

PURPOSE

Cabarrus County is a developing and constantly changing area. As a result, much of the existing natural landscape could be destroyed in the development process. Landscaping requirements provide balance against this loss.

Screening between incompatible adjacent land uses

Zoning regulations were once based on a strict separation of land uses. Today, that is no longer the case. Greater freedom in the use of property and privacy for landowners is accomplished by adding a buffer between land uses that includes vegetation, land forms or distance.

Erosion control and water pollution

Trees and plants reduce erosion by binding soil particles with their roots and holding soils together against the effects of wind and water. When development occurs and impervious surfaces are created, the flow of water across exposed soils can greatly increase, causing water pollution. The installation of vegetation can slow runoff by acting as a sponge, resulting in less water pollution and stream bed damage.

Modification of the climate in the immediate vicinity

Landscaping helps improve air quality and moderate temperatures by absorbing pollution, providing shade and offering protection from the wind. In addition, trees, grass, leaves, shrubs, even twigs and branches, can absorb and disperse sound energy, reducing overall noise levels.

Aesthetics

Without the softening effect of trees and shrubs, the built environment appears harsh and uninviting.

Cumulatively, the purpose of these requirements is to provide standards that will protect the health, safety and general welfare of the public, enhance property values, improve the appearance of the community, and preserve natural resources, such as trees and native plants.

HOW TO USE THIS CHAPTER

PART I APPLICABILITY OF LANDSCAPE BUFFER YARD STANDARDS AND TERMS
PART II PERIMETER LANDSCAPE BUFFER YARD AREAS
Part III LANDSCAPE REQUIREMENTS FOR PARKING AREAS AND STREET YARDS
PART IV LANDSCAPE PLANS
PART V APPROVED PLANT LIST

PART I APPLICABILITY OF LANDSCAPE BUFFER STANDARDS AND TERMS

SECTION 9-1 APPLICABILITY

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CHAPTER 9-LANDSCAPE AND BUFFERING

Landscaping requirements shall apply to all developing uses and are a condition of development permit approval. Typical landscape buffer area types include:

- Perimeter planting yard areas (landscape buffers that separate differing uses)
- Parking perimeter planting yard areas (landscape buffers around paved parking area)
- Interior parking planting area (landscape located interior/throughout the parking area)
- Street yard planting area (landscape buffer located adjacent to street right of ways)

SECTION 9-2 EXCEPTIONS AND ALTERNATIVE METHODS OF COMPLIANCE

Where physical features preclude strict compliance

It is recognized that, on occasion, complete compliance with the terms of this Chapter may not be practical. Accordingly, a developer may request approval of an alternative landscape plan when any one or combination of the conditions below exist:

- The site involves space limitations or unusually shaped parcels;
- Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
- Natural vegetation on the site, if undisturbed during the development process, can meet or exceed the vegetation which is required; and/or,
- Safety considerations are involved.

In order to seek a landscape plan modification due to one or more of the above site conditions, the applicant must submit a justification to the office of the Zoning Administrator. As part of the justification, the applicant must describe:

1. the landscape requirements that will be met with the modifications
2. the landscape requirements that will not be met with the modifications
3. which of the conditions set forth above justify consideration of the proposed alternative plan
4. how the proposed alternative plan meets or exceeds what is required by the Ordinance and how it meets the intent of the Ordinance

Approval of modification

Deviations from the requirements of this Chapter as stated above may be approved or disapproved by the Zoning Administrator. If the proposed deviation or variance from the landscape requirements does not fall into one or more of the categories listed above, the applicant must seek a landscape plan variance from the Board of Adjustment.

SECTION 9-3 LANDSCAPE AND BUFFERING TERMS

There are several important key landscape definitions to understand:

Berm-An earthen mound designed to provide visual interest, screen undesirable views and decrease noise.

Buffer or yard -A buffer or buffer yard is a "transitional space", which consists of horizontal space (land) and vertical elements (plants, berms, fences or walls). Its purpose is to physically separate and visually screen adjacent land uses.

Caliper- A measurement of the diameter of a tree trunk. Caliper measurements are taken six inches above ground for up to four-inch caliper trees. Measurements are taken twelve inches above ground for larger trees.

Deciduous-Plants, shrubs and trees which lose their leaves in the fall.

Developing use-the use being considered for development.

Evergreen-Plants, shrubs and trees which retain foliage throughout the year.

Existing adjacent use- the use of land already in place prior to the development of an adjacent land use.

Landscape Planting yard area or buffer yard area-A ground surface free of concrete, asphalt, stone, gravel, brick or other paving materials which is required or used for landscaping purposes.

Shrub-A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground. May be deciduous or evergreen.

Sight Triangle-The area of visibility required at the corner(s) of intersecting streets

Tree- Canopy, shade or large maturing tree- Any tree the height of which exceeds 35 ' at maturity.

Tree- Understory or small maturing tree- Any tree the height of which is less than 35' at maturity.

PART II. PERIMETER LANDSCAPE BUFFER YARDS

SECTION 9-4 PURPOSE

Certain land uses, because of their character and intensity, may create an adverse impact on less intensive and varied adjacent land uses. Accordingly, the following regulations are established to protect and preserve the appearance, character and value of property throughout the County.

9-4.1 PERIMETER LANDSCAPE BUFFER YARD

When perimeter landscape buffer yards are required

A. New uses

Perimeter landscape buffer yards are typically required when land uses develop and share a common property line with different types of uses in the same zoning district or, in some cases, a between properties with differing zoning districts.

Table Four (at the end of this Chapter) establishes three levels of perimeter landscape buffer yards and describes how each should be constructed.

B. Expansion of less than 10 percent of existing structure or parking facility

When an expansion is less than 10 percent of the existing building floor area or existing parking area, upgrades to landscape buffers are not required.

C. Expansion of more than 10 percent to existing structure or parking facility

If an expansion of an existing structure or parking areas is more than 10 percent of the existing building floor area or existing parking area, only the area undergoing expansion must comply with the landscape buffer yard planting area requirements. The buffer should encompass the area along the side and/or rear lot line where construction activity occurs, 90 degrees from the beginning and ending points. If existing parking or accessory buildings prevent developing the newly required buffer areas, the parking or structure need not be removed. The required landscape may be placed elsewhere on the site.

D. New buildings or parking areas added to a developed site

Any new building or parking lot(s) area(s) added to an already developed site are required to meet the landscape buffer yard requirements; the prior development is not.

9-4.2 Responsibility for developing

The developing land use is completely responsible for the creation of the landscape buffer yard.

9.4-3 Exceptions and modifications to perimeter buffer yards:

- a. Landscape Buffer Yard Area Easement: When an abutting parcel contains a natural vegetative strip comparable to the required landscape buffer yard and a landscape easement for the required buffer area is provided on the adjacent parcel, this area may count toward the requirement of the landscape buffer yard.
- b. Serves no purpose: The Zoning Administrator is authorized to waive the required landscape buffer yards if, and only if, installation of the landscape buffer would serve no purpose. It shall be the responsibility of the applicant to demonstrate that the required landscape buffers would serve no purpose. Any deviations from the required landscape buffer yard requirements will be noted during the site plan review process and maintained as a part of the record for the permanent project file.

9-4.4 General standards for trees and shrubs placed in required landscape buffer yard areas

- All shrubs and trees to be planted within the landscape buffer yards must be on the approved plant list found in Part V. Comparable substitutes may be approved by the Zoning Administrator.
- All specifications for the measurement, quality and installation of trees and shrubs must be in accordance with the American Standards for Nursery Stock published by the American Association of Nurserymen and free of disease.

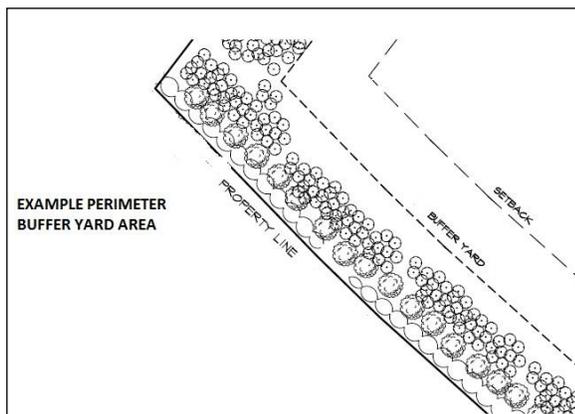
9-4.5 Specific requirements for plantings in the perimeter landscape buffer yard areas are as follows:

a. Trees

At least forty percent of required trees in the landscape buffer yard area must be large maturing trees with a minimum caliper of 2 1/2" measured 6" above ground at the time of planting; small maturing trees must have a minimum caliper of 1 1/2" measured 6". Twenty-five percent of the trees in the landscape buffer area must be evergreen.

b. Shrubs

Seventy-five percent of the required shrubs must be evergreen and at least 2 1/2 feet tall when planted, with an average height of 5 to 6 feet from normal growth over a four year period.



The remaining twenty-five percent of the required shrubs may be deciduous provided that the shrubs are

- Two feet tall when planted and will grow three to four feet over a four year period
- If planted on a berm may be of a lesser height provided that combined height of the berm and plantings is at least 6 feet after four years.

A minimum of two different types of trees and two types of shrubs must be used to minimize the effects of disease and blight.

All trees and shrubs are to be planted in both a visually pleasing fashion and in such a way as to facilitate the creation of a visual screen. Generally, plantings should be spaced-throughout the buffer, allowing appropriate room for growth, with the final design approved as part of the landscape plan approval process.

Part III LANDSCAPING REQUIREMENTS FOR PARKING AREAS AND STREET YARD

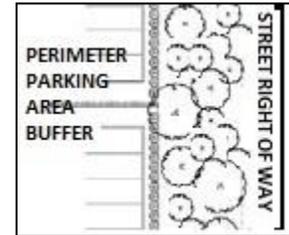
SECTION 9-5 PARKING LOT AREA LANDSCAPE BUFFER REQUIREMENTS

APPLICABILITY:

All parking areas in excess of five spaces are subject to the following standards:

A. Perimeter parking area landscaping

Parking area perimeters which are adjacent either to public rights-of-way or residentially used property must install a landscape buffer yard area around the perimeter of the parking area a minimum of eight feet wide.



Trees and shrubs are required in the perimeter parking lot yard as follows:

1. Trees

Required at the rate of one canopy or shade tree or two understory trees for every twenty linear feet of the required planting yard

2. Shrubs

Shrubs are required in addition to trees and at a rate of three shrubs for every 20 linear feet of planting yard.

B. Parking Area Interior Landscape

Landscaping within the interior of parking areas is important for aesthetics and also functional in that landscaping helps to moderate heat, glare, wind and other climatic effects produced by paved areas.

Interior parking areas are to be landscaped as follows:

Trees

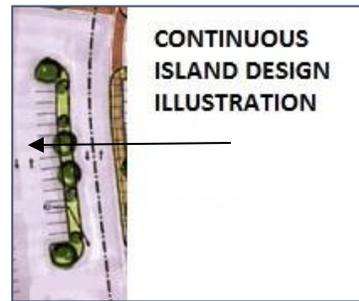
Required at a rate of one per sixteen parking spaces. At least forty percent of required trees must be canopy or shade trees with a minimum caliper of 2 1/2" measured 6" above ground at the time of planting; understory trees must have a minimum caliper of 1 1/2" measured 6". Twenty-five percent of the trees located throughout the parking area must be evergreen.

SECTION 9-6 PLACEMENT OF LANDSCAPING THROUGHOUT THE PARKING AREA

Trees must be placed throughout the parking area to decrease the appearance of a single expanse of pavement and provide shade.

Parking Area Landscape design options include:

- a. A continuous planting island located between every four rows of parking, providing a minimum of nine feet in width with a minimum of 150 SF total of planting area to support each ornamental/understory tree and 300 SF for each canopy/shade tree to be located in the island
- b. Large Planting Islands, providing a minimum of nine feet in width with a minimum of 150 SF total of planting area to support each ornamental/understory tree and 300 SF for each canopy/shade tree located in the island, dispersed throughout the parking area and planted with trees

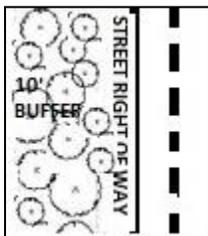


Standard planting Islands located every 12 spaces to avoid long rows of parked cars, a minimum of nine feet wide with adequate planting area to support the type of plantings to be located in the island. See

above for description of minimum standards for island planting areas.

In general, all landscape materials should be placed in a visually pleasing fashion in and around the parking areas. A variety of trees and shrubs should be used to preclude disease and/or blight. Ground cover should be provided in all landscape islands and buffer areas to provide protection from erosion.

SECTION 9-7 STREET YARD LANDSCAPE BUFFER AREA



Street yard landscape buffer area

Each site must develop a landscape planting area with a minimum ten foot width along all areas which front public right of ways, roads and streets. Additional street yard buffering requirements may apply to the site being developed. See Chapter Four, Part III, for Thoroughfare Overlay standards.

Ratio of trees and shrubs

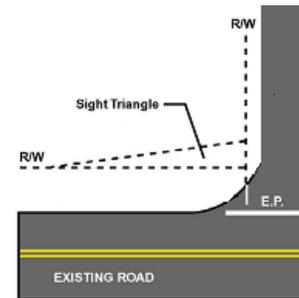
- a. Trees
Required at the rate of one canopy or two understory trees for every thirty linear feet of required planting area.
- b. Shrubs

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Shrubs are required in addition to trees and at a rate of five for every thirty linear feet of required planting area.

SECTION 9-8 VISIBILITY

Nothing in this Chapter shall be construed as permitting any obstruction to view which could constitute a traffic hazard and/or violate the applicable sight triangle requirements.



SECTION 9-9 MAINTENANCE OF REQUIRED LANDSCAPING

1. Responsibility
Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed.
2. Replacement
Plants damaged, diseased or that have died must be replaced by the owner within sixty (60) days of the occurrence of such condition or a maintenance warning notice will be issued by the office of the Zoning Administrator. If seasonal conditions are such that replacement cannot be accomplished immediately, this requirement may be waived by the Zoning Administrator and temporarily delayed.
3. Nonliving material
Nonliving buffer materials, including fencing and decorative walls, are to be maintained, cleaned and repaired by the owner of the property upon which they are located.
4. Violations for non-compliance
All provisions of this Chapter are subject to the enforcement proceedings as cited in Chapter Twelve of this Ordinance.

PART IV LANDSCAPE PLANS

SECTION 9-10 SUBMISSION OF LANDSCAPE PLANS

Landscape plans must be submitted along with site specific development plans and may be superimposed upon the site plan as space permits. Landscape plans are considered to be an integral part of any site plan submittal and will be subject to the same approval process. At a minimum, the plan shall include:

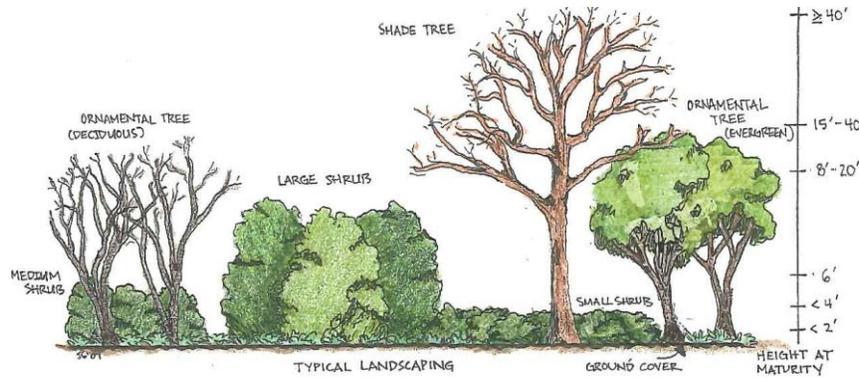
1. Project information including the total acreage of the property, the square footage of the building areas, impervious area, parking and other vehicular use areas.
2. Each project's calculations, including dimensional attributes and resulting amount of planted areas.
3. Location, size and type of planting material, both existing (if any) and proposed.

4. Calculations used to determine the number of plantings required for each type of landscape planting area or buffer yard, in tabular format, including the number of plantings required for each yard, the type of plantings proposed and the location of the plantings.

Landscape plans and proposed lighting plans shall be designed and coordinated to accommodate projected plant growth.

SECTION 9-11 UNAVOIDABLE DELAYS IN THE INSTALLATION OF LANDSCAPING

Installation of landscaping must be completed in accordance with an approved landscape plan. Unusual environmental conditions, such as drought or ice, may occur or the appropriate planting season may not parallel the development of the site. In such cases, a performance guarantee may be used for the project to move forward. Performance guarantees shall be accompanied by a description of the factor(s) hindering installation of landscaping and a written estimate of materials and installation from a licensed landscaping contractor. Such guarantee may be in the form of a letter of credit, a bond, a certified check or cash and shall be in the amount of 125 percent of the total price reflected in the estimate. The amount shall be reviewed and approved by the Zoning Administrator. The performance guarantee will be released after landscaping is installed in accordance with the landscaping plan.



PART V LANDSCAPING STANDARDS

SECTION 9-12 APPROVED PLANT LIST

The following list of plant species includes the trees, shrubs, and groundcovers which are acceptable landscaping material in Cabarrus County. Plant species in bold type are considered drought tolerant plants for North Carolina landscapes.

Canopy trees (large, maturing trees):

<u>Botanical Name</u>	<u>Common Name</u>
Acer floridian	Florida Maple or Southern Sugar Maple
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Amelanchier canadensis	Serviceberry
Betula nigra	River Birch
Carya illinoensis	Pecan
Cunninghamia lanceolata	Common Chinafir
Carya ovata	Shagbark Hickory
Carya glabra	Pignut Hickory
Carya cordiformis	Bitternut Hickory
Cedrus deodara	Deodar Cedar
Celtis occidentalis	Hackberry
Cupressocyparis leylandii	Leyland Cypress
Diospyros virginiana	Persimmon
Fagus grandiflora	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo or Maiden Tree
Juniperus virginiana	Eastern Red Cedar
Liquidambar styraciflua	American Sweetgum
Liriodendron tulipifera	Tuliptree (Yellow Poplar)
Magnolia grandiflora	Southern Magnolia
Metasequoia glyptostroboides	Dawn Redwood
Nyssa sylvatica	Black Gum
Pinus elliotti	Slash Pine
Pinus strobus	White Pine
Pinus echinata	Short Leaf Pine
Pinus nigra	Austrian Pine

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Pinus thunbergi	Japanese Black Pine
Pinus taeda	Loblolly Pine
Pinus virginiana	Virginia Pine
Platanus acerifolia	London Planetree
Quercus acutissima	Sawtooth Oak
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus falcate	Southern Red Oak
Quercus laurifolia	Laurel Oak
Quercus nigra	Water Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus borealis	Northern Red Oak
Quercus shumardi	Shumard Oak
Quercus velutina	Black Oak
Quercus virginiana	Live Oak
Sophora japonica	Japanese Pagoda Tree
Taxodium distichum	Bald Cypress
Tilia Cordata	Little Leaf Linden
Ulmus Parvifolia	True Chinese Elm (Lacebark Elm)
Ulmus alata	Winged Elm
Zelkova serrata	Japanese Zelkova

Understory trees/Ornamental Trees (smaller trees):

<u>Botanical Name</u>	<u>Common Name</u>
Acer buergeranum	Trident Maple
Acer campestre	Hedge Maple
Acer palmatum	Japanese Maple
Carpinus betulus	European Hornbeam
Carpinus caroliniana	American Hornbeam (Ironwood)
Cercis canadensis	Redbud or Judas Tree
Chionanthus virginicus	Fringe Tree or Grancy Graybeard
Continus coggygria	Common Smoketree
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cupressocyparis leylandii	Leyland Cypress
Crataegus phaenopyrum	Washington Hawthorne
Eriobotrya Japonica	Loquat
Eleganus angustifolia	Russian Olive
Halesia Carolina	Carolina Silverbell
Hammamelis mollis	Chinese Witch Hazel
Ilex fosteri	Foster Holly
Ilex opaca	American Holly
Ilex opaca hume	Hume Holly
Ilex x attenuate savannah	Savannah Holly
Ilex decidua	Possumhaw
Ilex latifolia	Lusterleaf Holly
Illex x Nelli R. Stevens	Nellie Stevens Holly
Koelreutaria paniuclata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Maclura promifera	Osage-Orange

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Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Malus species	Flowering Crab
Myrica cerifera	Wax Myrtle
Ostrya virginiana	Ironwood
Oxydendrum arboreum	Sourwood
Photinia x fraseri	Fraser Photinia
Pinvs virginiana	Virginia Pine
Prunus cerasifera pissardii	Purpleleaf Plum
Prunus serrulata kwanzan	Kwanzan Cherry
Prunus subhirtella pendula	Weeping Cherry
Prunus yedoensis	Yoshino Cherry
Prunus caroliniana	Carolina Cherry Laurel
Vitex agnus-castus	Chastetree

Large Shrubs:

<u>Botanical Name</u>	<u>Common Name</u>
Azalea hybrida	Glenn Dale Azalea
Azalea indica	Indian Azalea
Azalea obtusum kaempferi	Kaempferi Azalea
Bambusa multiplex	Hedge Bamboo
Berberis thunbergii	Japanese Barberry
Buddleia davidii	Butterfly Bush
Calycanthus floridus	Sweetshrub
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua Camellia
Chaenomeles speciosa	Flowering Quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged Euonymus
Euonymus japonicus	Evergreen Euonymus
Eleagnus pungens	Elagnus
Hamamllis vernalis	Witch Hazel
Hibiscus syriacus	Shrub Althea (Rose of Sharon)
Ilex attenuate	Foster Holly
Ilex aquifolium	English Holly
Ilex cornuta burfordi	Burford Holly
Ilex cornuta 'rotunda'	Dwarf Horned Holly
Ilex crenata 'convexa'	Convex Japanese Holly
Ilex crenata 'rotundifolis'	Roundleaf Japanese Holly
Ilex "Emily Brunner"	Emily Brunner Holly
Ilex latifolia	Lusterleaf Holly
Ilex pernyi	Perny Holly
Ilex vomitoria	Yaupon Holly
Juniperus chinensis pfitzeriana	Pfitzer Juniper
Juniperus chinensis hetzi	Hetzi Juniper
Laurus nobilis	Laurel
Leucothoe populufolia	Fetterbrush
Ligustrum japonicum	Japanese Privet
Ligustrum lucidum	Waxleaf (Glossy) Privet
Ligustrum sinense	Chinese Privet
Ligustrum vicaryi	Vicary Golden Privet

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Loropetalum Chinese	Lotopetalum
Magnolia stellata	Star Magnolia
Myrica cerifera	Southern Wax Myrtle
Osmanthus fortunei	Fortunes Osmanthus
Osmanthus fragrans	Fragrant Tea Olive
Osmanthus heterophyllus	Holly Osmanthus
Osmanthus heterophyllus rotundifolius	Curly Leaf Tea Olive
Philadelphus coronarius	Sweet Mockorange
Photinia x fraseri	Frazer Photinia (Red Tip)
Pieris floribunda	Mountain Andromeda
Pieris japonica	Japanese Andromeda
Pittosporum tobira	Japanese Pittosporum
Podocarpus macrophyllus var maki	Southern Yew
Prunus laurocerasus	English Laurel
Prunus laurocerasus "Zabel"	"Zabel" Skip Laurel
Prunus laurocerasus angustifolia	Narrow Leafed English Laurel
Pyracantha coccinea	Scarlet Firethorn
Raphiolepis umbellata	Yeddo-Hawthorn
Rhododendron austrinum	Florida Azalea
Rhododendron calendulaceum	Flame Azalea
Rhododendron canescens	Piedmont Azalea
Rhus typhina	Staghorn Sumac
Spirea cantoniensis	Reves spirea
Taxus cuspidate	Japanese Yew
Ternstroemia gymnathera	Cleyera
Viburnum lantana	Wayfaringtree Viburnum
Viburnum opulus	European Cranberrybush Viburnum
Viburnum plicatum var. tomentosum	Doublefile Viburnum
Viburnum rhytidophyllum	Leatherleaf Viburnum
Viburnum tinus	Laurestinus Viburnum

Medium Shrubs:

<u>Botanical Name</u>	<u>Common Name</u>
Abelia x grandiflora	Glossy Abelia
Aucuba japonica	Japanese aucuba
Berberis julianae	Wintergreen Barberry
Buxus microphylla japonica	Japanese Boxwood
Cytissus scoparius	Scotch Broom
Forsythia intermedia	Forsythia
Hydrangea macrophylla	Bigleaf Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex cornuta burfordi nana	Dwarf Burford Holly
Ilex glabra	Inkberry Holly
Kalmia latifolia	Mountain Laurel
Lespedeza thunbergii	Thunberg Lespedeza
Mahonia bealei	Leatherleaf Mahonia
Nandina domestica	Nandina
Rhododendron Ericaceae	Southern Indian Azalea
Spirea prunifolia plena	Bridalwreath Spirea
Spirea vanhouttei	Vanhoutte Spirea
Yucca filamentosa	Adam's Needle Yucca

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Small Shrubs:

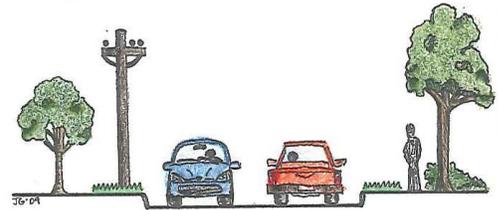
<u>Botanical Name</u>	<u>Common Name</u>
Aucubajaponica	Dwarf Aucuba Rhododendron
Azaleas	
Berberis thunbergii	Japanese Barberry
Deutzia gracilis	Slender Deutzia
Gardenia radicans	Creeping Gardenia
Hydrangea arborescens	Annabelle Smooth Hydrangea
Ilex cornuta 'carissa'	Carissa Holly
Ilex cornuta 'rotunda'	Chinese Holly
Ilex crenata 'compacta'	Compact Holly
Ilex crenata 'green lustre'	Green Luster Holly
Ilex crenata 'helleri'	Heller Japanese Holly
Ilex crenata 'hetzi'	Hetzi Japanese Holly
Ilex vomitoria 'nana'	Dwarf Yaupon Holly
Itea virginica	Virginia Sweetspire
Jasminum floridum	Showy Jasmine
Jasminum nudiflorum	Winter Jasmine
Juniperus davurica 'expansa'	Parsons Juniper
Juniperus horizontalis 'plumosa'	Andorra Juniper
Kerria japonica	Japanese Kerria
Lonicera pileata	Privet Honeysuckle
Nandina domestica 'harbor dwarf'	Gulf Stream Nandina
Pittosporum tobira 'nana'	Dwarf Pittosporum
Pyracantha koidzumii 'santa cruz'	Santa Cruz Pyracantha
Raphiolepis indica	India Hawthorn
Spirea x burmalda	Bumald Spirea
Spirea nipponica 'snowmound'	Snowmound Spirea
Spirea thunbergii	Thunberg Spirea

Ground covers:

<u>Botanical Name</u>	<u>Common Name</u>
Ajugareptans	Carpet Bugle
Euonymus fortunei	Wintercreeper Euonymus
Hadra helix	English Ivy
Hedera canariensis	Algerian Ivy
Hypericum calycum	Aaronsbeard (St. Johnswort)
Juniperus conferta	Blue Pacific Shore Juniper
Juniperus horizontalis	Creeping Juniper
Juniperus scopulorum	Blue Creeper Juniper
Liriope muscarii	Liriope
Liriope spicata	Creeping Lilyturf
Ophiopogon japonicus	Dwarf Lilyturf or Mondo Grass
Phlox subulata	Moss Phlox or Thrift
Pachysandra terminalis	Pachysandra
Vinca major	Large Periwinkle
Vinca minor	Common Periwinkle

Landscape and Utilities

Understory trees should be used where overhead utilities exist. Caution should also be used when designing plantings for installation near or within underground utility rights-of-ways. Consult with utility provider for additional information.



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TABLE FIVE: Landscape Buffer Yard Requirements between Proposed Use and the Adjacent Zoning District or Land Use

Developing Use/Proposed Use of Property	Adjacent Zoning District	Adjacent Land Use	Landscape Buffer Yard Level Required	Installation Required
All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category	AO, CR, LDR, MDR, HDR	Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses Category	# 2 (See Table Four)	Upon Development
	OI, GC, LC	Any use listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use	#3 (See Table Four)	Upon Development
		All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category		
LI, GI	Any use listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category	NA		
All uses listed in Chapter 3, Table of Permitted Uses, within the Institutional, Civic and Public Use Category	AO, CR, LDR, MDR, HDR	Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses	# 2 (See Table Four)	Upon Development
	OI, GC, LC	Any use listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use Category	#3 (See Table Four)	Upon Development
		All use listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category		
LI, GI	Any use listed in Chapter 3, Table of Permitted Uses, Industrial Use Category	NA		
All uses listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category	AO, CR, LDR, MDR, HDR	Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses	# 1 (See Table Four)	Upon Development
	OI	Any uses listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use Category	# 2 (See Table Four)	
	LC, GC	All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category	#3 (See Table Four)	Upon Development
	LI, GI	All uses listed in Chapter 3, Table of Permitted Uses, Industrial Use Category	NA	

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TABLE FIVE: Landscape Buffer Yard Requirements between Proposed Use and the Adjacent Zoning District or Land Use (Continued)				
Developing Use/Proposed Use of Property	Adjacent Zoning District	Adjacent Land Use	Landscape Buffer Yard Level Required	Installation Required
All uses listed in Chapter 3, Table of Permitted Uses, within the Transportation Use Category	AO, CR, LDR, MDR, HDR	Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses	# 1 (See Table Four)	Upon Development
	OI,LC,GC	Any use listed in the Chapter 3, Table of Permitted Uses in the Commercial, Office, Retail or Institutional, Civic and Public Use Category	# 2 (See Table Four)	Upon Development
	LI, GI	All uses listed in Chapter 3, Table of Permitted Uses, Industrial Use Category	NA	
		All uses listed in Chapter 3, Table of Permitted Uses, within the Transportation Use Category		
All uses listed in Chapter 3, Table of Permitted Uses, Residential Use Category except for those uses considered single family detached residential for permitting purposes. See Chapter 5 for perimeter buffer requirements for single family subdivisions. See Chapter 4 for perimeter buffer requirements for manufactured home parks.	AO, CR, LDR, MDR, HDR	Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses	# 2 (See Table Four)	Upon Development
	OI, LC, GC, LI, GI	Any use listed in Chapter 3, Table of Permitted Uses, within the Institutional, Civic and Public Use Category	#3 (See Table Four)	Upon Development
All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category				
All uses listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category				

NOTE: Additional landscape buffer yard requirements for Conditional Uses (Chapter 8) and Uses Permitted Based on Standards (Chapter 7) may be listed under the site specific development standards for the proposed use. Where a site specific development standard is defined in Chapter 7 or Chapter 8, the standard is the development requirement.

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TABLE FOUR: Landscape Perimeter Buffer Yards

How to use the following table: First, determine the acreage of the property that is being developed. Then, look to the vertical column on the left that corresponds to the required buffer yard level. Read across until you have located the acreage column. Buffer yard requirements appear vertically under the acreage column. For example, a parcel over three acres but less than 3.5 acres, requiring a level one buffer yard, would need a yard of at least 58 feet wide with 2 shade or 4 ornamental trees per every 50' linear feet and 15 shrubs per every 50' linear feet.

	If project acreage is less	0.5	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10 or more acres
Landscape Buffer Yard Requirement is:																					
Buffer yard # 1																					
Width of yard		43'	46'	49'	52'	55'	58'	61'	64'	67'	70'	73'	76'	79'	82'	85'	88'	91'	94'	97'	100'
2 shade trees or 4 ornamentals for every 50'																					
15 shrubs for every 50'																					
Buffer yard # 2																					
Width of yard		25'	27'	30'	33'	36'	38'	41'	43'	46'	49'	51'	54'	57'	59'	62'	65'	67'	70'	72'	75'
2 shade trees or 4 ornamental for every 50'																					
10 shrubs for every 50'																					
Buffer yard # 3																					
Width of yard		12'	14'	16'	18'	20'	22'	24'	26'	28'	30'	32'	34'	36'	38'	40'	42'	44'	46'	48'	50'
1 shade tree or 2 ornamental for every 50' linear feet																					
8 shrubs for every 50'																					

Applicants are encouraged to retain existing natural vegetative buffers on sites being developed. Existing vegetation located in the required buffer area that meets the standards for plantings as listed in section 9-6.5 may be counted towards the required number of plantings.