

# TOWAMENCIN TOWNSHIP

## ORDINANCE 26-5

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AN ORDINANCE AMENDING VARIOUS LANDSCAPE REQUIREMENTS OF THE TOWAMENCIN TOWNSHIP CODE BY AMENDING (1) CHAPTER 87, SECTION 87-10(A) [DESTRUCTION OF TREES/REPLACEMENT TREE SIZE]; (2) CHAPTER 136, ARTICLE V, SECTION 136-510 [SUBDIVISION AND LAND DEVELOPMENT/DESIGN STANDARDS/LANDSCAPE REQUIREMENTS]; (3) CHAPTER 136, ARTICLE VII, SECTION 136-703(C)(6) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/PRELIMINARY PLAN/EXISTING FEATURES/VEGETATION MAP]; (4) CHAPTER 136, ARTICLE VII, SECTION 136-703(H) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/PRELIMINARY PLAN/LANDSCAPING PLAN]; (5) CHAPTER 136, ARTICLE VII, SECTION 136-704(G) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/FINAL PLAN/LANDSCAPING AND GRADING PLAN]; (6) CHAPTER 136, ARTICLE VII, SECTION 136-704 [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/FINAL PLAN] TO PROVIDE A NEW SECTION 136-704(H) AND RENUMBERING OF THE EXISTING SECTION 136-704(H) AS SECTION 136-704(I) AND EXISTING SECTION 136-704(I) IS RENUMBERED AS SECTION 136-704(J); (7) APPENDIX 136A [TOWAMENCIN TOWNSHIP ENGINEERING STANDARDS TO PROVIDE NEW SECTIONS A116 [PLANTINGS]; A166-1 [STREET TREES]; A117 [LANDSCAPING OF OFF-STREET PARKING AREA]; A118 [STORMWATER MANAGEMENT LANDSCAPING]; A118.1 [RIPARIAN CORRIDOR REQUIREMENTS]; A119 [BUFFER YARD REQUIREMENTS]

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ENACTED:

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**NOW THEREFORE IT IS HEREBY ENACTED AND ORDAINED** by the Towamencin Township's Board of Supervisors that the Towamencin Township Code shall be amended as follows:

**SECTION 1**      **AMENDMENT TO CHAPTER 87, SECTION 87-10(A)**  
**[DESTRUCTION OF TREES/REPLACEMENT TREE SIZE]**

Chapter 87, Section 87-10(A) [Destruction of Trees/Replacement Tree Size] shall be amended to read as follows:

- A.      Every existing tree with a trunk six inches or more measured at diameter breast height (measured at 4-1/2 feet above the ground line) which is destroyed because of street alignment, building placement, parking area location, grading or otherwise shall be replaced with one new tree of a type

specified by the Township, with a trunk of not less than 2 ½ inches in caliper as measured at a point six inches above ground line.

**SECTION 2**      **AMENDMENT TO CHAPTER 136, ARTICLE V, SECTION 136-510 [SUBDIVISION AND LAND DEVELOPMENT/ DESIGN STANDARDS/LANDSCAPE REQUIREMENTS]**

Chapter 136, Article V, Section 136-510 [Subdivision and Land Development/ Design Standards/Landscape Requirements] shall be amended to read as follows:

**§136-510. Landscape requirements.**

All land developments shall be required to install, maintain, and guarantee plant materials as required herein for the visual and other environmental benefits these plants will provide, as well as for the specific benefits of buffering or screening, or otherwise creating spaces. A landscape plan prepared by a registered landscape architect shall be submitted as part of the preliminary plan submission for all single family residential land developments of 10 acres (40,470 square meters) or more and for all other residential uses and for all nonresidential development.

The intent of these regulations is to promote practical community development by reducing erosion and sedimentation and stimulating groundwater recharge, to reduce glare and heat pollution, to stimulate air purification and oxygen regeneration, to provide for noise reduction, to assist in vehicular and pedestrian control, to increase the percentage of native plants, to protect the Township's natural amenities, and to provide for the harmonious development of contiguous properties in different zoning districts, by providing certain minimum landscaping requirements for all future subdivisions and land developments.

- A. Definitions. As used in this section, the following terms shall have the meanings indicated:

**ADAPTIVE PLANT**

Plant species, excluding invasive plants, that were not originally part of the natural ecosystem, but were introduced and have evolved to a point where the physical conditions such as soil, climate and geology are conducive for healthy growth.

**AREA OF DRIPLINE**

The line marking the outer edges of the branches of the tree.

**CALIPER OF A TREE**

The maximum thickness or diameter of a tree at a specified point. Caliper measurements shall be taken at a point on the trunk six inches above natural ground line for trees up to four inches in diameter and at a point 12 inches above the natural ground for trees over four inches in diameter.

**DIAMETER BREAST HEIGHT (DBH)**

Diameter of a tree measured outside the bark at a point 4 ½ feet above the ground.

**GUYING**

The fastening of a tree with a nylon strap to two or three hardwood stakes that would allow the new tree to sway, but not be able to blow over. They should be removed after one year.

**HEDGEROWS**

A line of plants that may occur naturally where seeds collect and are left undisturbed, such as along fencelines, property lines, or between fields or that is specially planted, e.g., to act as a wind break.

**INVASIVE PLANT**

An invasive plant is one which grows aggressively, spreads, displaces other plants and has generally been introduced from other continents. Lacking natural predators, disease, or other natural controls, these plants can dominate large areas, diminish and/or limit biodiversity, are expensive to control and are directly responsible for the extinction and loss of natural plants that have evolved in communities with other plants, wildlife, insects, and other microorganisms. Lists of invasive plants are identified by the Pennsylvania Department of Agriculture, and the Pennsylvania Department of Conservation and Natural Resources maintains a periodically updated list of invasive plants that is available to the general public.

### **MATURE TREE**

Any tree of six inches or more in caliper, whether standing alone, in tree masses, or woodlands. A mature tree shall be a healthy specimen, and shall be a desirable species as determined by the Township.

### **NATIVE PLANT**

A native plant is one that occurs naturally in a region without human intervention and that was growing in the area prior to the time of European settlement. Such plants are adapted to the local climate and tend to be more drought resistant than introduced varieties and help preserve the balance and the beauty of natural ecosystems. For purposes of this Code, the range of native plants shall be the Mid-Atlantic, Piedmont-Coastal Plain region, inclusive of Southeast PA; provided, however, that native plants from outside but close to the general area will satisfy the requirement of this Code with the approval of the Township.

### **PUBLIC NUISANCE**

Any tree afflicted with a disease or infested with insects which threatens to injure or destroy other trees in the Township; dead or dying trees; a tree or limb(s) that obstructs streetlights, traffic signs, sight lines, free passage of pedestrians or vehicles; a tree that poses a threat to safety.

### **ROOT BALL**

The portion of a tree that contains the roots and soil which can either be balled and burlapped (B & B) or in a container designed to transport a tree to a new location.

### **STREET TREE**

Trees planted along a roadway that are in line with other trees that run parallel with and are intended to line the roadway with trees.

### **TOPPING OFF TREES**

The severe cutting back of the limbs of the crown of a tree to such a degree so as to remove the normal canopy and disfigure the tree.

## **WOODLAND**

A stand of predominantly native vegetation covering at least  $\frac{1}{4}$  acre.

B. Conservation of existing vegetation. All land development shall be designed so as to minimize loss of mature trees over six inches measured at diameter breast height (DBH), hedgerows and woodlands. As determined by the Board of Supervisors, the preservation of existing desirable mature trees, hedgerows and woodlands may be counted in lieu of the landscape requirements herein, thereby reducing the amount of new plant material except street trees that would otherwise be required to be planted. It shall be incumbent on the applicant to prove that the plan minimizes disturbance of these trees and woodlands, given the permitted development proposed. The plan shall reflect the following:

- (1) A plan of existing vegetation to remain as part of the landscape plan for a land development shall be prepared and submitted as part of the preliminary plan submission. The existing vegetation shall be physically protected throughout the construction process. Prior to major clearing or construction, a temporary forty-eight inch high physical barrier such as a wooden snow fence, plastic web construction fence, or equivalent protection fence mounted on steel posts located eight feet on center shall be erected a minimum of one foot beyond the dripline on all sides of stands or vegetation or individual trees shown to remain. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain in place until construction is complete. The specific method of preserving existing vegetation shall be noted on the landscape plan.
- (2) A plan of the existing vegetation to be lost due to the buildings, clearings, roads and/or grading shall be prepared and submitted as part of the preliminary plan submission. All mature trees over six inches measured at diameter breast height (DBH) which are to be lost shall be identified by species and DBH. A tabulation of this data shall be provided as a note on the plan.
- (3) The developer shall be required to plant the identical number of trees to be removed elsewhere on this site or plant the identical number of trees to be removed in Township parks in accordance with a plan prepared by

the developer and approved by the Township Engineer. All replacement trees shall be a minimum of 2 ½ inch caliper.

Such replacement trees shall be planted in addition to the trees required for street trees, parking lot trees or buffering required by the ordinance.

- C. Street trees. Street trees shall be required in accordance with the Towamencin Township Engineering Standards,1 as last amended.
- D. Buffer yards. Buffer yards are required between subdivisions and land developments and along existing streets. The extent of buffering required shall be determined by the type of use proposed and the adjacent uses and streets surrounding the proposed development. The buffer yard standards are provided in the Towamencin Township Engineering Standards, as last amended.
- E. Landscaping of off-street parking areas. Within the parking facility, landscaping shall be in accordance with the Towamencin Township Engineering Standards, as last amended.
- F. Detention basin landscaping. Within any detention basin, landscaping shall be in accordance with the Towamencin Township Engineering Standards, as last amended.
- G. Landscape requirements for multifamily developments. For all multifamily developments, the following minimum landscaping shall be provided either on lot or within the general open space in addition to all other required street tree, parking and buffer requirements:
  - (1) Any of the following minimum landscaping shall be required for each dwelling unit:
    - (a) One canopy tree and one of the following:
      - [1] One evergreen tree;
      - [2] Two ornamental trees;
      - [3] Eight shrubs.
  - (2) All approved plant material shall conform to the plant material listed in the Towamencin Township Engineering Standards, as last amended.

**SECTION 3**            **AMENDMENT CHAPTER 136, ARTICLE VII, SECTION 136-703(C)(6) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/PRELIMINARY PLAN/EXISTING FEATURES VEGETATION MAP]**

Chapter 136, Article VII, Section 136-703(C)(6) [Subdivision and Land Development Plan Requirements/Preliminary Plan/Existing Features/Vegetation Map] shall be amended to read as follows:

- (6) Vegetation map showing:
  - (a) The location and size by caliper of all existing trees measured at six inches DBH or larger which either stand alone or are within 50 feet of the center line of any existing or proposed street; and
  - (b) The location, species mix, general size and condition of any woodland areas or masses of other significant plant material.
  - (c) Trees in hedgerows, groves and woodlands with trunk diameters of six inches dbh or greater shall be shown by indicating the outer canopy or dripline of the tree grouping. Existing trees shown as masses must be labeled with the quantity and caliper of each tree mass, as calculated or field verified.

**SECTION 4**            **AMENDMENT TO CHAPTER 136, ARTICLE VII, SECTION 136-703(H) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/PRELIMINARY PLAN/LANDSCAPING PLAN]**

Chapter 136, Article VII, Section 136-704(H) [Subdivision and Land Development/Plan Requirements/Preliminary Plan/Landscaping Plan] shall be amended to read as follows:

- H. A landscaping plan (separate sheet) showing:
  - (1) Plan scale, date, North arrow and location map.
  - (2) Plans shall be drawn to a scale of not less than one-inch equals 50 feet and show all existing and proposed contours at a minimum of five-foot intervals.

- (3) Property lines, setback lines, required sight triangles, easements, and the adjacent land use(s) and street classification(s).
- (4) Location of all existing and proposed buildings.
- (5) Location of all existing and proposed roads, parking, service areas and other paved areas.
- (6) Location of all outside storage and trash receptacle areas.
- (7) Location of sidewalks, berms, fences, walls, freestanding signs and site lighting.
- (8) Location of existing and proposed underground, surface and above-grade utilities such as transformers, hydrants, manholes, valve boxes, storm, sanitary and water lines, etc.
- (9) Existing natural features such as water bodies, floodplain, and wetlands.
- (10) Limits of tree clearing and extent of Tree protection measures.
- (11) Location of all proposed plant types, to include trees, shrubs, groundcover, perennials and seeded areas. (Note: For preliminary plans, it is encouraged, but not required, to provide plant species.)
- (12) Length and width of any required buffers.

**SECTION 5      AMENDMENT TO CHAPTER 136, ARTICLE VII, SECTION 136-704(G) [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/FINAL PLAN/LANDSCAPING AND GRADING PLAN]**

Chapter 136, Article VII, Section 136-704(G) [Subdivision and Land Development/Plan Requirements/Final Plan/Landscaping and Grading Plan] shall be amended to read as follows:

- G. Grading plan, showing:
- (1) Existing grades with proposed grades shown as required by the Township Engineer;
  - (2) Areas for proposed topsoil stockpiling;

- (3) Location of all proposed drainage and stormwater facilities;
- (4) Existing vegetation to be removed; and
- (5) Existing vegetation to be preserved and vegetation protection measures

**SECTION 6**

**AMENDMENT TO CHAPTER 136, ARTICLE VII, SECTION 136-704 [SUBDIVISION AND LAND DEVELOPMENT/PLAN REQUIREMENTS/FINAL PLAN] TO PROVIDE A NEW SECTION 136-704(H) AND RENUMBERING OF THE EXISTING SECTION 136-704(H) AS SECTION 136-704(I) AND EXISTING SECTION 136-704(I) IS RENUMBERED AS SECTION 136-704(J)**

Chapter 136, Article VII, Section 136-704 [Subdivision and Land Development/Plan Requirements/Final Plan] shall be amended to provide a new Section 136-704(H), which shall read as follows:

- H. A landscaping plan (separate sheet) showing:
  - (1) All plan information required for Preliminary Plans.
  - (2) Plans shall be drawn to a scale of not less than one-inch equals 50 feet and show all existing and proposed contours at a minimum of two-foot intervals.
  - (3) Location and construction details of proposed retaining walls. Information regarding planting allowances within the vicinity of retaining walls shall be provided.
  - (4) Location of all proposed plant species, to include trees, shrubs, ground cover, perennials and seeded areas.
  - (5) A plant schedule listing all new plant materials (trees, shrubs, ground cover, perennials and seeded areas) proposed for planting. This schedule shall indicate the botanical and common name, minimum size at installation, quantity, and special remarks for all proposed plant materials.
  - (6) Details for planting and staking of trees, the planting of shrubs and any other details which depict other related installations. Tree stakes shall be installed for a minimum period of 12 months and shall be removed prior to the end of the guarantee.

- (7) Information, in the form of notes or specifications, concerning planting and seeded areas. Such information shall specify the sequence, quality requirements and material for planting, seeding, sodding, ground cover, mulching and the like. Seeding information may be included on other sheets and referenced on the Landscape Plan.
- (8) Limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction. The location of temporary tree protection fencing shall also be indicated on the grading and the erosion and sedimentation control plans for the application, and the installation of fencing should be specifically noted in the construction sequence.

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Additionally, existing Section 136-704(H) shall be renumbered as Section 136-704(I) and existing section 136-704(I) shall be renumbered as Section 136-704(J).

**SECTION 7**      **AMENDMENT TO APPENDIX 136A [TOWAMENCIN TOWNSHIP ENGINEERING STANDARDS TO PROVIDE NEW SECTIONS A166 [PLANTINGS]; A116-1 [STREET TREES]; A117 [LANDSCAPING OF OFF-STREET PARKING AREA]; A118 [STORMWATER MANAGEMENT LANDSCAPING]; A118.1 [RIPARIAN CORRIDOR REQUIREMENTS]; A119 [BUFFER YARD REQUIREMENTS]**

Appendix 136A [Towamencin Township Engineering Standards Is Amended to provide new Sections A166 [Plantings];<sup>1</sup> A116-1 [Street Trees]; A117 [Landscaping of Off-Street Parking Area]; A118 [Stormwater Management Landscaping];<sup>2</sup> A118.1 [Riparian Corridor Requirements];<sup>3</sup> A119 [Buffer Yard Requirements], which shall read as follows:

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<sup>1</sup> Previously entitled “Street trees and plantings”.

<sup>2</sup> Previously entitled “Detention basin landscaping”.

<sup>3</sup> Previously entitled “Riparian basin landscaping”.

§A116. **Plantings.**

- A. Street trees, buffer yards, and other required planting shall be in accordance with this chapter.
- B. Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed.
- C. Plans for proposed street tree planting, or buffer zone plantings, and other required plantings shall be reviewed and approved by the Township.
- D. Street trees and other required planting shall be guaranteed for a period of 18 months from the date of planting and shall be certified to be alive and healthy, as determined by the Township landscape architect or engineer at the end of the guarantee period. All such plant materials shall be inspected for approval by the Township at the end of the guaranteed period. Should a disagreement arise as to whether the planting is alive and healthy, a consultant shall be retained by the Township, at the expense of the developer, to make a final determination.
- E. The Applicant shall make every effort to remove invasive plant material from the site prior to construction.
- F. Plant material.
  - (1) General requirements.
    - (a) Plant material shall not, at maturity the necessary visibility of traffic control signs or signals, nor obstruct visibility at street intersections or driveway entrances.
    - (b) Plant material shall be selected to minimize future maintenance costs, including, but not limited to, considerations of pruning, tree removal, and sidewalk repair.
    - (c) Plant material shall not interfere with underground utilities or stormwater management facilities.
    - (d) Plant material shall be adaptable to the specific planting site and able to achieve the specified

design objectives of the plan.

- (e) Plant material shall be spaced to permit the healthy growth of each plant. The layout of required plantings should be adequate for their proper growth and maintenance, considering the sizes of such plantings at maturity and their present and future environmental requirements such as, but not necessarily limited to, wind, soil, moisture and sunlight.
- (f) Use of species known to be deer-tolerant and salt-tolerant should be considered when conditions warrant such.
- (g) A minimum of 75% of all required trees, shrubs, and groundcover plants shall consist of native plants. Refer to the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) Plants Database for assistance regarding native and adaptive (introduced) species.
- (h) All plant material shall be hardy within the USDA Hardiness Zone 7a, applicable to the zip codes within the Township.
- (i) Size and grading standards shall conform to those specified by the latest edition of the ANSI American Standards for Nursery Stock, as published by AmericanHort. No substitutions shall be permitted except by written permission from the Township.
- (j) All plants shall be typical of their species or variety. They shall have normal, well- developed branches and vigorous fibrous root systems. All plants shall be nursery- grown, unless otherwise stated; they shall have been growing under the same climate conditions as the Township for at least four years prior to date of planting. All plants which are found unsuitable in growth or condition, or which are not true to name, shall be removed and replaced with acceptable plants.
- (k) Plants shall be measured as they stand in their natural position. Stock furnished shall be a fair average of the minimum sizes specified or of the

range given in the ANSI Standards for Nursery Stock, latest edition. Larger plants cut back to sizes specified shall not be accepted.

- (l) All precautions customary in good trade practice shall be taken in preparing plants for moving. All balled and burlapped plants shall be dug to meet or exceed the ANSI American Standards for Nursery Stock, latest edition.
  - (m) Plants shall be packed, transported and handled with utmost care to insure adequate protection against injury. Each shipment shall be certified by state and federal authorities to be free from disease and infestation.
- (2) A minimum variety of species per plant type (canopy tree, understory tree, shrub, etc.) is required as follows:

<b>Number of Plants per Plant Type</b>	<b>Minimum Number of Species per Plant Type Required</b>	<b>Maximum % of Any One Species per Plant Type</b>
0 to 5	1	100%
6 to 15	2	50%
16 to 30	3	40%
31 to 50	4	30%
51+	6	20%

Calculations to indicate compliance with the above shall be provided in conjunction with the plant schedule.

- (3) When the plantings are near overhead utility lines, the following requirements apply.
  - (a) Within 20 feet of the overhead utility lines, small trees with a mature height of 25 feet or less shall be provided.

- (b) Within the area between 20 feet and 50 feet of the overhead utility lines, trees with a mature height of 40 feet or less shall be provided.
  - (c) Within the area 50 feet or more from overhead utility lines, trees with a mature height greater than 40 feet may be provided.
- (4) The applicant shall indicate the species proposed to be installed. The following plant material is approved for use within the Township provided that the specific site is suitable.—Plants may not be identified by the Pennsylvania Department of Conservation and Natural Resources (DCNR) as invasive. Plants included on the DCNR "watch list" as potentially invasive, and any associated varieties, hybrids, and cultivars of invasive species, will not be permitted. Plants listed below that may be added to DCNR's list of invasive plants after the adoption of this section shall not be permitted. The Board of Supervisors may permit other planting types if they are hardy to the area, not subject to blight or disease and of the same general character and growth habit as those listed.
- (a) Canopy trees suitable for street trees or parking lots as well as for buffers and screens [minimum 2 ½ inch caliper at installation].

<b>Botanical Name</b>	<b>Common Name</b>
Acer rubrum	Red Maple (native)
Carpinus caroliniana	Ironwood (native)
Carya glabra	Pignut Hickory (native)
Celtis sp.	Hackberry (native)
Ginko biloba	Ginko (male only)
Gleditsia triacanthos, inermis	Thornless Honeylocust (native)
Koelreuteria paniculata	Golden Rain Tree
Liquidambar styraciflua (seedless varieties)	Sweet Gum (native)
Nyssa sylvatica	Black Gum (native)

<i>Quercus bicolor</i>	Swamp White Oak (native)
<i>Quercus imbricaria</i>	Shingle Oak (native)
<i>Quercus phellos</i>	Willow Oak (native)
<i>Quercus prinus</i>	Chestnut Oak
<i>Quercus rubra</i>	Red Oak (native)
<i>Sophora japonica</i>	Japanese Pagoda tree
<i>Tilia americana</i>	American Linden (native)
<i>Tilia cordata</i>	Little Leaf Linden
<i>Tilia tomentosa</i>	Silver Linden
<i>Ulmus americana</i> 'Princeton'	Princeton Elm (and other disease resistant American Elms (native))
<i>Ulmus parvifolia</i>	Chinese Lacebark Elm
<i>Zelkova serrata</i>	Japanese Zelkova

- (b) Canopy trees suitable for property line buffers and nonvehicular use areas only [minimum of two-and-one-half-inch caliper at installation].

<b>Botanical Name</b>	<b>Common Name</b>
<i>Acer saccharum</i>	Sugar Maple (native)
<i>Betula lenta</i>	Sweet Birch (native)
<i>Betula nigra</i>	River Birch (native)
<i>Carya ovata</i>	Shagbark Hickory (native)
<i>Carya sp.</i>	Hickory (native)
<i>Cladrastis kentukea</i>	Yellowwood (native)
<i>Liriodendron tulipifera</i>	Tulip tree (native)
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Nyssa sylvatica</i>	Black Gum (native)
<i>Ostrya virginiana</i>	Black Gum (native)
<i>Platanus occidentalis</i>	American Sycamore

<i>Plantanus acerifolia</i>	London Plane
<i>Prunus virginiana</i>	Chokecherry (native)
<i>Quercus alba</i>	White Oak (native)
<i>Quercus vellutina</i>	Black Oak (native)
<i>Sassafras albindum</i>	Sassafras (native)

- (c) Ornamental trees suitable for property line buffers 10 to 30 feet at maturity [minimum of two-inch caliper at installation].

<b>Botanical Name</b>	<b>Common Name</b>
<i>Amelanchier canadensis</i>	Serviceberry (native)
<i>Cercis canadensis</i>	Red Bud (native)
<i>Chionanthus virginicus</i>	Fringetree (native)
<i>Cornus florida</i>	Flowering Dogwood (native)
<i>Cornus mas</i>	Cornelian Cherry
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn
<i>Halesia carolinia</i>	Silverbells (native)
<i>Hammamelis virginiana</i>	Witch Hazel (native)
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia (native)
<i>Malus</i> sp.	Crab Apple Species (native)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulate</i> cy. Kwanzan	Kwanzan Cherry
<i>Styrax japonica</i>	Japanese Snowbell
<i>Syringa reticulata</i>	Japanese Tree Lilac

- (d) Large deciduous shrubs suitable for use in property line buffers (not clipped hedges) [mature height between 5 and 15 feet; minimum twenty-four inch height at installation].

<b>Botanical Name</b>	<b>Common Name</b>
<i>Aronia arbutifolia</i>	Red Chokeberry (native)
<i>Calycanthus floridus</i>	Sweet Shrub (native)
<i>Cephalanthus occidentalis</i>	Buttonbush (native)
<i>Clethra alnifolia</i>	Summersweet (native)
<i>Cornus serica</i>	Red Osier Dogwood (native)
<i>Enkianthus campanulatus</i>	Redvien Enkianthus
<i>Forsythia</i> sp	Forsythia
<i>Fothergilla major</i>	Large Fothergilla (native)
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex verticillata</i>	Winterberry and cultivars, provide male pollinator (native)
<i>Kalmia latifolia</i>	Mountain Laurel (native)
<i>Lindera benzoin</i>	Spicebush (native)
<i>Myrica pennsylvanica</i>	Bayberry (native)
<i>Philadelphus</i> spp.	Mock Orange
<i>Physocarpus opulifolius</i>	Common Ninebark (native)
<i>Rhododendron</i>	Native Rhododendrons
<i>Sambucus canadensis</i>	Elderberry (native)
<i>Vaccinium corymbosum</i>	Highbush Blueberry (native)
<i>Viburnum dentatum</i>	Arrow Wood (native)
<i>Viburnum lentago</i>	Nannyberry (native)
<i>Viburnum prunifolium</i>	Black Haw (native)
<i>Viburnum trilobum</i>	American Cranberry (native)

- (e) Deciduous or evergreen shrubs suitable for clipped hedges [6 to 20 feet at maturity; minimum twenty-four inch height at installation].

<b>Botanical Name</b>	<b>Common Name</b>
<i>Aronia arbutifolia</i>	Chokeberry (native)
<i>Cornus mas</i>	Cornelian Cherry
<i>Ilex crenata</i> 'compacta'	Compact Japanese Holly
<i>Ilex glabra</i>	Inkberry (native)

<i>Ilex crenata</i> 'hetzi'	Hetz Holly
<i>Juniperus chinensis</i> 'glauca hetzi'	Hetz Blue Juniper
<i>Juniperus chinensis</i> 'pfitzeriana' compacta	Compact Pfitzer Juniper
<i>Ilex meservae</i>	Blue Holly series
<i>Itea virginica</i>	Sweetspire
<i>Philadelphus lemionei</i>	Mock Orange
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Ribes alpinum</i>	Currant
<i>Taxus baccata</i>	English Yew
<i>Taxus brownii</i>	Brown's Yew
<i>Taxus canadensis</i>	Canada Yew
<i>Taxus densiformis</i>	Dense Yew
<i>Taxus media</i> Hatfieldi	Hatfield Yew
<i>Viburnum dentatum</i>	Arrow Wood (native)
<i>Viburnum lentago</i>	Nannyberry (native)
<i>Viburnum opulus</i>	European Cranberry Bush
<i>Viburnum prunifolium</i>	Black Haw (native)
<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum

(f) Evergreen trees suitable for property line buffers [minimum height six feet].

<b>Botanical Name</b>	<b>Common Name</b>
<i>Abies concolor</i>	White Fir
<i>Ilex opaca</i>	American Holly (native)
<i>Picea abies</i>	Norway Spruce
<i>Picea omorika</i>	Siberian Spruce
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus strobus</i>	White Pine (native)
<i>Pinus thunbergii</i>	Japanese Black Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Thuja</i>	Deer resistant Arborvitae s
<i>Tsuga canadensis</i>	Canadian Hemlock (native)
<i>Tsuga caroliniana</i>	Carolina Hemlock (native)

- (g) Deciduous trees suitable near overhead utility lines (minimum two-and-a-half inch caliper at installation).

<b>Botanical Name</b>	<b>Common Name</b>
Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Amelanchier spp.	Serviceberry species
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Redbud
Cornus florida	Flowering Dogwood
Cornus mas	Cornelian Dogwood
Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn
Crataegus phaenopyrum	Washington Hawthorn
Crataegus viridis 'Winter King'	Winter King Hawthorn
Malus 'Adirondack'	Adirondack Crabapple
Malus 'Prairifire'	Prairifire Crabapple
Prunus subhirtella 'Autumnalis'	Autumn Flowering Cherry
Prunus virginiana	Chokecherry
Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac
Syringa reticulata 'Summer Snow'	Japanese Tree Lilac

- (h) Evergreen trees suitable near overhead utility lines (minimum six-foot height at installation).

<b>Botanical Name</b>	<b>Common Name</b>
Juniperus chinensis 'Spartan'	Spartan Chinese Juniper
Juniperus scopulorum 'Gray Gleam'	Grey Gleam Rocky Mountain Juniper

Juniperus scopulorum 'Moonglow'	Moonglow Rocky Mountain juniper
Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Red Cedar
Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar
Thuja occidentalis 'Emerald'	Emerald American arborvitae
Thuja occidentalis 'Techny'	Techny American arborvitae

- (i) Canopy trees suitable for stormwater management facilities (minimum two-and-a-half inch caliper at installation).

<b>Botanical Name</b>	<b>Common Name</b>
+Acer rubrum	Red Maple
*Betula nigra	River Birch
*Carya ovata	Shagbark Hickory
+Liquidambar styraciflua	Sweet Gum
*Liriodendron tulipera	Tulip Tree
*Nyssa sylvatica	Black Gum
*Quercus phellos	Willow Oak
+Quercus bicolor	Swamp White Oak
+Taxodium distichum	Bald Cypress

NOTES:

- \* = Usually well-drained, but subject to occasional flooding.  
 + = Permanently wet areas.

- (j) Ornamental trees suitable for stormwater management facilities (minimum two-inch caliper at installation).

<b>Botanical Name</b>	<b>Common Name</b>
* <i>Amelanchier canadensis</i>	Serviceberry
* <i>Carpinus canadensis</i>	Ironwood
* <i>Chionanthus virginiana</i>	Fringetree
+ <i>Salix discolor</i>	Willow

NOTES:

\* = Usually well-drained, but subject to occasional flooding.

+ = Permanently wet areas.

- (k) Evergreen trees suitable for stormwater management facilities (minimum six-foot height at installation).

<b>Botanical Name</b>	<b>Common Name</b>
<i>Abies concolor</i>	White Fir
* <i>Chamaecyparis thyoides</i>	Atlantic white cedar
* <i>Ilex opaca</i>	American Holly
* <i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Picea glauca</i>	White Spruce
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus strobus</i>	Eastern White Pine
* <i>Thuja occidentalis</i> 'nigra'	Dark American Arborvitae

NOTES:

\* = Usually well-drained, but subject to occasional flooding.

+ = Permanently wet areas.

- (l) Deciduous or evergreen shrubs suitable for stormwater management facilities (minimum twenty-four inch height at installation).

<b>Botanical Name</b>	<b>Common Name</b>
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+ <i>Aronia arbutifolia</i>	Red Chokeberry
* <i>Calycanthus florida</i>	Sweetshrub
+ <i>Cephalanthus occidentalis</i>	Buttonbush
+ <i>Clethra alnifolia</i>	Summersweet
+ <i>Cornus amomum</i>	Red-twig Dogwood
* <i>Hamamelis virginiana</i>	Witch Hazel
+ <i>Ilex glabra</i>	Inkberry
+ <i>Ilex verticillata</i>	Winterberry (and cultivars, provide male pollinator)
* <i>Itea virginica</i>	Sweetspire
* <i>Lindera benzoin</i>	Spice Bush
+ <i>Myrica pennsylvanica</i>	Northern Bayberry
+ <i>Rhododendron nudiflorum</i>	Pinxterbloom Azalea
+ <i>Rhododendron viscosim</i>	Swamp Azalea
* <i>Sambucus canadensis</i>	Elderberry
* <i>Viburnum cassanoides</i>	Witherod
* <i>Viburnum dentatum</i>	Arrowwood
* <i>Viburnum lentago</i>	Nannyberry
* <i>Viburnum tribolum</i>	American Cranberry

NOTES:

\* = Usually well-drained, but subject to occasional flooding.

+ = Permanently wet areas.

§A116-1 **Street trees.**

- A. Street trees shall not be planted opposite each other, but shall alternate.
- B. At intersections, trees shall be located no closer than 50 feet from the intersection of the curb.
- C. Street trees shall be planted eight to twelve feet outside the right-of-way, unless otherwise approved by the Board of Supervisors.

- D. Street trees shall not be closer than:
- (1) Eight feet from the edge of any sidewalk or curb;
  - (2) Twelve feet from the edge of any uncurbed cartway or one story building; or
  - (3) Twenty-five feet from any overhead utility line or two or more story building.
- E. Street trees and associated planting shall be required for any subdivision or land development as part of the design and construction of:
- (1) New streets;
  - (2) New sidewalks or pedestrian ways;
  - (3) Existing streets, sidewalks, pedestrian ways, highways, bicycle or other trails or pathways when they abut or lie within the subdivision or land development;
  - (4) Access driveways to residential developments serving greater than four dwelling units.
- F. Number and placement of trees shall be:
- (1) Forty feet on center in street rights-of-way as part of any subdivision or land development;
  - (2) Each 40 feet of medial divider or cul-de-sac landscaped island.
- G. To control problems associated with monoculture, a variety of trees shall be used in each street tree planting. Generally, no more than 20 trees of a single species should be placed in a planting arrangement.

**§A117 Landscaping of off-street parking areas.**

- A. Within the parking facility there shall be planted at least one canopy tree for every five parking spaces in single bays and one canopy tree for every 10 parking spaces in double bays.

Trees shall be planted in such a manner so as to afford maximum protection from the sun for parked vehicles.

- B. A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of all required trees. For the purpose of this calculation, the parking lot area square footage shall be defined as consisting of all parking stalls, access ways, and driveways which are immediately adjacent to such stalls. The required landscaping shall be provided within this denoted area. No individual landscape area within a parking lot shall be less than 250 square feet.
- C. The perimeter of all parking facilities shall be landscaped to meet the following buffer requirements in order to visually screen the motor vehicles: [Amended 2-24-2016 by Ord. No. 16-02]
- (1) The parking lot perimeter shall be landscaped to provide a visual buffer. The plant materials shall include a mix of evergreen and deciduous trees and shrubs in a naturalistic arrangement. The buffer shall consist of a minimum of one evergreen tree for each 35 linear feet; one ornamental or shade canopy tree for each 50 linear feet; and one shrub for each four linear feet of the parking lot perimeter. Informal groupings of more closely spaced plants which reflect the natural character of the site are encouraged.
  - (2) The minimum width of the parking lot buffer area shall be 10 feet except when required otherwise by Appendix 136A, §119, Buffer yard requirements, Subsection A(2)(b).
  - (3) In addition to the requirements outlined in Paragraph C(1) above, any parking area closer than 50 feet to a public street, right-of-way or residential district shall include a continuous row of shrubs at a rate of one shrub per four linear feet of parking edge, fence, wall, berm or combination of these to a minimum height of three feet between the street or residential district and parking area.
  - (4) Existing vegetation of appropriate species and quantities on the property can be considered in the

fulfillment of these requirements if permitted by the Board of Supervisors.

- (5) The trees and shrubs acceptable for use in the parking lot perimeter planting shall be in accordance with Appendix Section 136A- A116.F.

**§A118 Stormwater Management landscaping.**

- A. Disturbed areas within the above ground stormwater management facilities shall be planted with covered vegetation such as grass, crown vetch, native grasses, meadow mixes, and/or appropriate shrubs. The choice of such vegetation will be based upon the intended use of the basin, maintenance requirements, structural integrity of the berm area, and conformity with surrounding landscaping.
- B. Specialized plantings suitable for wet conditions should be planted in portions of the basin that retain water or that contain soils under saturated conditions.
- C. Landscaping design should reduce overall maintenance requirements for the stormwater management facility. The use of native grass and shrubs is encouraged to the extent possible for this reason.
- D. Plants that attract wildlife are encouraged. However, landscape designs should not encourage burrowing animals.
- E. Trees should not be planted on the basin berm or dam. Shrubs can be planted in this area.
- F. The stormwater management facility shall be so designed that the plantings in and adjacent to it shall not have a negative effect on the hydrological function of the facility. Sufficient area shall be provided between above ground stormwater facilities and property lines and buildings to permit the satisfactory spacing and placement of required plant material.
- G. There shall be a minimum of one canopy tree for each 50 linear feet of stormwater management facility perimeter. To promote diversity, up to 50% of the canopy trees may be substituted with an option of two ornamental trees or two evergreen trees; or 10 shrubs for every canopy tree.

H. Within any detention basin one of the following seed mixtures shall be used:

- (1) Vegetative ground cover other than lawn is required. Plans shall include a narrative and schedule for short- and long-term maintenance to include cutting/harvesting, reseeding, fertilizing, selected weed removal and the party responsible for maintenance. Trees are encouraged wherever possible to promote cooling of water within the basin.
- (2) Floors intended to be dry most of the year shall be landscaped to provide naturalized ground cover in one or a combination of the following:
  - (a) Seeded in low-maintenance wildflowers and meadow grasses.
  - (b) Wildflower sod.
  - (c) All-season ground cover.
  - (d) Appropriate trees and shrubs with no impact to hydrological function of the basin.
- (3) Basin floors, portions of a floor, or channels that are wet most of the year shall be landscaped in one or a combination of the following:
  - (a) Wet habitat grasses and ground covers.
  - (b) Seeded in wildflower mix for wet areas.
  - (c) Appropriate trees and shrubs with no impact to hydrological function of the basin.

**§A118-1 Riparian corridor buffers.**

Where sufficient vegetation is lacking as determined by the Township Board of Supervisors, all watercourses shall be protected by the establishment of a riparian corridor buffer on each side of the watercourse and containing one shade tree, minimum four-foot height, staggered at twenty-foot centers, and one shrub, at minimum height of 18 inches, staggered at three-foot centers.

Groundcover within the riparian buffer area shall be naturalized and shall not be maintained as mown lawn. Equivalent plantings may be permitted in lieu of rote compliance with the above to be compatible and blend in with the natural surroundings. All materials shall be native, conform to existing approved species list and shall be approved by the Township Engineer.

**§A119 Buffer yard requirements.\***

- A. To determine the required buffer yard and planting schedule, the following three-step procedure shall apply:
- (1) Step 1: Site analysis and determination of buffer yard class.
    - (a) For each property boundary, the applicant shall determine the adjacent land use or street classification. Land use information shall be determined by an on-site survey, and the Comprehensive Plan shall be utilized to determine street classifications.
    - (b) Table 1 specifies the buffer yard class for each boundary. The applicant shall match his proposed land use with the corresponding adjacent land use or street classification for each property boundary. The letter indicates the buffer yard class.
  - (2) Step 2: Selection of the planting option for the buffer class.
    - (a) After determining the buffer class, the applicant shall select a planting option from Table 2. For each buffer class several planting options are available, one of which the applicant shall select to meet the buffer yard requirement for each boundary. However, the Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to, or greater than, any of the available options.
    - (b) The options set forth in Table 1 indicate the minimum amount of plant material that is required per linear foot of property line. However, the Board of Supervisors shall, at its discretion, have the power to increase the amount of planting required (per Table 2) when it is believed

that required buffer materials are not capable of providing a desirable transition between the existing and proposed land uses. Unless stated below, plantings are required to be aligned adjacent to property lines or right-of-way boundaries, but may be sighted on any portion of the property if permitted by the Board of Supervisors. Plant materials shall be so arranged to allow for proper growth and to provide the buffer intended herein. All Class A buffers shall have a minimum width of at least 15 feet; all Class B buffers shall have a minimum width of at least 25 feet and all Class C buffers shall have a minimum width of at least 25 feet.

- (c) Where a buffer requires the installation of canopy trees, such trees shall be installed in addition to all street tree requirements where applicable.
- (d) Buffer yard plantings shall be designed so that the first floor of the proposed use will be adequately buffered and/or screened from the view of the existing adjacent uses at the first floor level. A scaled rendering which provides an elevation view illustrating the screening effect of the proposed buffer landscaping when viewed from abutting properties that are impacted by the proposed land use must be provided to demonstrate that this requirement has been met.
- (e) Berms with side slopes no steeper than four feet horizontal to one foot vertical (4:1) may be used to supplement landscape planting.

**Table 2 – Planting Options**

<b>Class</b>	<b>Option</b>	
A	One	1 canopy tree per 40 feet +1 ornamental tree per 60 feet +1 evergreen tree per 60 feet +1 shrub every 20 feet, informally arranged
	Two	1 canopy tree per 40 feet +1 evergreen tree per 30 feet. +1 shrub per 20 feet, informally arranged
B	One	1 evergreen tree per 8 feet, informally arranged

	Two	1 evergreen tree per 15 feet +1 evergreen shrub per 8 feet
	Three	1 evergreen tree per 10 feet + 1 shrub per 4 feet, informally arranged
	Four	Hedgerow on property line of 3-foot centers
C	One	3 canopy trees per 100 feet + 10 evergreen trees per 100 feet with no white pine (Pinus strobus) + 25 shrubs per 100 feet

(3) Step 3: Selection of plant materials from the plant materials list. Each planting option may utilize any of the plant materials outlined in the Towamencin Township Engineering Standards, as last amended. The Board of Supervisors may permit other planting types if they are hardy to the area, are not subject to blight and disease, and are of the same general character and growth habitat as those listed in the Towamencin Township Engineering Standards. All plant material shall meet the standards of the American Association of Nurserymen.

B. The applicant shall not be required to provide a buffer yard should existing planting, topography, or man-made structures be acceptable for screening purposes by the Board of Supervisors.

\*Note: Table 1 referenced in this section is not changed and is included as an attachment of the current ordinance.

**SECTION 8      REPEALER**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 9      SEVERABILITY**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the

Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 10**      **EFFECTIVE DATE.**

This Ordinance shall become effective five (5) days after enactment.

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ENACTED and ORDAINED this \_\_\_\_\_ day of   , 2026 by the Township's Board of Supervisors.

\_\_\_\_\_  
JOYCE F. SNYDER, *Chairperson*

\_\_\_\_\_  
KOFI OSEI, *Secretary*