

- F. Any berms installed in the Township shall meet the following standards:
1. Berms shall be no higher than five (5) feet in height as measured from the average grade along the primary road side or along the perimeter of the site (depending on proposed location).
 2. Berms shall have a minimum width of three (3) feet at the crown and shall have a maximum side slope of 2:1.
 3. Berms shall undulate or otherwise be designed to avoid an unnatural appearance.
 4. Berms shall be landscaped with the minimum plantings required herein for a greenbelt, parking lot perimeter planting or buffer. Landscaping shall be in naturalized groupings planted along the slopes of the berm.

9.3 PARKING LOT PLANTINGS

Non-residential parking lot areas adjacent to lands used or zoned for residential purposes shall be screened from any alley and from neighboring residential properties.

9.4 BUFFERS

- A. Where a non-residential use is adjacent to a single-family or duplex residential use or district, a buffer may be required, at the discretion of the Planning Commission and/or Zoning Administrator, along the perimeter(s) of the site adjacent to the single-family or duplex residential use or district.
- B. A buffer, at the discretion of the Planning Commission and/or Zoning Administrator, may consist of any combination of the following:
1. Existing natural vegetation, provided that it provides substantial screening year round;
 2. Existing natural vegetation augmented with additional evergreen plantings to provide substantial screening year round;
 3. A “living wall” of upright evergreen shrubs with a minimum mature height of five (5) feet; or
 4. Naturalized groupings of planted vegetation with a minimum of one (1) tree and four (4) shrubs per twenty (20) linear feet.
- D. The Planning Commission and/or Zoning Administrator may reduce or waive the standards for a buffer, require a fence in lieu of a buffer, or any combination thereof, if the Planning Commission and/or Zoning Administrator finds that there would be no adverse effects upon the neighboring properties resulting from the reduction, omission, or substitution.

9.5 GREENBELTS

- A. For uses regulated under this Article, there shall be provided a greenbelt along the right-of-way of any street frontage.
- B. Greenbelts shall be a minimum of six (6) feet in width.