

# COMPREHENSIVE DEVELOPMENT

## *120 Attachment 2*

### **Town of Chesapeake City**

#### **Appendix B: Bufferyard Requirements [Added 1-28-2019 by Ord. No. 1.14.2019.A]**

##### **B-1: Bufferyard Specifications**

The following illustrations graphically indicate the specifications of each bufferyard. Bufferyard requirements are stated in terms of the width of the bufferyard and the number of plant units required per 100 linear feet of bufferyard. The recommended bufferyard should be one of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined, given a change in the width of that yard. The type and quantity of plant materials required by each bufferyard, and each bufferyard option, are specified in this section.

Afforestation and reforestation plantings required under the forest conservation requirements contained in the ordinance may occur in bufferyards provided such plantings meet the minimum requirements for afforestation or reforestation.

The options within any bufferyard are designed to be equivalent in terms of their effectiveness in eliminating the impact of adjoining uses. Cost equivalence between options was attempted where possible. Generally, the plant materials which are identified as acceptable are determined by the type(s) of soil present on the site. Each illustration depicts the total bufferyard located between two uses.

Whenever a wall, fence, or berm is required within a bufferyard, these are shown as "structure required" in the following illustrations, wherein their respective specifications are also shown. All required structures shall be the responsibility of the higher intensity use.

##### **B-2: Plant Material**

The following plant material substitutions shall satisfy the requirements of this section.

- (1) In Bufferyards C and D evergreen canopy or evergreen understory trees may be substituted for deciduous canopy forest trees without limitation.
- (2) In Bufferyard B evergreen canopy or evergreen understory trees may be substituted as follows:
  - (a) In the case of deciduous canopy forest trees, up to a maximum of 50% of the total number of the deciduous canopy trees otherwise required.
  - (b) In the case of deciduous understory trees without limitation.
- (3) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.

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- (4) In all bufferyards required of public service uses, the public service use may substitute evergreen canopy or evergreen understory plant materials for canopy forest trees and understory plant materials, without limitation.

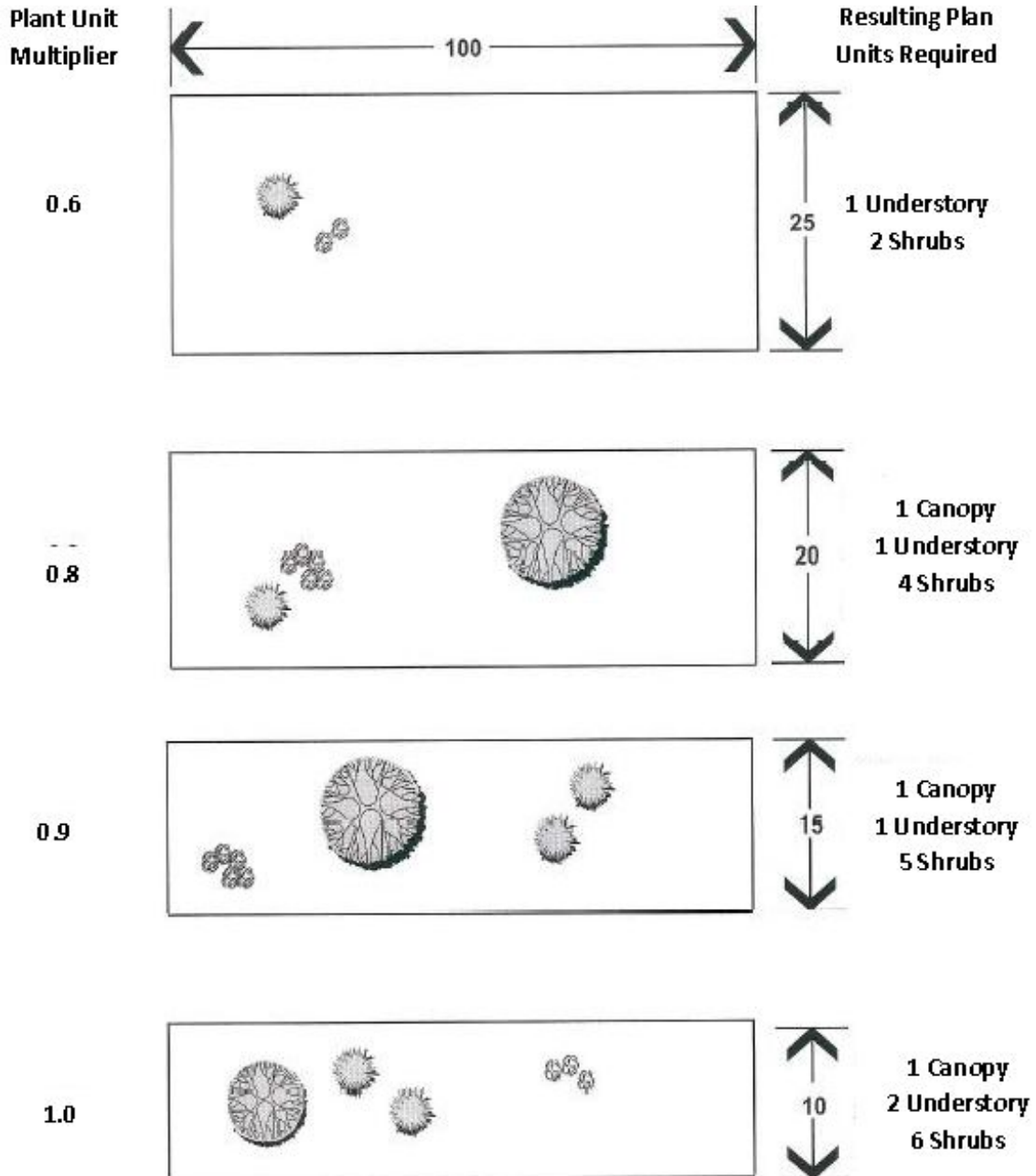
If the development on the adjoining use is existing, planned, or deed-restricted for solar access, understory trees may be substituted for canopy trees where canopy trees would destroy solar access. Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

The exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied:

- (1) Evergreen (or conifer) Class III and IV plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival.
- (2) Berms required of Bufferyard D options are intended to buffer more significant nuisances from adjacent uses and, additionally, to break up and absorb noise, which is achieved by the varied heights of plant materials between the masonry wall and the noise source.

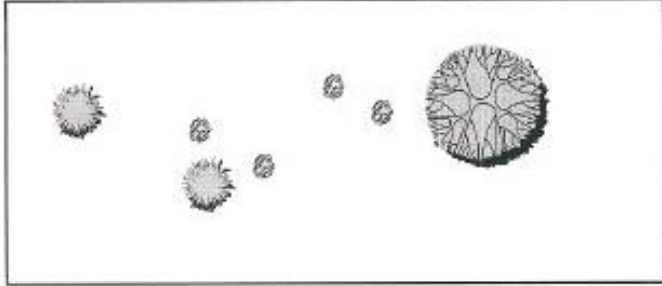
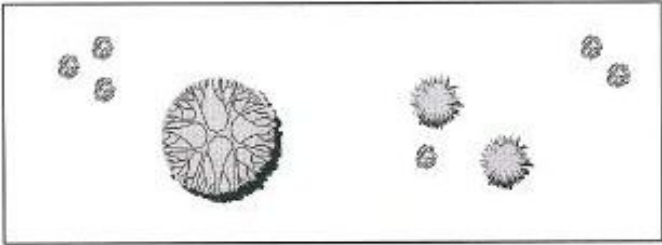

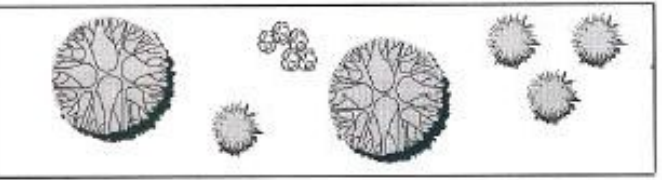
All bufferyard areas shall be seeded with lawn unless ground cover is already established.

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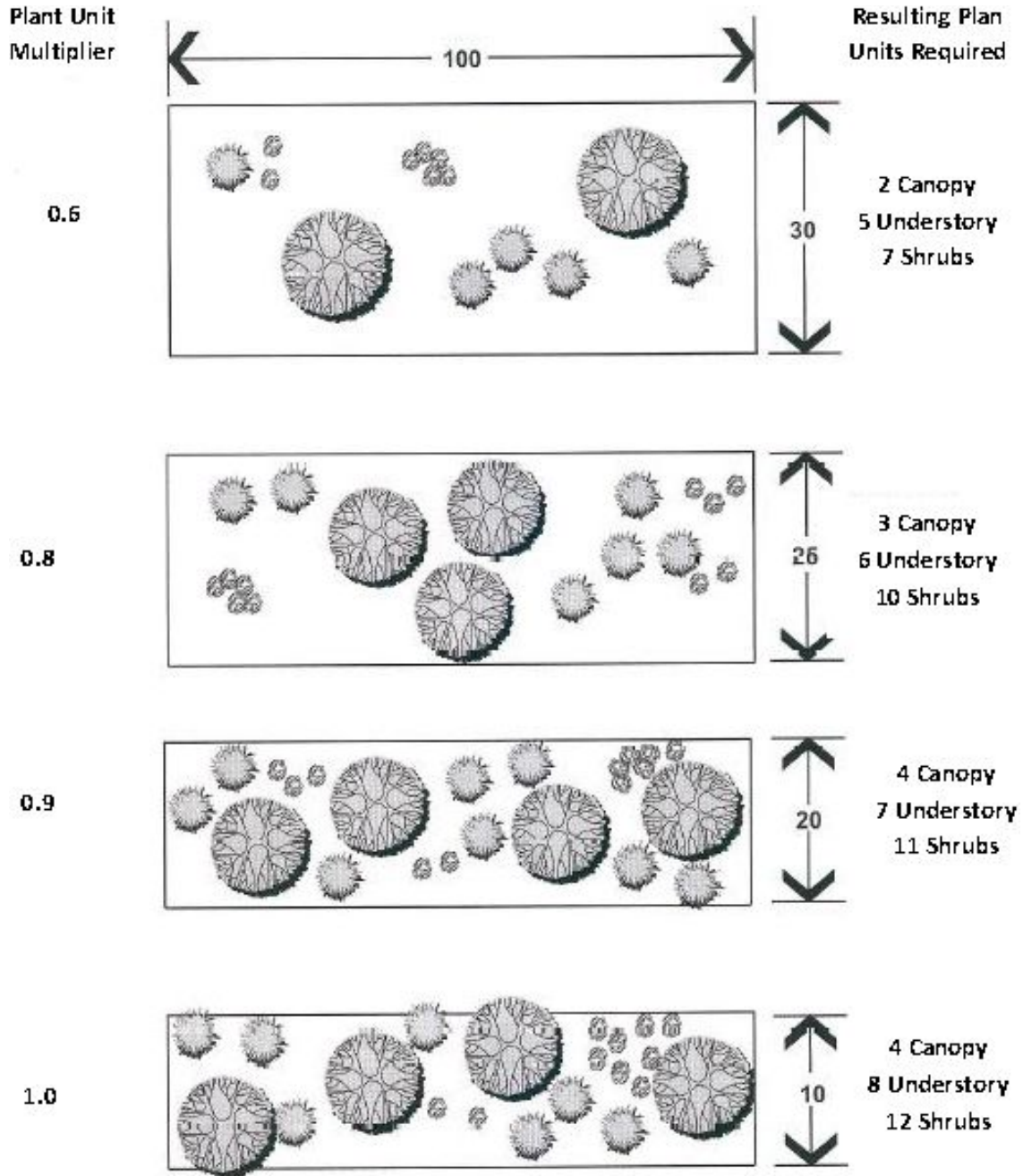
**Bufferyard A**

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Plant Unit Multiplier	100	Resulting Plan Units Required
0.6		1 Canopy 2 Understory 4 Shrubs
0.8		1 Canopy 2 Understory 6 Shrubs
0.9		2 Canopy 3 Understory 8 Shrubs
1.0		2 Canopy 4 Understory 10 Shrubs

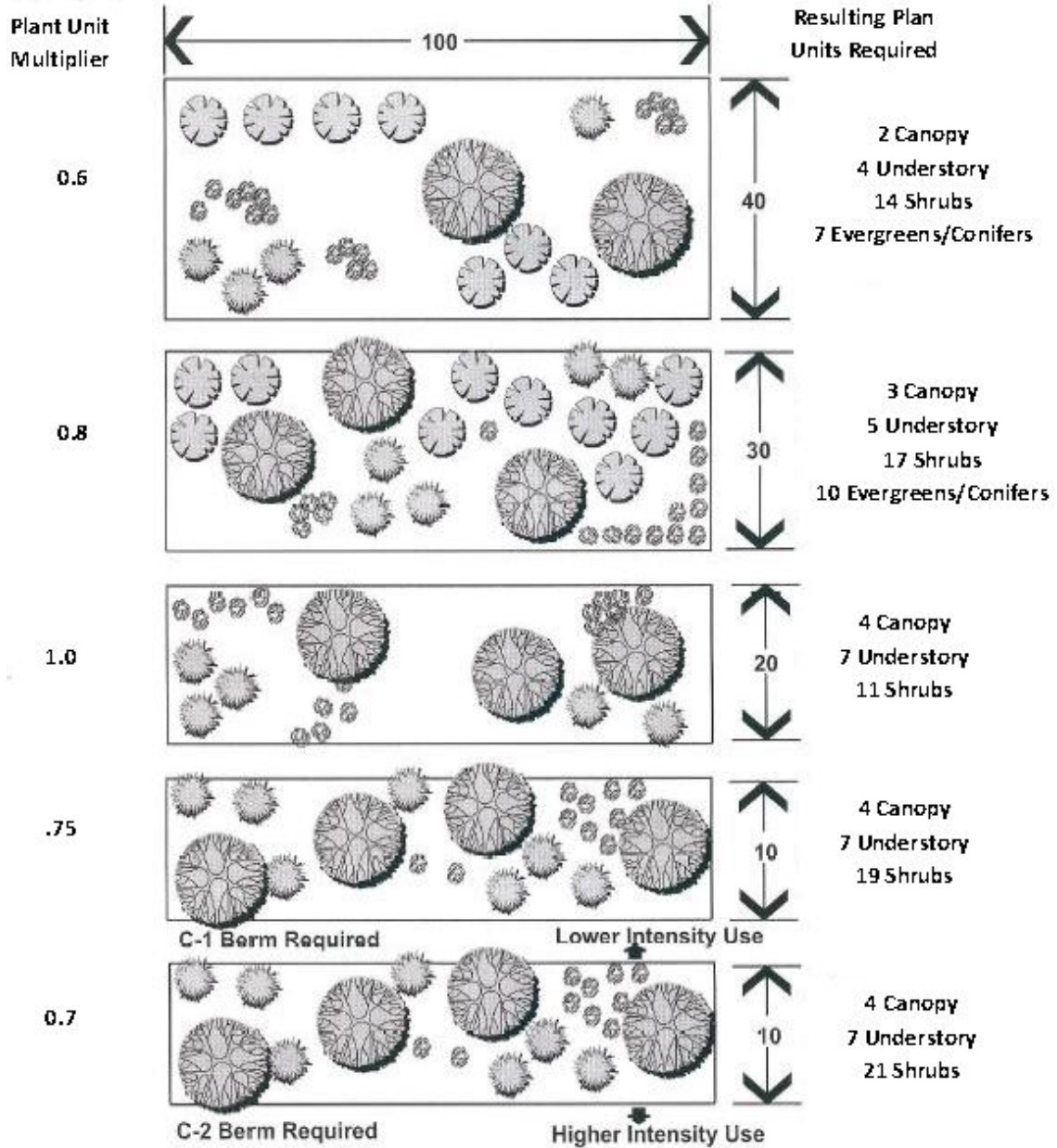
**Bufferyard B**

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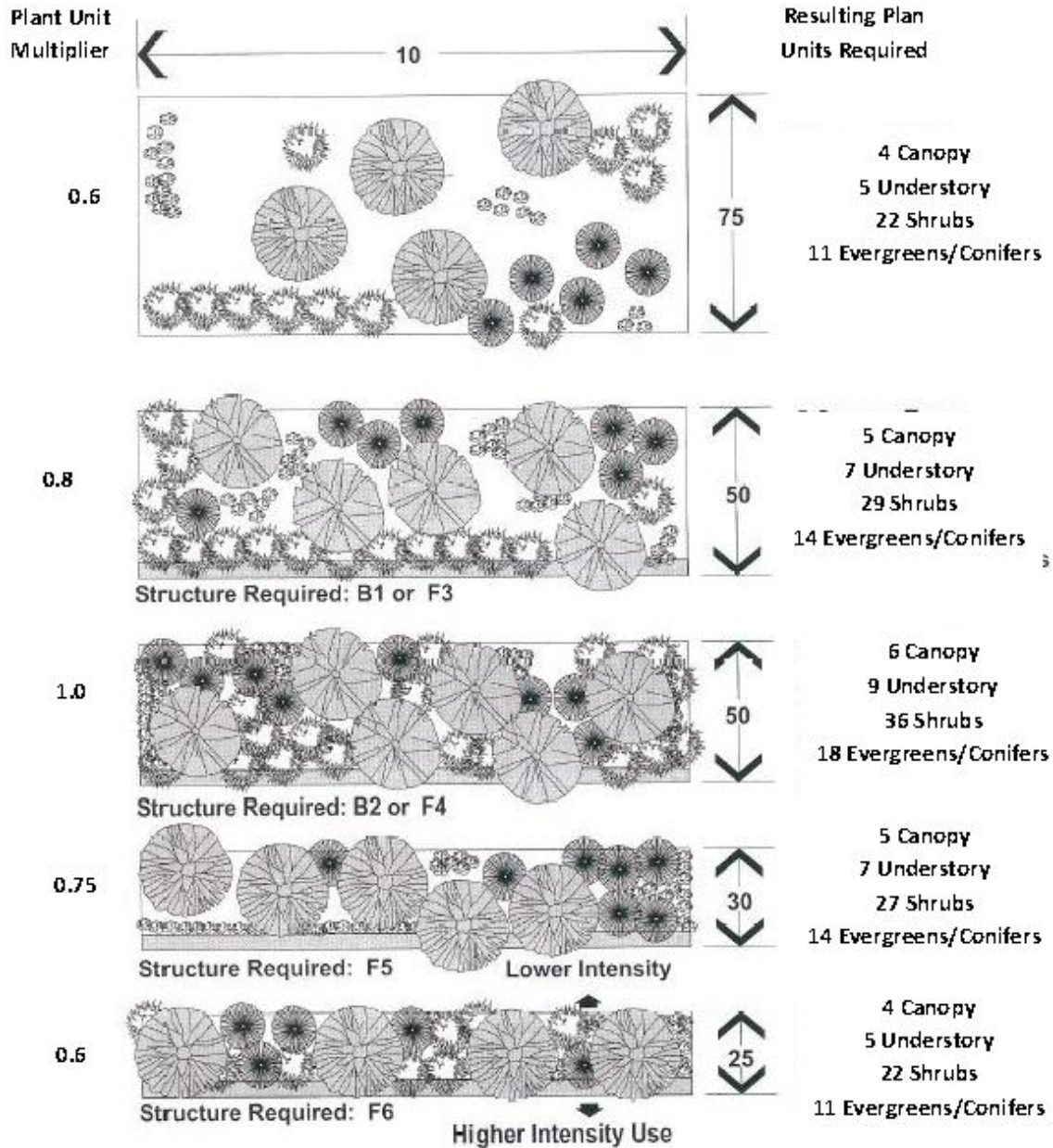


**Bufferyard C**

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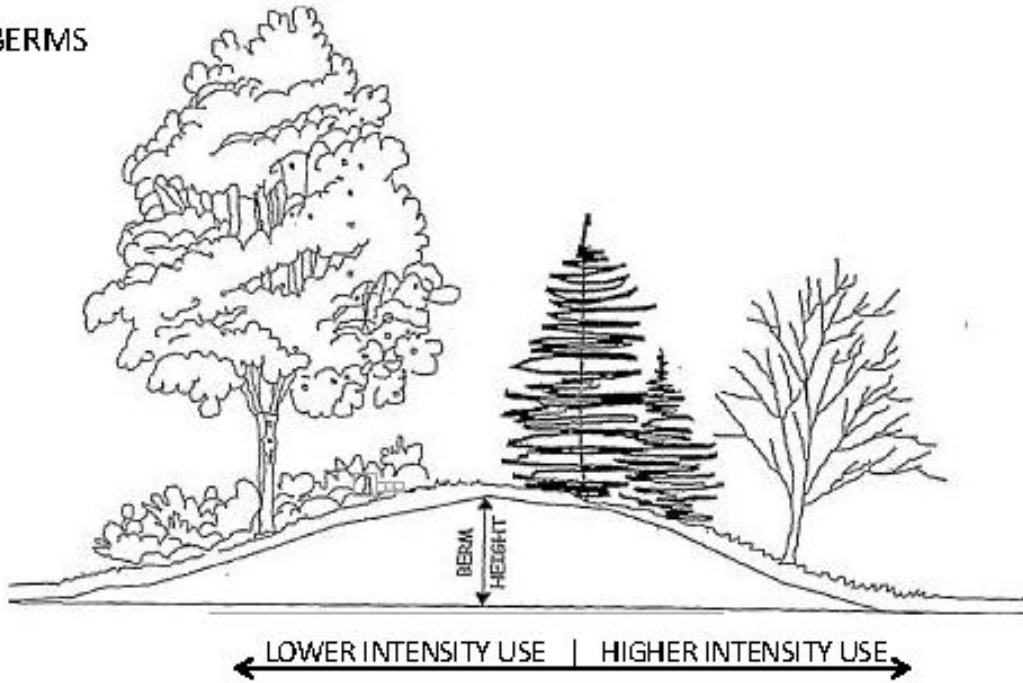
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## Bufferyard D

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BERMS



**Bufferyard E**

<b>Symbol</b>	<b>Height</b>	<b>Material</b>
B1	4 feet	Earth
B2	5 feet	Earth

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### RECOMMENDED PLANTS FOR CHESAPEAKE CITY

#### GUIDE FOR LANDSCAPING

This is a partial list of the most commonly used native plants.

Trees and shrubs are difficult to categorize according to size so some may be listed in two categories because they may be on the line. Look at cultivars of plants also (these are the names inside the single quotation marks). These may give you the size you are looking for. For example, *Ilex verticillata* 'Maryland beauty' grows to eight feet tall vs. *Ilex verticillata* 'Red Sprite' grows to three feet to four feet tall. The plant lists at the top of this document may be used also for your purposes. Do your research. If you have to prune something it is probably the wrong choice.

#### A. SMALL DECIDUOUS TREES – nonflowering

<i>Carpinus caroliniana</i>	Carolina hornbeam
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#### B. SMALL DECIDUOUS TREES – flowering

<i>Cercis canadensis</i>	eastern redbud
<i>Cornus florida</i> (and cultivars)	flowering dogwood
<i>Chionanthus virginicus</i>	fringe tree
<i>Amelanchier canadensis</i> or <i>laevis</i>	shadblow or serviceberry
<i>Magnolia virginiana</i>	sweetbay magnolia
<i>Crataegus phaenopyrum</i>	Washington hawthorn

#### C. LARGE EVERGREENS for screening

<i>Pinus strobus</i>	white pine
<i>Magnolia grandiflora</i>	southern magnolia
<i>Juniperus virginiana</i>	eastern red cedar
<i>Ilex opaca</i>	American holly
<i>Myrica pensylvanica</i>	bayberry
<i>Myrica cerifera</i>	southern wax myrtle
<i>Rhododendron maximum</i> (or cultivars)	rhododendron
<i>Rhododendron catawbiense</i> (or cultivars)	rhododendron

#### E. SMALL EVERGREENS for shading

<i>Juniperus virginiana</i> 'Gray Owl'	juniper
<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly
<i>Leucothoe axillaris</i>	Coast Fetterbush

#### F. MEDIUM-LARGE SHRUBS – deciduous

<i>Aronia arbutifolia</i>	chokeberry
<i>Hydrangea quercifolia</i>	oakleaf hydrangea

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<i>Clethra alnifolia</i>	summersweet
<i>Viburnum dentatum</i>	arrowwood viburnam
<i>Ilex verticillata</i> 'Maryland beauty'	winterberry holly
<i>Cornus alternifolia</i>	pagoda dogwood
<i>Itea virginica</i>	Virginia sweetspire
<i>Cornus sericea</i>	red twig dogwood

### G. SMALL SHRUBS – deciduous

<i>Clethra alnifolia</i>	summersweet
<i>Itea virginica</i> 'Little Henry'	Virginia sweetspire
<i>Hydrangea arborescens</i>	smooth hydrangea
<i>Rhododendron viscosum</i>	coast azalea
<i>Fothergilla gardenia</i>	dwarf fothergilla
<i>Comus sericea</i> (smaller cultivars)	red twig dogwood
<i>Ilex verticillata</i> 'Red Sprite'	winterberry holly

### H. LARGE SHADE TREES

<i>Acer rubrum</i>	red maple
<i>Tilia americana</i>	American linden
<i>Quercus phellos</i>	willow oak
<i>Quercus rubra</i>	red oak
<i>Liquidambar styraciflua</i> (male)	sweet gum
<i>Nyssa sylvatica</i>	black gum
<i>Gledis tricanthos</i> (thornless variety)	honey locust
<i>Betula nigra</i>	river birch
<i>Oxydendron arboretum</i>	sourwood

### I. GROUND COVERS — many cultivars of ground covers available offering differences in size, leaf or flower color.

<i>Phlox subulata</i>	moss pinks or phlox
<i>Juniperus procumbens</i>	shore juniper
<i>Pachysandra procumbens</i>	allegheny spurge
<i>Phlox stolonifera</i>	woodland phlox
<i>Tiarella cordifolia</i>	foam flower
<i>Viola iabradorica</i>	Labrador violet
<i>Aster (Eurybia) divaricatus</i>	woodland aster
<i>Phlox divaricatus</i>	woodland phlox
<i>Arctostaphylos uva-ursi</i>	bearberry
<i>Polystichum acrostichoides</i>	Christmas fern
<i>Dryopteris marginalis</i>	wood fern
<i>Dennstaedtia punctiloba</i>	hay-scented fern