

Section 719.90 – Greenbelts, Fences, Walls, and Other Barriers

- A. All fences of any nature, type, or description located in the Township shall conform to the following regulations:
 1. When required by this Chapter for site plan approval, the erection, construction, or alteration of any fence, wall, or other type of protective barrier shall be approved by the Planning Commission and shall be ornamental.
 2. Fences that are not explicitly required under the regulations for the individual zoning districts shall conform to the following requirements:
 - a. No fence shall hereafter be erected along the line dividing lots or parcels of land or located within any required side or rear yard higher than six (6) feet in height or less than three (3) feet above the grade of the surrounding land.
 - b. No fence shall hereafter be located in the front yard of the lots or parcels in question more than three (3) feet in height.
 - c. All fences hereafter erected shall be ornamental. Barbed wire, spikes, nails, or any other sharp point or instrument on top or the sides of any wall, electric current, or charge in said fences is prohibited, except as provided below. Barbed wire cradles may be placed on top of fences enclosing public utility buildings as deemed necessary for public safety.
 3. Fences on property used primarily for agricultural purposes may be located on all property or road right-of-way lines of a parcel of land, provided such fences are maintained in good condition and do not result in an unreasonable hazard to persons who might come near them.
 4. No fence, wall, structure, or planting shall be erected, established, or maintained on any corner lot that will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above road level. Such

unobstructed corner shall mean a triangular area formed by the street property lines and the line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner from the intersection of the street property lines extended.

5. A zoning compliance permit shall be required for all fences 6 feet or less in height and all boundary line fences, except fences for agricultural uses or for the enclosure of farm animals, as defined in this Chapter.

B. Whenever this Chapter or landscaping requires a greenbelt to be proposed by a developer, it shall be planted within six (6) months from the date a certificate of occupancy is issued. It shall, after that, be maintained in a healthy, growing condition. The planting area shall also be free of weeds, debris, and refuse. Specific planting requirements are as follows:

1. Plant materials shall not be placed closer than two (2) feet from the property line.
2. No earthen berm shall exceed a height of four (4) feet. To avoid a monotonous appearance and ensure proper drainage, the berm shall be broken or provided with openings at least every seventy-five (75) feet.
3. Plantings that die or are unhealthy shall be replaced during the following spring or summer.
4. Evergreen trees shall not be under five (5) feet tall. Large deciduous trees shall not be less than three (3) inches in trunk caliper (measured six inches above ground up to and including four-inch caliper trees; measured twelve inches above ground for giant trees). Small deciduous trees shall not be less than two (2) inches in caliper.

C. When a greenbelt is specifically required, the following additional planting requirements shall apply:

1. The planting strip (greenbelt) shall be no less than fifteen (15) feet in width.

2. Within two (2) years of installation, the greenbelt shall provide a minimum opacity of fifty (50) percent during winter and eighty (80) percent during summer. This opacity shall be maintained up to a minimum height of five (5) feet or higher if required by the Planning Commission.

3. A minimum of one (1) evergreen tree shall be planted at fifteen (15) foot intervals. Evergreen trees shall not be under five (5) feet tall.
4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees. These medium shrubs shall not be less than thirty (30) inches tall.
5. Additional deciduous and evergreen trees and shrubs shall be provided to achieve the above opacity standards.
6. Plant materials within the greenbelt should have a pleasing natural appearance. To this end, plants should be staggered in two or more rows or grouped together.
7. At the discretion of the Planning Commission, a five-foot-high (minimum) decorative screen wall made of brick, precast brick panels, decorative treated wood panels, or poured concrete with a brick-like texture may be substituted for a greenbelt.

B. Screen Walls

1. Wherever a non-residential use adjoins a residential district and wherever a parking lot of eight (8) or more spaces adjoins a single-family residential district, a screen wall is required. (For purposes of this section, a parking lot of eight (8) or more spaces shall be considered a non-residential use.)
2. All required screen walls shall be a minimum of six (6) feet in height and shall be placed along the lot line for non-residential use. Screen walls shall not exceed eight (8) feet in height.
3. Required screen walls shall not be extended into a required front setback area to ensure proper visibility of pedestrians and vehicles by drivers exiting the non-residential site.

4. Required screen walls shall be of masonry construction, be designed to withstand frost heave, hydrostatic pressure, and weather effects, and be protected from vehicles by bumper guards or setbacks. The appearance of the wall in terms of material, design, and workmanship shall benefit the residential districts. To that end, the wall shall be decorative, constructed of face brick, poured concrete with a brick pattern, or cement block with a facing of decorative brick, stucco, or similar treatment.
5. The Planning Commission may approve in partial or complete substitution for the wall(s) the use of existing and or proposed topography, dense vegetation, or other natural or manufactured features that would produce substantially equivalent results of screening and durability; approve reduction or increase in wall height where a lesser or greater height is found appropriate based on considerations of topography, sight lines, and distances; support variations in the design standards for reasons of topography or characteristics peculiar to the site, its usage, and environs. In taking such actions, the Planning Commission shall consider that the principal purpose of the wall(s) is to screen nonresidential activities, including parking, loading, and noise, from nearby residential districts. In such cases where the Planning Commission finds that there would be no substantial need for a screen wall, the requirements of this section may be reduced or substituted. For example, the Planning Commission might find that a church, school, or park in a residential district without a screen wall would not significantly affect adjoining residential areas. The basis for such a decision shall be recorded in the minutes of the Planning Commission.

C. Open Storage

1. The open storage of any industrial or commercial equipment, vehicles, and all materials, including wastes, except new vehicles for sale and display, shall be screened from public view, from a public street, and adjoining properties by an obscuring wall or fence not less than six feet (6') nor more than eight feet (8') high. The required height of the wall shall be determined by the Planning Commission so that all materials, vehicles, and waste can be properly screened. Vehicles and equipment over eight (8) feet high must be appropriately screened, but not thoroughly screened above eight (8) feet. Materials must be thoroughly screened if stored within twenty (20) feet of the screen wall or fence. All waste must be completely obscured from view. No equipment, vehicles, or materials storage shall be permitted within a required front yard in any zoning district.

D. Dumpsters and Trash Storage Enclosures

1. All areas that store trash and other waste products shall be screened from public view, a street or alley, and an adjoining residential district. The following standards shall apply to all such trash enclosures:
 - a. Enclosure shall be constructed of the same exterior materials as the buildings intended to serve.
 - b. Enclosures shall be at least five (5) but not more than eight (8) feet high and shall obscure all wastes and containers within.
 - c. In all office and business districts, no enclosure shall be permitted within ten (10) feet of the right-of-way of a street or alley that provides access to the side or rear of the building.
 - d. No trash enclosure shall be located within a required front or side setback.
 - e. Where possible, the applicant is encouraged to incorporate the dumpster enclosure into the building and provide gates, roll-up doors, or similar means of access for trash removal personnel.
 - f. Dumpster enclosures for restaurants, grocery stores, and similar establishments that generate food waste shall provide a hose bib and a drain connected to the sanitary sewer. The trash container(s) shall be emptied daily (Monday through Friday) and hosed out with fresh water as needed to minimize odors.

E. Transformer and Mechanical Equipment Screening

1. All ground-mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same exterior materials as the building and not less than the height of the equipment to be screened. Alternatively, the equipment may be screened by a dense landscaped planting approved by the Planning Commission.
2. All rooftop climate control equipment, elevator towers, transformer units, and similar equipment shall be screened from the view of any street or adjacent property. The materials used to filter the equipment

shall be compatible in color and type with the exterior finish materials of the building. A parapet wall or similar architectural feature should be selected as the preferred method. All rooftop equipment shall conform to the maximum height regulations of this Chapter.