buffer requirements, provided it meets preservation requirements.</p> <p>Fences or walls for a buffer shall meet the following standards</p> <ul style="list-style-type: none"> • Solid or opaque • Constructed of wood, material designed to appear as wood, or decorative metal. • Chain link does <i>not</i> count • If a stockade fence is used, finished side shall face adjacent properties or right-of-way • Walls shall be masonry or brick, but not unpainted cinder block • No higher than six feet
Whitemarsh	<p>The species of plant selection shall be subject to the recommendation of the Shade Tree Commission. Species are to be hardy to the area and noninvasive.</p>

L Merion

The zoning-established screening buffers shall provide immediate visual screening of 50% and reach 75% after five years of establishment of the planting, as determined by the Director of Building and Planning.

Existing vegetation may be credited toward the landscaping buffer requirements, provided it meets preservation requirements.

Existing trees within the required yards greater than 6 inches DBH or greater than 8 feet in height may be counted towards required plant materials as follows.

Preserved Tree DBH	Number of trees credited
6 to 9	2
10 to 18	3
18 to 24	4
24 to 29	5
30 or greater	6

When a wall or fence is proposed in conjunction with a buffer, the required plantings shall be placed between the wall or fence and the property line or right-of-way.

Maintenance

- All high-intensity buffers shall be maintained into perpetuity by the owner at their expense, assuring that required plant material is kept in good condition.
- Plant materials required in the buffer area shall be assured by a performance guarantee posted with the Township in an amount equal to the estimated cost of the plant materials.
- Buffers shall be maintained and kept clean of debris, rubbish, weeds, and invasive plants.