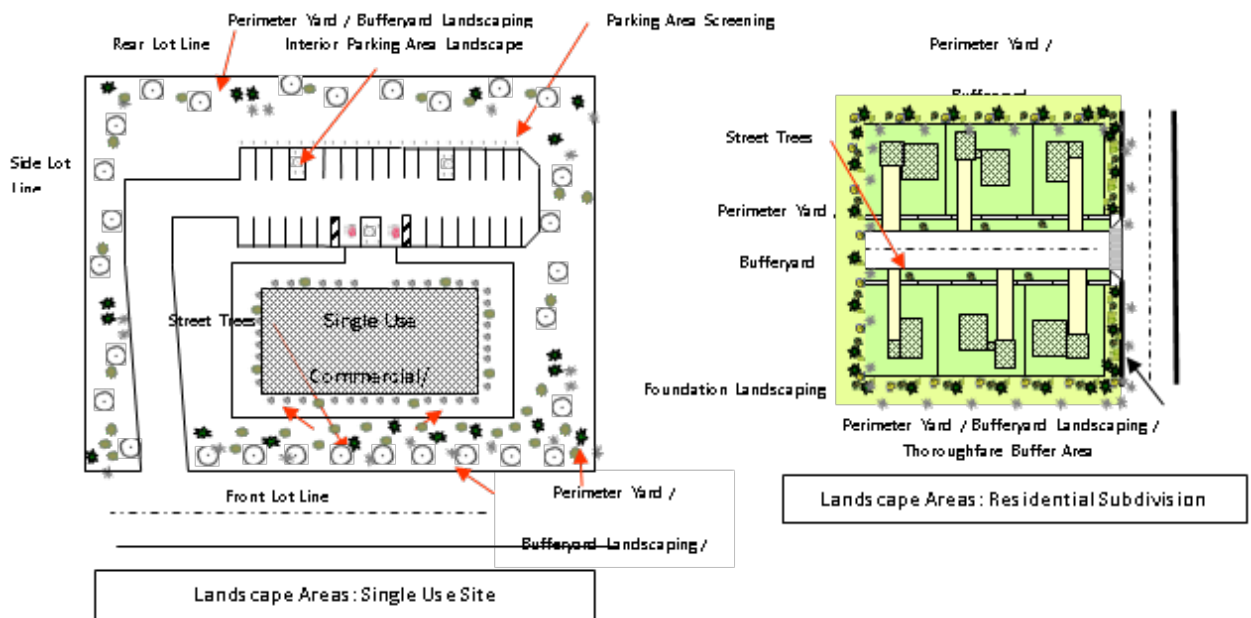


**Section 7.01 Landscaping Regulations.**

**Intent** - Landscaping is an essential element of the site design process and is an important feature in promoting the public health, safety, comfort, convenience and general welfare of the Town of Holly Springs and its extra-territorial jurisdiction. Landscaping is intended to: mitigate incompatibilities between adjacent land uses; reduce the negative impacts of higher intensity land uses on lesser intensity adjacent land uses; provide a critical visual and noise buffering effect between higher intensity *districts* and lower intensity *districts*; preserve areas of tree canopy, natural vegetation and wildlife habitat; lessen the impact of development on the environment by reducing *glare* and heat buildup; promote the creation of landscape islands within vehicular areas to enhance pedestrian safety; and, break up large expanses of pavement so as to reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources.

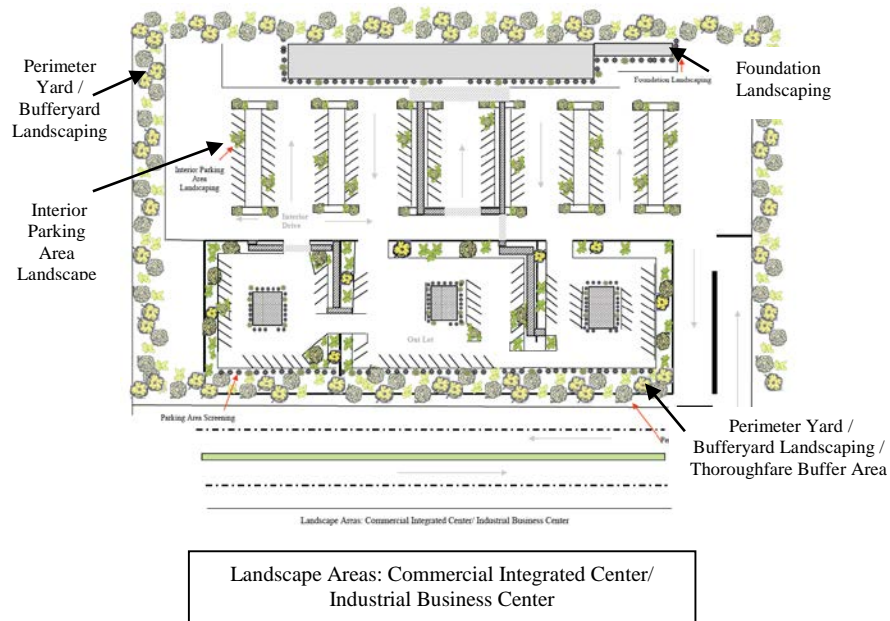
**A. Required Landscaping / Landscaping Areas.**

1. New Development and Additions – Within the Town of Holly Springs and its extra-territorial jurisdiction, all new developments and all additions to existing development (i.e., *building* additions, *parking area* expansions, installation of *free standing signs*, etc.) shall provide landscaping as required by this Section for such new development or addition.
2. Location of Landscaping – Required landscaping areas shall consist of four (4) types: (i) landscaping of required perimeter *yards* or *bufferyards*; (ii) *foundation landscaping*; (iii) interior *parking area* landscaping; and, (iv) *parking area screening*.



[Amended Ordinance #12-05]\*

**Section 7.01  
Landscape Regulations**



[Added Ordinance #07-14]

3. Preservation – The preservation of existing trees and vegetation is encouraged and provided for in Section 7.01, J. – Credit for Preservation of Existing Trees and Vegetation. [Section Reference Modified Ordinance #12-06] [Section Reference Modified Ordinance #14-07]\*

**B. Types of Landscape Screening.**

Three types of landscape screening are provided for in this Section: (i) Type A: Open; (ii) Type B: Semi-Opaque; and, (iii) Type C: Opaque. These three types of landscape screening provide a progression of screening options suitable to a variety of landscaping and buffering needs between land uses and *districts*.

1. Type A: Open – The Type A: Open landscaping creates a pleasant visual experience but provides a minimal visual or sound barrier. Therefore, Type A landscaping is intended for use on *lots* where the *district* of the abutting *lots* includes *permitted uses* with similar intensities, lights, sounds and regular operations and would have minimal, if any, negative impact on adjacent properties. Type A landscaping requires a majority of the landscape materials to be of a large deciduous tree variety with substantial flexibility to add color, interest or heavier visual screening, if desired.



Type A: Open Landscaping



Type C: Opaque Landscaping

2. Type B: Semi-Opaque – The Type B: Semi-Opaque landscaping creates a partial visual and sound barrier and is intended for use on *lots* where the *district* of the abutting *lots* includes *permitted uses* that may be similar in land use intensity, but may still contain lights, sounds and regular operations which may adversely impact adjacent properties. Type B landscaping requires a mixture of plant materials with sufficient evergreen content to provide some year-round buffering while allowing substantial flexibility to add color and interest with deciduous trees or shrubs/hedge plants. Any evergreen species that drops its lower branches shall not be permitted as "evergreen" trees in a Type B: Semi-Opaque landscape area. [Amended Ordinance #07-14]\*
  
3. Type C: Opaque – The Type C: Opaque landscaping shall be designed to create a substantial visual barrier from *grade* to at least six (6) feet above *grade* at time of planting. Type C: Opaque landscaping should also provide a sound barrier effect. Type C: Opaque landscaping is intended to be placed on *lots* in higher intensity *districts* which abut *lots* located in lesser intense *districts* that may be adversely impacted by the lights, sounds and regular operations of the higher intensity *district*. Type C: Opaque landscaping requires significant use of evergreen varieties to provide year-round buffering accented with deciduous trees or shrubs/hedge plants. Any evergreen species that drops its lower branches shall not be permitted as "evergreen" trees in a Type C: Opaque landscape area. [Amended Ordinance #07-14]\*

<b>Table 7.01-A: Landscape Types</b>	
<b>Screening Type</b>	<b>Minimum Requirements<sup>(1)</sup></b>
Type A: Open	60 % Large Deciduous Trees
Type B: Semi-Opaque	20 % Large or Small Deciduous Trees 40 % Evergreen Trees
Type C: Opaque	75 % Evergreen Trees

<sup>(1)</sup> Minimum Requirements do not total 100%. Any remaining *plant unit value* is left to the discretion of the landscape design professional.

**Section 7.01  
Landscape Regulations**

**C. Calculation of Plant Unit Values.**

1. One-Hundred Foot Increments.

*Plant unit value* shall be calculated individually for each one-hundred (100) lineal foot increment, or pro-rated portion thereof, of:

- a. a property line for a perimeter *yard* or *bufferyard* landscaping; or,
- b. a *building* foundation for *foundation landscaping*.

2. *Plant Unit Value* of Landscape Materials.

*Plant unit value* shall be the total point value of landscape materials (shrubs/hedge plants, trees, berms, fencing or walls) selected for use based upon the size and type of the landscape materials selected for preservation or installation within a required landscape area.

<b>TABLE 7.01-B: Plant Unit Values</b>		
<b>Plant Categories</b>	<b>Minimum Size at Time of Planting</b>	<b>Plant Unit Value</b>
Large Deciduous Tree	2" caliper	6.00
	2 ½" caliper	8.00
Small Deciduous Tree	1" caliper	4.00
	1 ½" caliper	5.00
Large Evergreen Tree	6' high	5.00
	12' high	8.00
Small Evergreen Tree	4' high	2.00
	6' high	5.00
Large or Medium Shrubs or Shrubs / Hedge Plants	36" high	1.00
Small Shrubs or Hedge Plants	24" high	.50
	18" high	.25
Fence, Wall or Berm	See Section 7.01, J. [Section Reference Modified Ordinance #14-07]	
Preservation of Existing Vegetation	See Section 7.01, I. [Section Reference Modified Ordinance #14-07]	

[Amended Ordinance #07-14]\*

3. Location of *Perimeter Yard* and *Bufferyard* Landscape Materials.

In order to qualify toward a required *plant unit value*, landscape materials shall be located within the lesser of: [Amended Ordinance #07-14]

- a. the depth of the required *perimeter yard* or *bufferyard*; or,
- b. fifty (50) feet of a property line; and
- c. in no case shall a *perimeter yard* or *bufferyard* have depth less than:

Type A: 5'

Type B: 10'

Type C: 20'

[Added Ordinance #09-19]

**D. Required Landscaping of Required Front, Side and Rear Yards and Required Front, Side and Rear Bufferyards in All Districts.** [Amended Ordinance #12-06]\*

- 1. All required *yards* and all required *bufferyards* shall be landscaped in compliance with the requirements in Table 7.01 C – Type and Plant Unit Value of Required Landscaping.
- 2. Along thoroughfares, large deciduous trees shall be planted on average, forty (40) feet on center, within five (5) feet from the *right-of-way* line on the private property side so as to create the visual appearance of street trees. [Amended Ordinance #14-07]\*
  - a. Where existing overhead utilities interfere with part of the landscape area, the large tree requirement may be substituted by installing small deciduous trees.
  - b. Trees may be shifted to accommodate the placement of street light poles. [Added Ordinance #12-06]\*

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**Table 7.01 – C: Type and Plant Unit Value of Required Landscaping**

Zoning / Designation of Abutting Property	Zoning of Subject Property															
	R-30	R-20	R-15	R-10	R-8 <small>[Amended Ordinance #15-11]</small>	R-MF-8	R-MF-15	LB	TV <small>[Amended Ordinance #11-07]</small>	OR	CB	GB	BT <small>[Amended Ordinance #11-03]</small>	RT <small>[Amended Ordinance #11-03]</small>	IT <small>[Amended Ordinance #11-03]</small>	PUD
R-30	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-20	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-15	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-10	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-8	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-MF-8	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-40	B-40	C-75	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-MF-15	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-40	B-40	C-75	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
LB	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
TV	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	* (1)	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
OR	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
CB	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
GB	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
BT <small>[Amended Ordinance #11-03]</small>	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
RT <small>[Amended Ordinance #11-03]</small>	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
IT <small>[Amended Ordinance #11-03]</small>	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
NC-540 US 1 <small>[Amended Ordinance #14-07]*</small>	C-225	C-225	C-225	C-225	C-225	C-225	C-225	B-75	*	B-75	B-75	B-75	B-75	B-75	B-75	TBD
NC 55 Bypass	C-225	C-225	C-225	C-225	C-225	C-225	C-225	B-75	*	B-75	B-75	B-75	B-75	B-75	B-75	TBD
Major Thoroughfare	B-225	B-225	B-225	B-225	B-225	B-75 <small>[Amended Ordinance #12-05]*</small>	B-75 <small>[Amended Ordinance #12-05]*</small>	A-50 <small>[Amended Ord 09-19]</small>	*	B-75	A-75 <small>[Amended Ord 09-19]</small>	B-75	B-75	B-75	B-75	TBD
PUD	A-20	A-20	A-20	A-20	B-40	B-40	B-40	B-150	A-50	B-150	C-225	C-225	C-225	C-225	C-225	TBD

**Types of Landscaping:**  
 Type A - Open Landscaping  
 Type B - Semi-Opaque Landscaping  
 Type C - Opaque Landscaping  
 TBD - To Be Determined by the *Town Council* on a case-by-case basis. [Amended Ordinance #04-06]

**How to Read This Table:**  
**Example: B-75**  
 Letter = Type of Landscaping (See Section 7.01, B. for description of Type of Landscaping)  
 Number = Required Plant Unit Value (See Section 7.01, H. for determination of Plant Unit Values)  
[Section Reference Modified Ordinance #14-07]  
 Solution: B-75 = Semi-Opaque Landscape Screen with a Plant Unit Value of 75 points.

\* Large Deciduous Trees planted forty (40) foot on-center.  
 \* (1) Applicable only to Front Yards. Trees not required in side yard or rear yard.  
 \* (2) Applicable only to Front Yards. Side and rear yards of: a single use site, integrated center, business park or industrial park when abutting another Commercial / Mixed Use District or Industrial District; or, any side or rear yard of an out lot when abutting another out lot within the same integrated center, business park or industrial park or when abutting the main portion of the integrated center, business park or industrial park, shall have a PUV of A-20.  
 \* (3) Applicable only to Front Yards along collector streets, local streets, cul-de-sac streets, or residential gateways. Front Yards along collector streets, local streets, cul-de-sac streets, or residential gateways that have been reduced by utilizing additional design features, shall have a PUV of A-40. [Amended Ordinance #04-11]  
 \* (4) A project or subdivision using Infill Development Options shall not be required to provide perimeter landscaping when the project or subdivision is located within the adopted Village District Area Plan as specified in the Comprehensive Plan. [Added Ordinance #15-11]\*

**E. Required Buffer Areas in All Districts.** [Added Ordinance #14-07]\*

1. *Buffer Areas Required.*
  - a. *Buffer areas shall be required of any project or subdivision which abuts the right-of-way of NC-540, US 1, NC 55 Bypass or any thoroughfare within the Town of Holly Springs and its extra-territorial jurisdiction in accordance with the requirements of Section 7.06. D. – Buffer Areas of this UDO.*

**F. Street Trees for Residential Subdivisions and Development Plans** [Added Ordinance #12-06]  
[Re-Numbered Ordinance #14-07]\*

1. Type/ Size/ Spacing of Trees
  - a. *Projects utilizing less than a twenty (20) foot setback:*
    - (1) Shall be required to install small deciduous trees as specified in Section 12.01 – Preferred Landscape Materials, of the Town of Holly Springs’ Development Procedures Manual.
    - (2) Minimum size at planting shall be one (1) inch caliper.
    - (3) Spacing shall be every thirty (30) to forty-five (45) feet of road frontage.
  - (b) *Projects utilizing a twenty (20) foot or greater setback:*
    - (1) Shall be required to install large deciduous trees as specified in Section 12.01 – Preferred Landscape Materials, of the Town of Holly Springs’ Development Procedures Manual.
    - (2) Minimum size at planting shall be two (2) inch caliper.
    - (3) Spacing shall be every fifty (50) to sixty-five (65) feet.
  - (c) Distance from the following site conditions shall be adhered to:
    - (1) Intersections: All trees shall be located outside of site distance triangle in accordance with the Town of Holly Springs’ Engineering Design & Construction Standards.
    - (2) Street Lights: All trees shall be located a minimum of twenty-five (25) feet from the base of all street light poles.
  - (d) Quality of Street Trees

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For the purposes of this section, trees shall be nursery grown, typical of their species or variety, freshly dug, normally shaped, heavy and well branched; with full foliage when in leaf and shall have healthy, well developed root systems. Trees must be self-supporting, with straight trunks and with leaders intact. All wounds present at the time of digging must exhibit callusing, with the bark at the edges of any such wound tight and intact. No abrasions or unhealed cuts are allowed on the trunks of trees. All trees furnished shall be free of any insect infestations.

All trees planted to meet the street tree requirement must be well matched specimens. The developer shall provide written certification that the plant material meets this quality requirement at the time of installation.

In order to maintain a high quality of urban streetscape, each residential street must contain at least two (2) species of trees with a similar canopy. No more than fifty (50) percent of a single species shall be used on each street. [Added Ordinance 14-07]\*

2. Location of Street Trees

- (a) Centered in the public *right-of-way* within the utility strip between the sidewalk and curb or centered between *right-of-way* line and curb if no sidewalk is present.
- (b) Where above locations are not deemed feasible and practical; the *Director* shall have the authority to modify and approve acceptable alternatives to street tree requirements in accordance with sub-section 7.01, P. Alternate Landscape Plan Approval of this UDO. [Amended Ordinance #13-09] [Section Reference Modified Ordinance #14-07]\*

3. Installation of Trees

- (a) Street trees must be installed prior to the *Certificate of UDO Compliance* for the *dwelling* on the *lot* where the tree is located.
- (b) At the time of installation the nursery tags must remain on the street trees and a written statement must be submitted to the Department of Planning & Zoning to certify that the correct species of trees have been installed.  
[Added Ordinance 14-07]\*

4. Replacement and Maintenance

Shall be in accordance with Town Policy Statement #P-039.



**G. Foundation Landscaping in Multifamily Districts, Commercial/Mixed Use Districts and Industrial Districts.** [Re-Numbered Ordinance #12-06, 14-07]\*

1. *Foundation Landscaping Areas Required.*

*Foundation landscaping areas* shall be required for all new *buildings* and *building* additions in all Multifamily *Districts*, Commercial/Mixed Use *Districts* and Industrial *Districts* as follows:

- a. In the case of a *single use site* or a *primary building* in an *integrated center* located in a Commercial/ Mixed Use *District*, or any *lot* located in an Industrial *District*, *foundation landscaping areas* are required along the front and each side of the *building*.
2. In the case of a *building* located in a Multifamily *District*, or on an *out lot* in a Commercial/ Mixed Use *district*, the front, side and rear of the *building* shall have *foundation landscaping areas*.
3. *Foundation landscaping areas* as described above shall be subject to the following requirements:
  - a. Location – *Foundation landscaping areas* shall be located along or adjacent to each applicable front, side or rear of a *building*, provided, however, where a portion of the front, side or rear of a *building* is devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones, *foundation landscaping areas* may be aggregated into one or more locations along or abutting such front, side or rear of a *building*.
  - b. Relationship to Buildings – *Foundation landscaping areas* shall be located: (i) adjacent to the *building*; or, (ii) so as to begin within twelve (12) feet of the *building* (in the case of a *walkway* which runs adjacent to the *building*).
  - c. Area – *Foundation landscaping areas* shall have a total area in square feet of not less than two (2) feet times the length of the wall (2' X length of wall = area for *foundation landscaping*) to which the *foundation landscaping* is oriented.
  - d. *Plant Unit Value* – *Foundation landscaping areas* shall be landscaped with grass and trees or shrubs/hedge plants, or in combination with other suitable ground cover materials and maintained as a *foundation landscaping areas* with a *plant unit value* of twenty (20) points or more for each one-hundred (100) lineal feet of foundation.
  - e. Overlap with Perimeter Yards – *Foundation landscaping areas* may overlap required perimeter *yard* landscaping provided that the *plant unit*

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*value* in such perimeter *yard* landscaping is equal to or greater than the total *plant unit value* required for the perimeter *yard* landscaping plus the overlapping *foundation landscaping area*.

- f. Minimum Dimension – *Foundation landscaping areas* shall maintain a minimum depth in the smallest dimension of six (6) feet, provided, however, the *Director* may approve up to twenty-five (25) percent of a *foundation landscaping area* to be included in above-ground planters having a minimum dimension of three (3) feet.



Foundation Landscaping Examples

**H. Interior Parking Area Landscaping in Multifamily Districts, Commercial/Mixed Use Districts and Industrial Districts.** [Re-Numbered Ordinance #12-06, 14-07]\*

All new surface, *off-street parking areas* and expanded surface *off-street parking areas* located in any: Residential *District* for a *Multifamily project* or any *special exception use*; Commercial/Mixed Use *District*; or, Industrial *District*, shall be subject to the regulations of this Section 7.01, G. *Off-street parking areas* shall include areas used for the parking or display of automobiles, vehicles, boats, truck or farm equipment associated with a dealership or leasing business. *Off-street parking areas* shall not include areas used for *off-street loading areas*, semi-truck maneuvering areas and semi-truck *parking areas*. [Amended Ordinance #09-19] [Section Reference Modified Ordinance #14-07]\*

1. All such *parking areas* shall include at least one interior landscape island for every ten (10) *parking spaces*, or fraction thereof. Each interior landscape island:
  - a. shall measure a minimum of eight feet in width and a minimum of seventeen feet in length (8' X 17');
  - b. shall contain at least one (1) large or small deciduous tree or one (1) large evergreen tree (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in interior landscape islands), plus four (4) shrubs/hedge plants. All trees and shrubs/hedge plants shall comply with the minimum size at time of planting as indicated in Table 7.01-B: Plant Unit Values;
  - c. may be:
    - (1) located individually at the ends of parking bays and function to define vehicular circulation and pedestrian traffic patterns; or,
    - (2) aggregated into one or more landscape areas which shall function to: preserve existing trees; create boulevard treatments; create landscape features; or, create common *open space* areas for passive recreational activities.
2. Space devoted to interior landscape islands shall be in addition to any required perimeter *yard* landscaping, *parking area* screening or required *foundation landscaping*.
3. Any *parking area* containing over one-hundred (100) *parking spaces* shall include a landscape strip to separate the *parking spaces* from any major *interior access drives* as follows:
  - a. minimum width of each landscape strip:

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- (1) not including a lengthwise *walkway* shall be at least five (5) feet; or,
  - (2) including a lengthwise *walkway* shall be at least twelve (12) feet, and such walkway shall be designed in compliance with the regulations of Section 7.09 – Pedestrian Circulation and Vehicular Area Design;
- b. each landscape strip shall include deciduous trees or evergreen trees (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in such landscape strips) planted with a maximum spacing of not more than forty feet on-center (40 o.c.), supplemented with groupings of at least five (5) shrubs/hedge plants planted between the trees;
  - c. each landscape strip shall include ground cover consisting of grass, mulch, chipped bark, pine straw or other natural forms of ground cover; and,
  - d. when landscape strips extend for more than ten (10) parking spaces, such landscape strips shall be provided with a crosswise walkway to facilitate pedestrian and shopping cart movement.
  - e. In order to provide adequate visibility for safe vehicular and pedestrian movement within a *parking area*, plant materials located within five (5) feet of the back of curb / edge of pavement of an interior landscape island located at a critical turning point within a *parking area* shall be selected or maintained with a growth pattern not to exceed thirty-six (36) inches above grade. [Amended Ordinance #09-19]

**I. *Parking Area Screening in Multifamily Districts, Commercial/Mixed Use Districts and Industrial Districts.*** [Re-Numbered Ordinance #12-06, 14-07]\*

In addition to perimeter *yard* landscaping, *foundation landscaping* and interior *parking area* landscaping, if a *parking area* is located: between a *front building line* and a *front lot line*; between a *side building line* and any required *side bufferyard*; or, between a *rear building line* and any required *rear bufferyard*, the edge of the *parking area* facing such *front lot line*, *side bufferyard* or *rear bufferyard* shall be screened by:

1. a compact row of shrubs/hedge plants planted three feet on-center (3' o.c.) and a minimum of twenty-four (24) inches in height at the time of planting and located between such *front lot line*, *side bufferyard* or *rear bufferyard* and the edge of the *parking area*; [Amended Ordinance #09-19]
2. shrubs/hedge plants in combination with: an ornamental or decorative fence; a masonry wall; or, an earthen berm, provided that the total combined *plant unit value* of the shrubs/hedge plants, fence, wall or berm equals or exceeds thirty-five (35) points; or,
3. a grade separation, where the surface elevation of the *parking area* is below the elevation of the *lot line* located along such *yard*, and where the minimum elevation separation is represented by an average slope of not less than twenty-five (25) percent from the *lot line* to the edge of the *parking area*.



**Parking Area Screening**



**Grade Separation**

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**J. Credit for Preservation of Existing Trees and Vegetation.** [Re-Numbered Ordinance #12-06, 14-07]\*

In order to encourage the preservation of existing stands of trees and vegetation and to enhance the quality of the built environment, the preservation of existing trees and vegetation is encouraged. To that end, a landscape plan may utilize a Tree Save Area in lieu of new plantings for a required *yard* or *bufferyard*, *foundation landscaping*, interior *parking area* landscaping, or *parking area* screening.

1. Preservation Versus Installation of New Plant Materials.

In any instance in which existing trees or vegetation exist and are proposed to be preserved, a Preservation Landscape Plan may be approved provided all requirements of this Section 7.01, J., are met. [Section Reference Modified Ordinance #12-06, 14-07]\*

2. Preservation Landscape Plan Requirements.

All Preservation Landscape Plans shall:

- a. provide for the saving of trees in the Tree Save Area at or in excess of eighty (80) percent the *plant unit value* required for new plantings in the required *yard*, required *bufferyard*, required *foundation landscaping* or required interior landscape islands in *parking areas* (see Table 7.01-C: Type and Plant Unit Value of Required Landscaping, and Table 7.01-D: Tree Preservation Credits for applicable *plant unit values* and credits);
- b. include a Tree Inventory with sufficient detailed information for each one-hundred (100) foot increment to demonstrate that existing trees or vegetation have sufficient *plant unit value* to comply with the eighty (80) percent of the required *plant unit value* requirement specified above, a Tree Inventory shall comply with the following:
  - (1) A Tree Inventory shall include a plan which depicts the location of each one-hundred (100) foot increment that has been inventoried;
  - (2) One (1) Tree Inventory shall be provided for each one-hundred (100) foot increment for each *perimeter yard* or *bufferyard* which includes a preservation area;
  - (3) A Tree Inventory need only include sufficient detail regarding the trees and vegetation located within each one-hundred (100) foot increment to determine that the *plant unit value* in each one-hundred (100) foot increment meets the requirements for the *perimeter yard* or *bufferyard* (i.e., deciduous tree – 4" caliper – *plant unit value* = XX, evergreen tree – 12' tall – *plant unit value*

= XX, etc. / 80% of total *plant unit value* required = yy / total  
*plant unit value* inventoried = zz);

- c. provide that all trees which are to be preserved in a Tree Save Area shall be maintained without injury and with sufficient area for the root system to sustain the trees;
- d. provide that protective care and physical restraint barriers at the drip line, such as temporary protective fencing, shall be provided in the Tree Save Area to prevent alteration, compaction or increased depth of the soil in the root system area prior to and during groundwork and construction; and
- e. include a Sample Area Survey which complies with the following:
  - (1) A Sample Area Survey shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty foot (20' X 20') representative sample area to be preserved and the location of the sample area. [Amended Ordinance #09-19]
  - (2) One (1) Sample Area Survey shall be provided for each *perimeter yard* or *bufferyard* which includes a preservation area. If a *perimeter yard* is in excess of one-hundred lineal feet, an additional Sample Area Survey shall be provided for each one-hundred lineal feet, or portion thereof, of the applicable *perimeter yard*. If additional Sample Area Surveys are required, such additional Sample Area Surveys shall be equally distributed along the applicable *perimeter yard*. [Amended Ordinance #07-14]
  - (3) One (1) Sample Area Survey shall be provided for the *foundation landscaping* and interior *parking area* landscaping which includes a preservation area.
  - (4) If the Director determines, after site inspection, that the Sample Area Survey is of an area which is not representative of existing trees and vegetation, the Director may request an updated Sample Area Survey for specific locations, not to exceed the number of Sample Area Surveys required above.
  - (5) In the event that trees or vegetation within the Tree Save Area are removed from a site, the Sample Area Survey shall be used as the basis to determine the nature of re-vegetation plant materials.

3. Replacement Rate.

In the event trees or vegetation designated for saving in the Tree Save Area are damaged during construction or die within three (3) years of completion of

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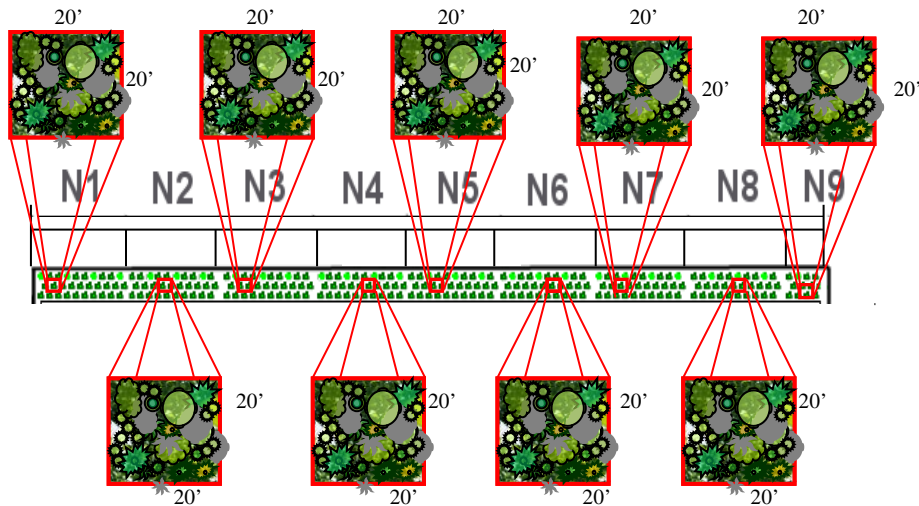
construction on the site, the *plant unit value* of re-vegetation landscaping shall be a minimum of one-hundred and twenty (120) percent of the required *plant unit value* specified in Table 7.01-C: Type and Plant Unit Value of Required Landscaping.

4. Limitation on Replacement.

Nothing in this section shall require the installation of replacement trees or other vegetation if sufficient vegetation remains in the Tree Save Area in a healthy condition and has a *plant unit value* which meets or exceeds the eighty (80) percent requirement to qualify for a Tree Save Area.

5. Supplemental Planting.

A Tree Save Area which does not contain the minimum of eighty (80) percent of the required *plant unit value* necessary to qualify for a Preservation Landscape Plan, may be designated for preservation at a *plant unit value* as specified in Table 7.01 – D: Tree Preservation Credits on a standard Landscape Plan and may include supplemental new plant materials necessary to attain the *plant unit value* required by this UDO.



[Added Ordinance #07-14]



<b>Table 7.01-D: Tree Preservation Credits</b>				
<b>Required Plant Categories and Minimum Sizes</b>	<b>Plant Categories of Trees to be Preserved</b>	<b>Size of Trees to be Preserved</b>	<b>Plant Unit Value of Preserved Trees</b>	
<p>Small Deciduous Trees (1 ½" caliper)</p> <p>or</p> <p>Large Deciduous Trees (2" caliper)</p>	Small Deciduous Tree	1" – 3" caliper 3" – 5" caliper > 5" caliper	4 8 12	
	Large Deciduous Tree	2" – 4" caliper 4" – 6" caliper > 6" caliper	6 12 18	
	Small Evergreen Tree	3' – 5' high 5' – 10' high > 10' high	2 4 6	
	Large Evergreen Tree	5' – 8' high 8' – 12' high > 12' high	5 8 12	
	<p>Small Evergreen Trees (4' high)</p> <p>or</p> <p>Large Evergreen Trees (6' high)</p>	Small Deciduous Tree	1" – 3" caliper 3" – 5" caliper > 5" caliper	2 4 6
		Large Deciduous Tree	2" – 4" caliper 4" – 6" caliper > 6" caliper	3 6 9
		Small Evergreen Tree	3' – 5' high 5' – 10' high > 10' high	2 5 8
		Large Evergreen Tree	5' – 8' high 8' – 12' high > 12' high	5 8 12
<b>*Note: When calculating the Plant Unit Value (PUV) for a Tree Save Area, evergreens may count for deciduous and deciduous for evergreens as specified in this Table.</b>				

[Amended Ordinance #07-14]

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**K. Fence, Wall or Berm.** [Re-Numbered Ordinance #12-06, 14-07]\*

In addition to live vegetation required above, landscaping in a required *yard*, landscaping in a required *bufferyard*, or landscaping for perimeter *parking area* screening, may include a fence, wall or berm as regulated below.

1. Fence or Wall Regulations.

a. Fence or Wall in a *Front Yard* or *Front Bufferyard*.

An ornamental, decorative fence or masonry wall may be used in conjunction with required *front yard* or required *front bufferyard* landscaping. Any fence or wall used in a *front yard* shall not exceed:

- (1) three (3) feet in height if the sight barrier is eighty (80) percent or greater;
- (2) four (4) feet in height if the sight barrier is greater than fifty (50) percent but less than eighty (80) percent; or
- (3) six (6) feet in height if the sight barrier is less than fifty (50) percent.

b. Fence or Wall in a *Side Yard, Rear Yard, Side Bufferyard* or *Rear Bufferyard*.

An ornamental, decorative fence or masonry wall may be used in conjunction with required *side yard* or *rear yard* or required *side bufferyard* or *rear bufferyard* landscaping. Any fence or wall used in a *side yard, rear yard, side bufferyard* or *rear bufferyard* shall not exceed:

- (1) six (6) feet in height if the sight barrier is eighty (80) percent or greater;
- (2) six (6) feet in height in any Residential District if the sight barrier is less than eighty (80) percent; or,
- (3) ten (10) feet in height in any Commercial / Mixed Use or Industrial District if the sight barrier is less than eighty (80) percent.

2. Berm Regulations.

a. Berm in a *Front Yard* or *Front Bufferyard*.

An undulating earthen berm, may be used in conjunction with required *front yard*, required *front bufferyard*, or *parking area* perimeter

landscaping. Any berm used in a *front yard* shall have a maximum height not to exceed:

- (1) Residential *District* – six (6) feet;
- (2) Commercial *District* – three (3) feet; or,
- (3) Industrial *District* - six (6) feet.

[Amended Ordinance #09-19]

b. Berm in a *Side Yard, Rear Yard, Side Bufferyard* or *Rear Bufferyard*.

An undulating earthen berm, may be used in conjunction with required *side yard, rear yard, side bufferyard* or *rear bufferyard* landscaping. Any berm used in a *side yard, rear yard, side bufferyard* or *rear bufferyard* shall have a maximum height not to exceed ten (10) feet.

c. Construction of Berm.

A berm utilized as an element in a landscape plan shall be constructed in accordance with the following regulations: [Amended Ordinance #09-19]\*

- (1) Each berm shall have a minimum crown width of two (2) feet;
- (2) Each berm shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1);
- (3) Each berm shall be planted and covered with live vegetation; and,
- (4) A retaining wall may be used on the side of the berm facing away from the *public right-of-way* or away from the *side lot line* or *rear lot line*.

3. General Regulations for a Fence, Wall or Berm.

A fence, wall or berm may be used as an element of a landscape plan subject to the following regulations.

a. Location of Fence, Wall or Berm.

A fence, wall or berm shall be located in such a manner as to not interfere with any regulations of Section 1.22 - Sight Distance Requirements of this UDO, and shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted, and in the case of a Town Easement, authorized by the *Director of Engineering*. [Amended Ordinance 14-07]\*

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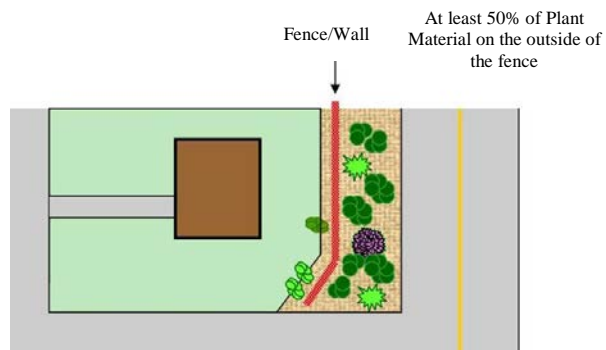
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b. Design of Fence, Wall or Berm.

A fence, wall or berm shall be designed to not interfere with any walkway or pedestrian/bikeway system serving the site.

c. Location of Fence or Wall Within *Perimeter Yard* / *Bufferyard* Landscaping

If a fence or wall is used in conjunction with required *perimeter yard* or *bufferyard* landscaping, a minimum of fifty percent (50%) of the required *plant unit value* shall be located between the fence or wall and the adjacent *street right-of-way* or property line.



[Added Ordinance #07-14]

d. *Plant Unit Value* of Fence or Wall.

The *plant unit value* equivalent of a fence or wall shall be determined by the height of the fence or wall and the sight barrier provided by the fence or wall. The *plant unit value* of a fence or wall shall be credited on a one-hundred (100) foot increment, pro-rated basis. The *plant unit value* equivalent provided by the fence or wall, shall be as follows:

<b>Table 7.01 – E: Plant Unit Value of a Fence or Wall</b>		
<b>Height of Fence or Wall</b>	<b>Percent of Sight Barrier</b>	<b>Plant Unit Value Equivalent</b>
between 30" and 3'	zero (0) to thirty five (35) percent	0
	thirty five (35) to fifty (50) percent	5
	greater than fifty (50) percent but less than eighty (80) percent	7
	eighty (80) percent or greater	10
between 4' and 6'	zero (0) to thirty five (35) percent	0
	thirty five (35) to fifty (50) percent	20
	greater than fifty (50) percent but less than eighty (80) percent	35
	eighty (80) percent or greater	50
between 6' and 10'	zero (0) to thirty five (35) percent	0
	thirty five (35) to fifty (50) percent	45
	greater than fifty (50) percent but less than eighty (80) percent	60
	eighty (80) percent or greater	75

**Note:** *Plant Unit Value* equivalent is the total point value available for a one-hundred foot increment. In no case, however, shall the *plant unit value* of a fence or wall exceed twenty-five (25) percent of the *plant unit value* required in a perimeter yard. [Amended Ordinance #07-14]

e. Plant Unit Value of a Berm.

The *plant unit value* equivalent of a berm shall be determined by the height of the berm. The *plant unit value* equivalent of a berm shall be credited for any berm which maintains its maximum height for a minimum of sixty (60) percent of the lineal distance of each one-hundred (100) foot increment of the berm. The *plant unit value* equivalent provided by a berm shall be as follows:

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<b>Table 7.01 – F: Plant Unit Value of a Berm</b>	
<b>Maximum Height of Berm</b>	<b>Plant Unit Value Equivalent</b>
3'	either: 10 for perimeter yard; or, <i>parking area</i> screening row of shrubs or hedge plants
6'	50
10'	75

**Note:** *Plant Unit Value Equivalent* is the total point value available for a one-hundred foot increment. In no case, however, shall the *plant unit value* of a berm exceed twenty-five (25) percent of the *plant unit value* required in a perimeter yard.

f. Limitation on *Plant Unit Value* for Use of Fence, Wall and Berm.

A fence, wall or berm may be used individually or in combination, when approved as part of a Landscape Plan required by this Section, provided, however, the total *plant unit value* of a fence, wall or berm, either individually or in combination, shall not exceed twenty five percent (25%) of the required *plant unit value* for any one-hundred (100) foot increment.  
[Amended Ordinance #07-14]

g. Limitation on Use of Berm with Optional *Development Standards*.

When a berm is used in connection with an optional *development standard* of any Commercial / Mixed Use or Industrial District to reduce the depth of a required yard, such berm shall not also be used for the purpose of calculating *plant unit value* or substituting for *parking area* screening as provided for in this Section 7.01, K.. [Section Reference Modified Ordinance #12-06, 14-07]\*

**L. Live Vegetation / Ground Cover / Species Selection Within Required Landscaping.**

[Re-Numbered Ordinance #12-06, 14-07]\*

1. Live Vegetation - All trees and shrubs required by this Section shall be living vegetation.
2. Ground Cover - Ground cover within landscape areas may consist of: grasses; preserved existing natural vegetation (i.e., thickets); or, mulch, chipped bark, pine straw or other natural forms of ground cover. Loose stone, rock or gravel may, upon approval of the *Director*, be used as a landscaping accent, but shall not exceed twenty (20) percent of the area of the required landscape area in which it is used.
3. Drought Tolerant Species Selection - All landscape plans shall be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles, including but not limited to: (i) use of low water demanding plants and turf (i.e., bermuda or centipede grass) where practical; (ii) use of re-use water supplies for irrigation; (iii) minimizing the use of high irrigation turf; (iv) limiting the use of high-irrigation turf (i.e., fescue) to areas of high-use, high-visibility and high functional needs; and, (v) use of mulches to reduce evaporation rates. Xeriscape landscaping principles shall not include: artificial turf or plants; mulched or gravel beds without live plant materials; paving of areas not required for *walkways, plazas or parking areas*; bare ground, weed covered or infested surfaces; or, any landscaping that does not comply with the regulations of this Section.
4. Structural *BMP's* as contained in Section 8 of the Town of Holly Springs Engineering Design and Construction Standards, may be placed within a required *perimeter landscape yard* and/or interior *parking area* landscaping, and/or *bufferyards* when no other reasonable alternative exists, and provided that the performance standards of the *perimeter landscape yard* and/or interior *parking area* landscaping and/or *bufferyards* can be maintained. Bioretention areas may be placed without additional justification provided the *plant unit value* of the *perimeter landscape yard* and/or interior *parking area* landscaping, and/or *bufferyards* is maintained. [Added Ordinance #09-19]
5. Utility Equipment – All utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility, including ground-based electrical transformers and power meters, shall be screened, to the extent possible, with evergreen landscape material or other acceptable alternative approved by the *Director*. (This requirement applies to both residential and non-residential developments.) Areas around this equipment and facilities shall remain clear based on each utility company's guidelines. [Added Ordinance #09-19]

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**M. Landscape Plan Requirements.** [Re-Numbered Ordinance #12-06, 14-07]\*

1. Identification of Landscape Requirements Fulfilled by the Landscape Plan.

All landscape plans shall include an indication or notation of which of the following landscape requirements is intended to be met by the landscape materials indicated on the landscape plan:

- a. perimeter *yard* or *bufferyard* landscaping;
- b. *foundation landscaping*;
- c. internal *parking area* landscaping; or,
- d. *parking area* screening.

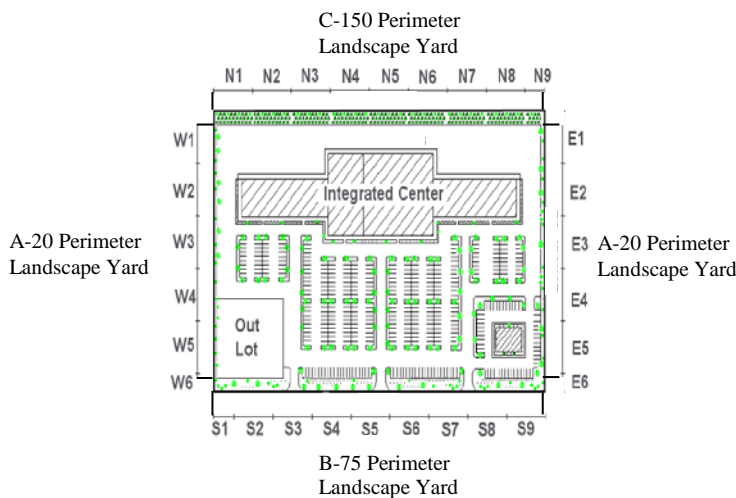
2. Identification of Landscape Materials Indicated on the Landscape Plan.

All landscape plans shall also include a listing of proposed landscape materials, their individual *plant unit values* and the total *plant unit value* for each one-hundred (100) foot increment of perimeter yard landscaping and *foundation landscaping* required.

3. Variety of Plant Species Required.

No single species of landscape material, except grass shall constitute more than twenty five (25) percent of the plant material of its type installed on a single development site. This restriction may be modified by the *Director* on sites smaller in size than two (2) acres provided that an acceptable variety of plant material is proposed. [Added Ordinance #09-19]

4. Submission of a Preservation Landscape Plan, if applicable, in accordance with the requirements of Section 7.01, J. – Credit for Preservation of Existing Trees and Vegetation. [Re-Numbered Ordinance #09-19, Section Reference Modified Ordinance #12-06, 14-07]\*



**\*Note: Landscape increments are not to overlap at the corners of the property. The Perimeter yard/ Bufferyard with the greater PUV shall be the yard to be landscaped.**  
[Amended Ordinance #07-14]



**Table 7.01-G: Sample Landscape Plan Calculations**

**Perimeter Yard Landscaping Example:**

Increment	Landscape Material	PUV of Material	Total PUV Provided	% of PUV	PUV Required
N1	4 small deciduous @ 1.5" caliper (5 points each)	20	150	13%	Type C – 150
	26 large evergreen @ 6' (5 points each)	130		87%	
N2 – N8	Provide similar detail to above for each increment.				
N-9*	1 small deciduous @ 1.5" caliper (5 points)	5	60	8%	Type C – 150
	11 large evergreen @ 6' (5 points each)	55		92%	

(\*Note: Plant Unit Value pro-rated over remaining 50' increment)

**Foundation Landscaping Area Example:**

South Elevation:

Required Area: 750' X 2' = 1,500 sq. ft.

Provided Area: 4,800 sq. ft. provided.

P.U.V. Required: 750 feet X 20 points per 100 feet = 150

P.U.V. Provided: 6 large deciduous @ 2 ½" caliper = 48

10 small deciduous @ 1 ½" caliper = 50

55 shrubs @ 36" high = 55

Total P.U.V. = 153

East & West Elevations – Provide similar calculations.

**Interior Parking Example:**

Total parking spaces = 462

Interior Landscape Islands required = 47 (462 / 10 = 46.2 )

Interior Landscape Islands provided = 80

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**N. Installation of Landscaping.** [Re-Numbered Ordinance #12-06, 14-07]\*

1. Installation Required.

All landscaping required by this Section shall be installed prior to commencement of the use on the real estate or the issuance of a *Certificate of UDO Compliance*. If seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use or the issuance of a *Certificate of UDO Compliance*, a performance bond, or other surety acceptable to the Town of Holly Springs, shall be provided to the *Director*, in compliance with the provisions of Section 9.05, B., 5. – Construction Drawings, of this UDO. All landscaping required by this Section shall be installed within the first three (3) months of the next planting season after the use of the *lot* is commenced.

The months of June, July and August are considered seasons or weather conditions which are not appropriate for the installation of landscaping, unless an adequate irrigation system is installed and operated as part of the landscape plan.

2. Bonding for Installation.

When a performance bond, or other acceptable surety, is provided in compliance with the provisions of Section 9.05, B., 5. – Construction Drawings, of this UDO, the *Director* may issue a *Certificate of UDO Compliance* even though all required landscaping has not yet been installed. The performance bond shall be accompanied by a documentation of the estimated cost of the remaining landscaping to be completed. The documentation of estimated cost may include a landscaping contractor's bid or contract, a nurseryman's bill or similar document. The performance bond shall be for an amount equal to one and one-half (1 ½) times the cost of the plant materials plus installation for the plant materials yet to be installed, based upon the highest estimate provided.

**O. Maintenance of Landscaping.** [Re-Numbered Ordinance #12-06, 14-07]\*

3. The owner shall be responsible for:
  - a. The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease-free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets)), and kept free from trash, debris and other objectionable materials;
  - b. The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and,
  - c. The replacement of any tree in a Tree Save Area which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season.
4. Failure to maintain required landscape areas shall constitute a violation of this UDO enforceable under the provisions of Section 10 – Enforcement.

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**P. Alternate Landscape Plan Approval.** [Re-Numbered Ordinance #12-06, 14-07]\*

*Director*, upon request by an applicant, shall have the authority to modify the landscape requirements of this Section 7.01 pertaining to required *yards* and approve an alternative landscape plan so long as the alternative plan: (i) maintains the total *plant unit value* otherwise required; (ii) is appropriate to the site and its surroundings; and, (iii) is consistent with the intent and purpose of this Section 7.01.

Such alternative landscape plan approval shall be limited to: (i) a redistribution of plant materials required for perimeter *yard* landscaping to other locations on the *lot*; or, (ii) a redistribution of plant materials required for a *foundation landscaping area* to other locations on the *lot*; or, (iii) a redistribution of plant materials when located within a required *easement*. The *Director* shall not have the authority to modify the landscape requirements of this Section 7.01 pertaining to required *bufferyards*. [Amended Ordinance #09-19]

If *Director* disapproves of a proposed alternative landscape plan, the applicant may, within five (5) business days, appeal the *Director's* decision by filing an Administrative Appeal with the *Board of Adjustment*, stating the reasons and justification for the appeal. Such petition shall be filed consistent with the provisions of the Town of Holly Springs Development Procedures Manual of the *Board of Adjustment*.