

# OA-12-13/OA-13-03, Landscaping (City/County)

- **Applicant:** Planning Staff
- **Request:** Amend the various sections in Article 8 of the Sumter City and County Zoning and Development Standards Ordinance pertaining to landscaping in order to create clear, consistent, and fair landscaping standards.

# *Purpose*

- o Create definitive, fair, and understandable landscaping and bufferyard standards
- o .....where they do not exist today
  
- o To ensure a quality design
- o To protect incompatible uses
- o To protect neighbors
- o To make our corridors look better

# *2030 Comprehensive Plan Policy*

- o Landscaping: establish clear landscaping and bufferyard standards for all uses

# *Lack of Direction*

- o Every development shall provide sufficient buffering...*
- o Landscaped planters shall be considered as part of an overall planned landscape concept*
- o Reasonable landscaping shall be provided at site entrances, in public areas, in parking lots.....*
- o Source: Zoning Ordinance Article VIII*

# *What's Wrong w/ Status Quo?*

- Not Clear or Predictable
- Difficult to apply fairly or consistently
- No minimum standard for the community

Site Plan Number	Street Frontage	Canopy	Canopy Per FT	Understory	Understory Per FT	Shrub	Shrub Per FT
Recent Commercial							
MSP 10-53 Checkers	230	1	.4 per 100	1	.4 per 100	52	22 per 100
MSP 10-68 Cook-Out	348	5	1.5 per 100	5	1.1 per 100	58	17 per 100
MSP 10-27 Tractor Supply	380	6	1.6 per 100	0	0 per 100	3	
MSP 12-09 Scott Will Toyota	876	11	1.3 per 100	0	0 per 100	110	13 per 100
MSP 10-18 Taco Bell	495	11	2.2 per 100	0	0 per 100	126	25 per 100
MSP 09-36 Dollar General	370	9	2.4 per 100	0	0 per 100	137	37 per 100
MSP 09-16 Sumter Eye Center	124	5	4 per 100	0	0 per 100	22	18 per 100
Residential							
MSP 11-40 RE Davis	350	4	1.1 per 100	2	.6 per 100	12	3.4 per 100
MSP 11-49 Caterpillar Exp.	310	12	3.9 per 100	0	0 per 100	137	44 per 100
MSP 10-66 Bank of Clarendon	250	7	2.8 per 100	4	1.6 per 100	98	39 per 100
MSP 08-03 Bojangles	200	3	1.5 per	6	4 per 100	56	27 per 100
Established Commercial							
MSP 10-01 Brookhollow	1040	25	2.4 per 100	5	20 per 100	17	1.6 per 100
SD 09-01 Cascades	250	5	2 per 100	0	0 per 100	22	9 per 100
SD 06-06 The Cove	1090	6	.5 per 100	22	2 per 100	173	16 per 100
SD 09-02 Pershing Hills	350	6	1.7 per 100	0	0 per 100	36	10 per 100
SD 11-01 Moonlite Village	340		0 per 100	6	1.7 per 100	10	3 per 100
Chilis Broad St.							
Chilis Broad St.	212	2	.94 per 100	6	2.8 per 100	15	7 per 100
Diversified (Tahoe Dr.)	120	3	2.5 per 100	0	0 per 100	11	9.2 per 100
Coulter Ortho	175	2	1.1 per 100	3	1.7 per 100	0	0 per 100
NBSC	265	2	.75 per 100	6	2.26 per 100	28	16 per 100
Wemark Diabetes et al	405	4	.98 per 100	20	5 per 100	0	0 per 100
Wemark Medical	296	16	5.4 per 100	3	1 per 100	0	0 per 100
Simpsons	400	6	1.5 per 100	6	1.5 per 100	18	4.5 per 100

# *Where Does this Apply*

- Zoned Urban / Suburban Areas of the County and City
- DOES NOT APPLY to Rural Areas (AC, CP)
- Except Highway Corridor

# *STANDARDS*

- Street Landscaping
  - Commercial and Residential
- Parking Lots
- Buffers
- Stormwater
- Minimum Size

# Street Landscaping Commercial





wiggly wiggly

PETES GARAGE  
LAW



**Tuomey Cancer Center on Calhoun Street**



**Pizza Lane**



## IGA Shopping Center on Wesmark and Alice





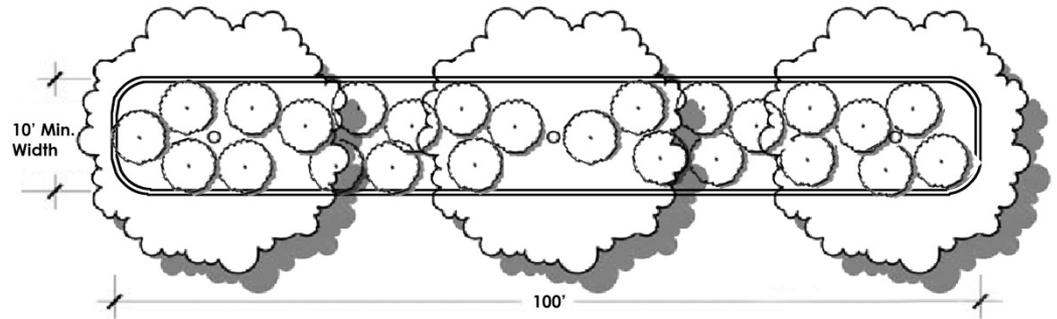
Even just a few well-maintained shrubs make a huge difference...





# Street Landscaping

- 10' minimum buffer width
- 3 Canopy Trees
- 25 Shrubs per 100 linear feet



Street Landscaping

# Residential Subdivision Landscaping



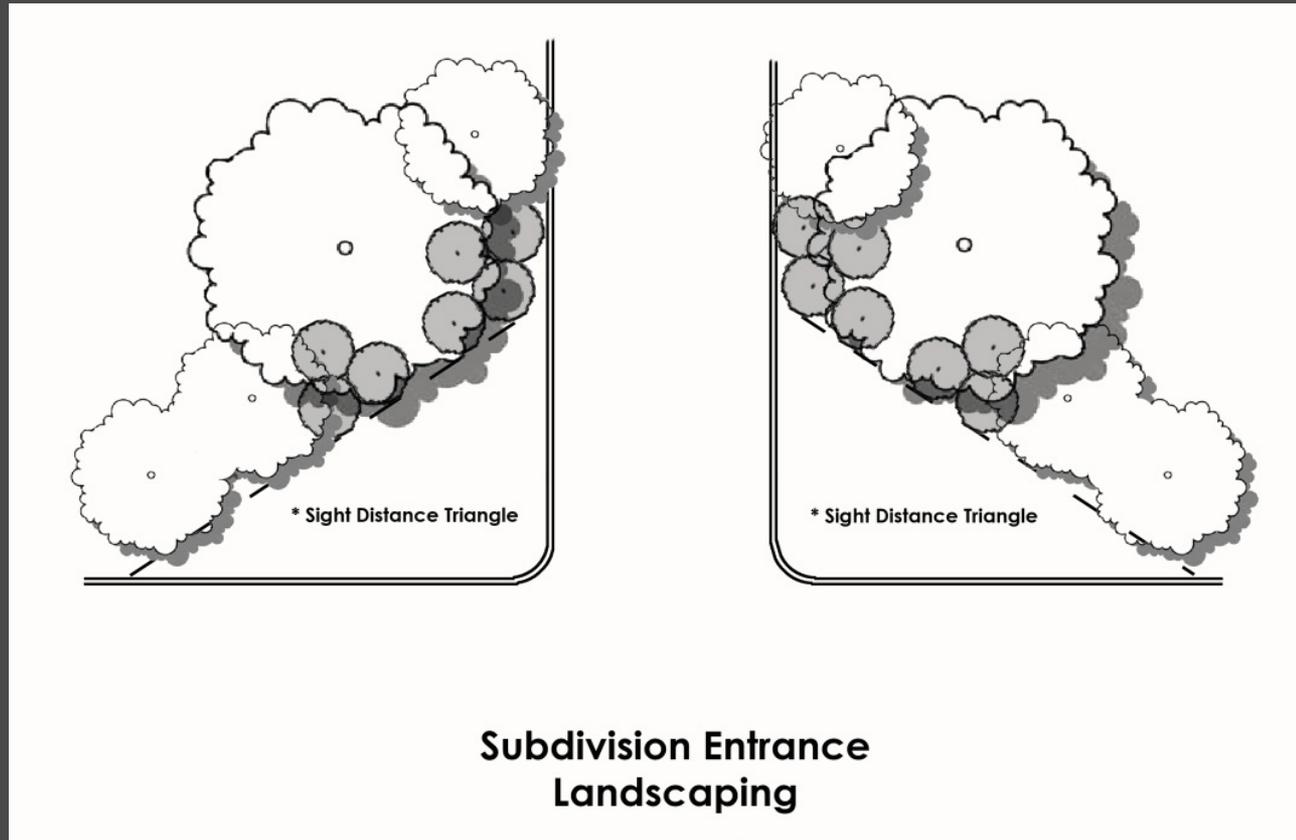
# Proposed Ordinance

## Street Landscaping

- Choice Between:
- Type “D” but no fence required
- Berm
- 6’ min Brick, Stucco or Stone Wall with Type “A”

## Subdivision Entrance Landscaping

- 2 canopy trees
- 6 understory trees
- 14 foundation shrubs
- Trees placed outside sight-distance triangle







**Berm at Beach Forest**









# *Parking Lots*









NBSC  
← EXIT

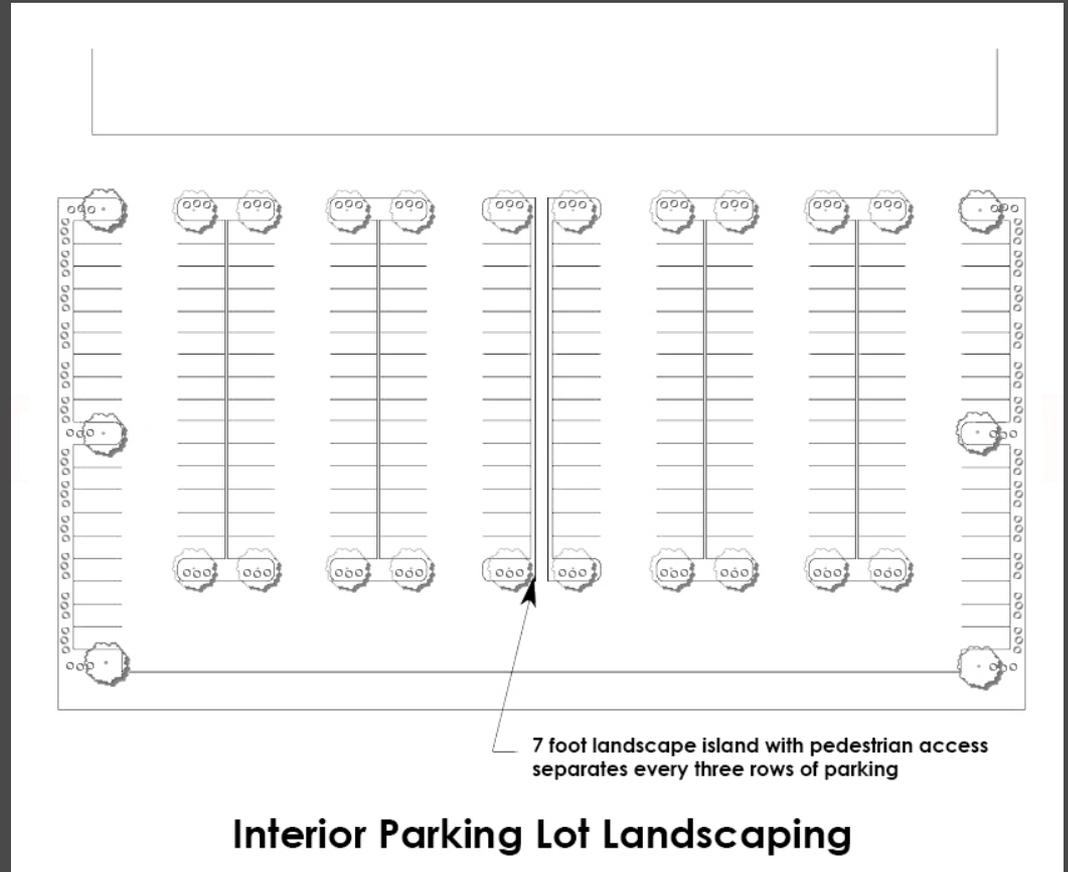


Place	Canopy Tree Distance to Parking	Parking Space island separation or other
Myrtle Beach	50'	min. 8% total area of parking lots >1500 SF shall be interior landscape area
Lexington	n/a	1 per 8 spaces or 1 per 1440 sq. ft.
Florence City	No Specific Standard	Commercial - 5% of lot area Industrial, Office, Multifamily, MH Parks - 10% Lot Area Institutional - 15% of Lot Area
Florence County	n/a	Commercial - 5% of lot area Industrial, Office, Multifamily, MH Parks - 10% Lot Area Institutional - 15% of Lot Area
Richland County		1 per 20 spaces
Clarendon County	n/a	Peninsula or Island - type interior Landscaping for every parking area >20 spaces
Aiken County	n/a	1 per 10 spaces and 1 island at end of each row
City of Aiken	n/a	1 per 10 spaces and 1 island at end of each row
Sumter County Ex	No Specific Standard	No Specific Standard
Sumter County	50'	1 tree every 15 spaces
Anderson County	n/a	1 tree "adjacent" to every 20 spaces
City of Anderson	50'-60' and	1 tree per 2000/2225 s.f./1 shrub per 500/600 s.f.
Greenville	60'	(a) 1 shade tree for every 2,000 SF of total parking lot area, including drives and service areas. (b) No more than 10 parking spaces shall be allowed in a row of parking without median containing at least 1 shade tree.
City of Columbia	40'	1 tree per 3200 s.f.
City of Spartanburg	n/a	1 tree per 12 spaces (24 if double row) and 15 s.f. of landscaping per each space
Spartanburg County	100'	1 tree per 20 spaces
Rock Hill	40'	1 per 15 spaces
Kershaw County	60'	1 per 10 spaces
Jasper County	90'	1 per 15 spaces

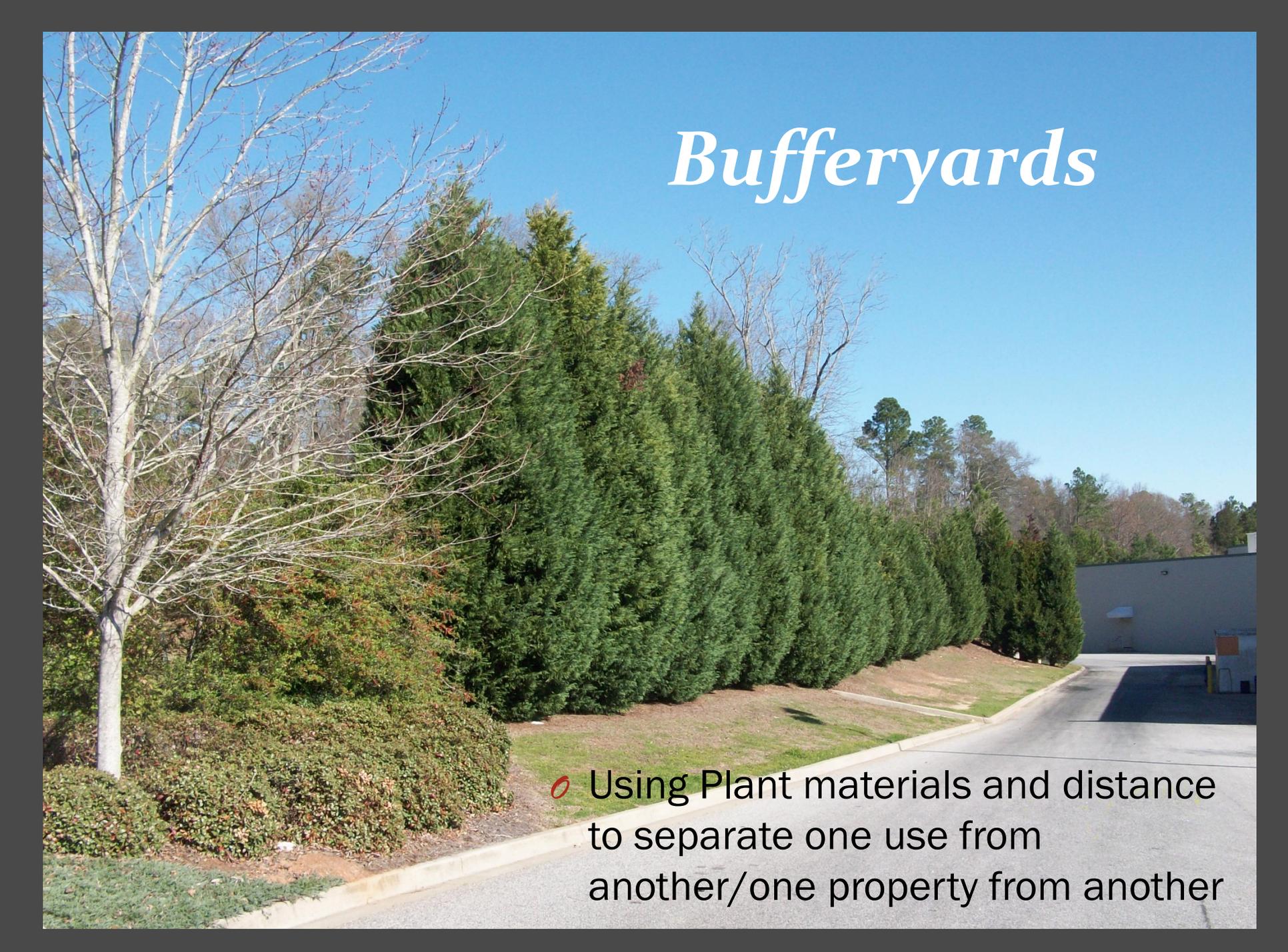
# Proposed Ordinance

## Interior Parking Lot Landscaping

- Canopy tree within 50' of each parking space
- Minimum 3 shrubs for every canopy tree planted
- Landscape islands every 15 parking spaces
- Every third row of parking spaces separated by 7' wide landscape island with 5' ADA compliant sidewalk, 1' grass verge on either side



# *Bufferyards*



- o Using Plant materials and distance to separate one use from another/one property from another





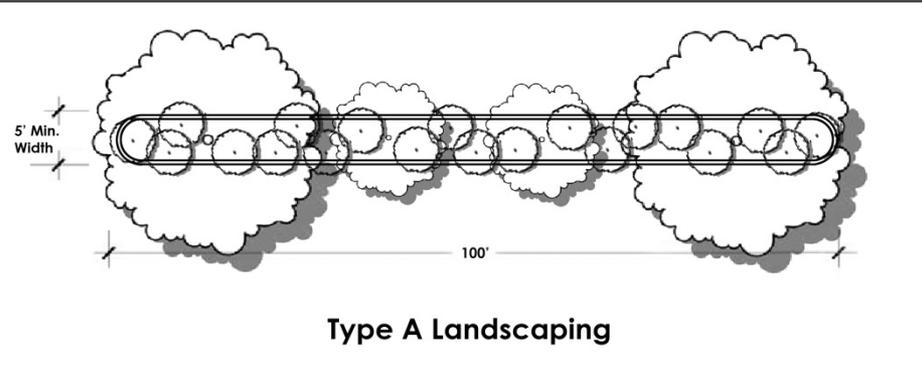
Table 8.1 Landscaping Chart

Proposed Use	Existing Adjacent Use					
	Agricultural	Residential	Office	Commercial	Light Industrial	Heavy Industrial
Agricultural	A	A	A	A	B	D
Residential *	A	B	B	C	C	D
Office	A	A	A	B	C	D
Commercial	A	C	B	A	A	D
Light Industrial	B	C	C	B	B	D
Heavy Industrial	D	D	D	D	D	D

# Proposed Ordinance

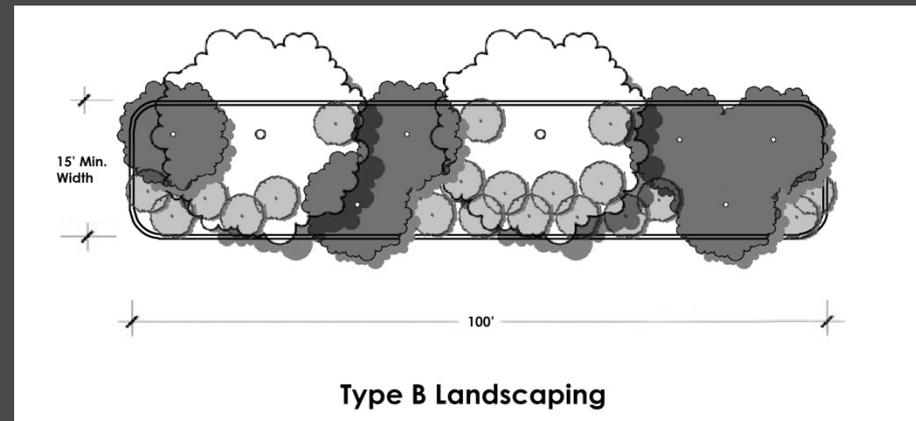
## Type A Landscaping

- 5' minimum buffer width
- 2 Canopy and 2 Understory trees per 100 linear feet
- 20 Shrubs per 100 linear feet



## Type B Landscaping

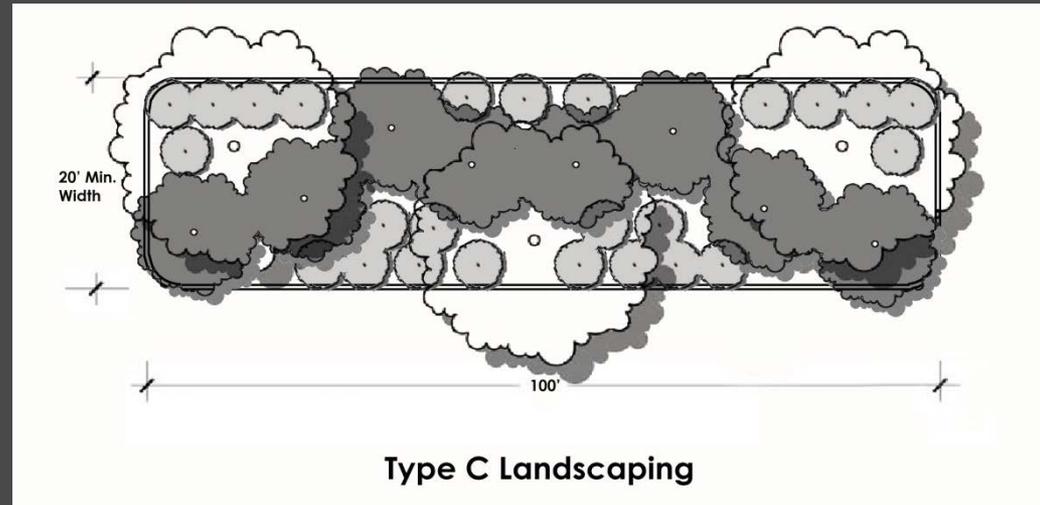
- 15' minimum buffer width
- 2 Canopy trees per 100 linear feet on center
- 6 Evergreen trees per 100 linear feet on center
- 20 Tall shrubs per 100 linear feet on center
- 5' minimum walls or fence (masonry, stone, pressure treated lumber) may be used to reduce the width of landscaping by 5'



# Proposed Ordinance

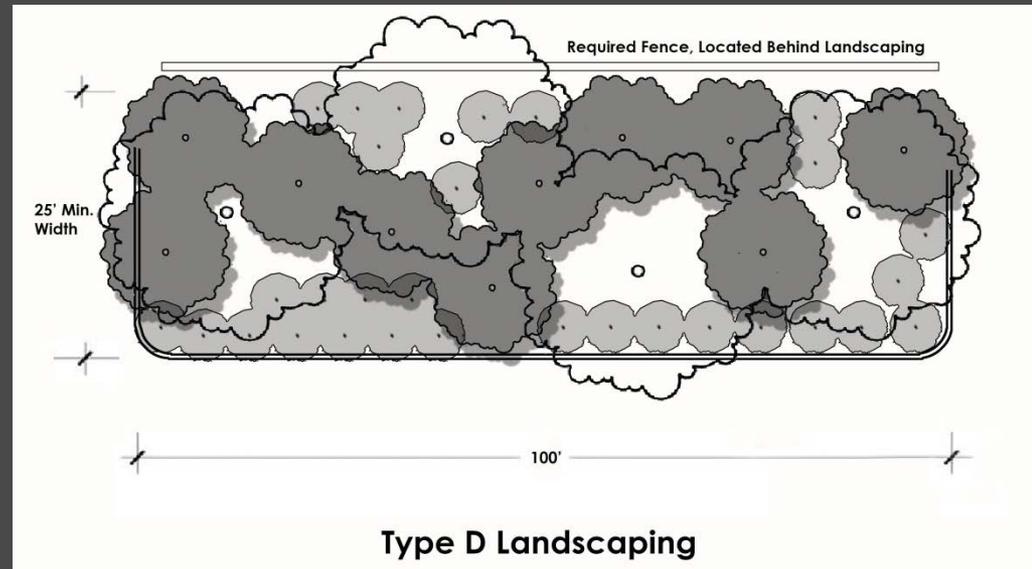
## Type C Landscaping

- 20' minimum buffer width
- 3 Canopy trees per 100 feet on center
- 8 Evergreen trees per 100 feet on center
- 25 Tall shrubs per 100 feet on center
- 5' minimum walls or fence (masonry, stone, pressure treated lumber) may be used to reduce the width of landscaping by 5'



## Type D Landscaping

- 25' minimum buffer width
- 4 Canopy trees per 100 linear feet on center
- 10 Evergreen trees per 100 linear feet on center
- 30 Tall shrubs per 100 linear feet on center
- Fencing required and must be located with the landscaping in front



## Bufferyard Samples from Region

Bufferyard Samples from Region			
Florence County Type A	Type B	Type C	Type D
2 Canopy	3 Canopy	4 Canopy	5 Canopy
2 Understory	6 Understory	6 Understory	7.5 Understory
3 Shrub	9 Shrub	24 Shrub	30 Shrub
3 Evergreen	6 Evergreen	12 Evergreen	15 evergreen
Clarendon County Type A	Type B	Type C	Type D
2 Canopy	2 Canopy	2 Canopy	n/a
2 Understory	8 Understory	17 Understory	n/a
12 Shrub	None/ 6 ft. Fence	None/ 8 ft. Fence	n/a
Sumter Proposed Type A	Type B	Type C	Type D
2 Canopy	2 Canopy	3 Canopy	4 Canopy
2 Understory	4 Understory	5 Understory	8 Understory
18 Shrub	20 Shrub	25 Shrub	30 Shrub and 6 ft. Fence

# *Plant Size Minimums*

- Canopy Tree                    2 inches and 7 ft.
- Understory                    1.5 inches and 5 ft.
- Shrub                            18 to 24 inches
- Tall Shrub                    3 feet (6 foot mature)

# Minimum Plant Sizes

Place	Canopy Tree	Understory	Shrub
Myrtle Beach	3"/12 ft	12 ft	24" (mature 30")
Lexington	2"/12 ft	1"	8.5"
Florence County	2.5"/10 ft	1.5"/5 ft	18"-24"
Richland County	2"/8 ft	2"/8 ft	18"
Clarendon County	8 ft	6 ft	24"
Aiken County	2.5"/6 ft	1.5"/4 ft	18"-24"
York County	2"/8 ft	6 ft (3 stem min)	18"
Sumter County Ex	2"	None	None
Sumter County	2"/7 ft	1.5/5 ft	18" (mature 36")
Anderson County	2.5"	1.5"/4 ft	18"-24"
Anderson	2"/10 ft.	6 ft	36" mature
Rock Hill	2"/10 ft.	2"/10 ft.	18"-24"
Kershaw County	2"	1.5"	3 gal

# *Trees*

- New Text lifts and clarifies existing language
- Adds Recommended Plant Types

# *Stormwater Ponds and Facilities*

- Discourage in front
- Trees and wet friendly species
- Amenity: Added value











- Tree Island every 14 spaces – each island has 2 canopy trees.
- > 10 ft. front bufferyard
- >5 ft. side bufferyard
- Front detention are is not fenced.
- Meets proposed landscaping requirements for large parking lots.





# *Recommendation*

- Staff recommends approval of the revisions