

- 3) Dead or diseased limbs may be removed.
 - 4) Weeds and vines may be removed.
 - 5) Trees of less than 2" in caliper may be removed that are clearly within the drip line of a tree that has a caliper of greater than 2".
 - 6) Dead trees and materials may be removed. Diseased trees may be removed at the discretion of the Zoning Enforcement Officer.
 - 7) Mulch may be applied within the buffer. Mulch shall be kept 2" to 3" away from the bark of trees.
- D) Except as otherwise provided a screen/buffer shall be required along the rear and/or side lot lines only. No required buffer shall extend nearer to a street than the street right-of-way line.
 - E) No structure other than a wall, fence, sidewalk, mailbox, sign, or driveway shall be permitted within the required screen area. If a wall or a fence is used as part of a screen, it shall be no less than six (6) feet in height. No off-street parking may take place in any required screen area.
 - F) The height of any material in the vicinity of a point of ingress or egress may not exceed three (3) feet within the sight triangle.
 - G) Where a wall or a fence will be utilized within a screen/buffer area, and plant materials are required, the required amount of plant materials shall be installed on the side of any wall or fence opposite the new development.
 - H) Where plant materials are required to be installed, plant types shall be selected from the list of materials in Appendix A or otherwise approved by the Planning Director.

7.4.6 Walls, Fences, and Berm Standards

Whenever a screening alternative specified is selected which includes a wall, fence, or berm, such wall, fence, or berm shall meet the following requirements:

- A) Any wall shall be constructed in a durable fashion of solid treated wood, brick, stone, or Vinyl. All walls, except those constructed of stone, shall be of a consistent pattern. Gates shall be constructed to the standards for fence materials.
- B) Chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this ordinance.
- C) No wall or fence used as part of a screen shall be less than six (6) feet in height.
- D) All berms shall be grassed and/or planted with other plant materials sufficient to prevent soil erosion. If grassed alone, any berm installed to meet the requirements of

this Section shall be no less than four (4) feet in height. No slope of a berm shall exceed a slope greater than one (1) foot of rise for every three (3) feet of run unless approved by the Planning Director. No part of the berm shall be left as bare soil. Any required plant materials accompanying a berm may be planted on the berm and/or along either side of the berm. It is recommended that, where feasible, at least seventy-five percent (75%) of any required shrubs be planted on the slope of the berm opposite the new development.

- E) Where a fence or wall is used as part of a required screen area, any required plantings accompanying the fence or wall shall be located on the side of such fence or wall opposite the new development.

7.4.7 Screen and Buffer Maintenance

The plantings, fences, walls or berms that constitute a required screen shall be properly maintained in order for the screen to fulfill the purpose for which it is established. The owner of the property and any tenant on the property where a screen is required shall be jointly and severally responsible for the maintenance of all screen materials.

Such maintenance shall include all actions necessary to keep the screened area free of litter and debris; to keep plantings healthy; to keep plant growth from interfering with safe vehicular and pedestrian travel, or use of parking areas, or from creating nuisances to adjoining properties; and to keep walls, fences, and berms in good repair and neat appearance. Any vegetation that constitutes part of a screen shall be replaced in the event that it dies. All screen materials shall be protected from damage, by erosion, motor vehicles or pedestrians, which could reduce the effectiveness of the screen.