

**City of Chesapeake, VA
CODE OF ORDINANCES CITY OF CHESAPEAKE, VIRGINIA
Abstracted October 2010**

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**CODE OF ORDINANCES CITY OF CHESAPEAKE, VIRGINIA
PART II – CODE OF ORDINANCES**

**Chapter 26 - ENVIRONMENT
ARTICLE X. - CHESAPEAKE BAY PRESERVATION AREA DISTRICT
Sec. 26-515. - Definitions.**

Diameter at breast height or DBH means the diameter of a tree measured outside the bark at a point four and one-half feet above the ground, as determined by the director of development and permits, or designee.

Dripline means a vertical projection to the ground surface from the furthest lateral extent of a tree's leaf canopy. When a tree's leaf canopy has been altered by trimming, pruning or breakage, the dripline shall be determined by the director of development and permits, or designee.

Silvicultural activities means forest management activities, including but not limited to, the harvesting of timber, the construction of roads and trails for forest management purposes, and the preparation of the property for reforestation, that are conducted in accordance with the silvicultural best management practices developed and enforced by the state forester pursuant to section 10.1-1105 of the Code of Virginia, as amended, and that are located on property qualifying as "real estate devoted to forest use" under section 58.1-3230 of the Code of Virginia, as amended.

Tree group or tree stand means a group of two or more trees which have trunks or canopies in close proximity to one another.

**Chapter 50 - PARKS AND RECREATION
ARTICLE I. - IN GENERAL
Sec. 50-3. - Park property.**

...

(c) No person shall dig or remove any beach sand, whether submerged or not, nor any soil, rock, stones, trees, shrubs or plants, down-timber, pine needles or other wood or materials, or make any excavation by tool, equipment, blasting or other means or agency.

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(Code 1970, § 17B-3; Ord. of 10-12-76; Ord. No. 92-O-149, § 17B-3, 10-13-92)

Sec. 50-4. - Trees and shrubbery; monuments, fountains and fences.

(a) No person shall damage, cut, carve, transplant or remove any tree or plant or injure the bark or pick the flowers or seeds of any tree or plant. No person shall dig in or otherwise disturb grass areas or in any other way injure or impair the natural beauty or usefulness of any area.

...

(c) No person shall tie or hitch a horse or other animal to any tree or plant.

(Code 1970, § 17B-4; Ord. of 10-12-76; Ord. No. 92-O-149, § 17B-4, 10-13-92)

**Chapter 62 - SOLID WASTE
ARTICLE I. - IN GENERAL**

Sec. 62-8. - Public nuisances; trees, shrubs and other plants.

(a) The city council finds that the neglect of trees, shrubs and other plants on any land or premises within the city, other than those used for agricultural purposes, can result in conditions that cause a plant or portion thereof to hang precariously over a public right-of-way, thereby constituting a danger to the health, safety and welfare of the general public.

(b) Any tree, shrub or other plant or a portion thereof located on any land or premises within the city, other than those used for agricultural purposes, which hangs precariously over a public right-of-way constitutes a danger to the health, safety or welfare of the general public, as determined by the city manager or designee, shall constitute a public nuisance.

(c) Any public nuisance as specified in this section which is located on city-owned property shall be pruned, removed, or otherwise treated at the direction of the city manager or designee in whatever manner required to cause the abatement of the nuisance within 30 days after its discovery by the city. This 30 day time limit shall be extended when a local emergency is declared pursuant to Chesapeake City Code § 2-624.

(d) Any public nuisance as specified in this section which is located on any land or premises within the city, except for property used for agricultural purposes, shall be pruned, removed or otherwise treated by the property owner or his agent in whatever manner required to abate the nuisance as determined by the City Manager or his designee.

(Ord. No. 10-O-035, 4-27-10)

Sec. 62-9. - Notice.

(a) In the event of a public nuisance as described in section 62-8 existing on land or premises within the city, the city manager or designee shall cause a written notice to be personally delivered or sent by mail to the last known street or post office address to the owner or such other person who is in control of the property. Proof of mailing or delivering the notice shall be sufficient evidence that the notice was served, and the date of mailing or delivery, as the case may be, shall be the date of service. If the last known street or post office address of such person is unknown or the notice so mailed is returned undelivered by the post office, then service of the notice shall be made by posting the notice on the property on which the condition exists. Proof of posting shall be sufficient evidence that the notice was served, and the date of posting shall be the date of service. Such notice shall describe the species of tree, shrub or other plant which has been declared to be a public nuisance, its location on the property, the reason for the declaration of a nuisance and shall state the actions that the property owner may undertake to abate the nuisance and give the owner 30 days from the date of the letter to abate. If during that 30 day time period the City declares a local emergency pursuant to Chesapeake City Code § 2-624, the time limit for the abatement shall be extended on an individual basis at the discretion of the city manager or his designee.

(b) If, in the opinion of the city manager or designee, the condition of any tree, shrub or other plant or a portion thereof constitutes an emergency which involves an imminent danger to human life or health, notice which is reasonable under the circumstances shall be given to the owner or such other person who is in control of the property. In case the owner or such other person who is in control of the property cannot be found, or if such individual fails to comply with the notice, the city manager or designee may promptly enter upon the property and take steps he deems necessary to abate the danger, with such assistance and at such cost as he deems appropriate.

(Ord. No. 10-O-035, 4-27-10)

Sec. 62-11. - Entry on property.

The city manager and/or his designee(s) shall have the authority to enter upon private property at reasonable times and in a reasonable manner whereon there is located a tree, shrub, plant or portion thereof that is reasonably believed to create a public nuisance because it hangs dangerously over a public right-of-way.

Chapter 66 – STREETS AND SIDEWALKS

ARTICLE II. – INSTALLATIONS, TREE CUTTING OR OTHER WORK AFFECTING STREETS

DIVISION 1. - GENERALLY

Sec. 66-106. - Cutting or trimming trees.

No tree or shrub on any street shall be cut or trimmed, unless a permit therefor shall have been obtained from the director of development and permits or designee. Such cutting, trimming or spraying shall be permitted only when fully justified in the public interest and then only in a manner prescribed in the permit issued therefor.

(Ord. of 10-22-63, § 39; Code 1970, § 24-26; Ord. No. 09-O-100, 8-11-09)

DIVISION 2. - PERMITS

Sec. 66-121. - Required.

Except as otherwise provided in this article, it shall be unlawful for any person to perform any work in connection with the erection, construction, removal, relocation or maintenance of any surface, overhead or underground installation or to cut or trim trees or to place signs if such work, cutting, trimming, spraying or placing it on, under or over affects a street, until such person shall have obtained a permit therefor in accordance with this article.

(Ord. of 10-22-63, § 16; Code 1970, § 24-29)

Chapter 70 – SUBDIVISIONS

ARTICLE III. – DESIGN STANDARDS

Sec. 70-91. - Preservation of natural features and amenities.

(a) In general.

(1) Existing natural features which would add value to development or to the city as a whole, such as trees, watercourses, historic spots, and similar irreplaceable and beneficial assets, shall be protected wherever practical in the design of the development. Special consideration should be given to specimen and historic trees and specimen vegetation.

(2) This section shall apply to apartment and townhouse developments and office and commercial developments adjacent to established single-family residential developments. Bona fide farming, forestry projects, and commercial tree businesses are exempt from the regulations contained in this section.

(b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Historic tree means any tree which has been specifically designated by the city council to have been closely associated with an historical event, place, or age.

Person knowledgeable means a person, because of education and training, having the skills necessary to determine types and characteristics of trees, including planting and protection methods. Such person shall meet the experience criteria required for the Virginia Nurserymen Certification.

Specimen trees and shrubs means any woody plant which, due to circumference, height, or location, is deemed to be an unusual example of its species. Such woody plants deemed to be specimens will generally qualify as a "record" or "champion" tree under the criteria of the Virginia Forestry Association and will be certified as such or have certification pending. A specimen tree or shrub may also qualify as such on the basis of location, being any woody plant at the extremity of its natural range as defined by the Old Dominion University botany department.

Tree means any self-supporting woody plant growing upon the earth which usually produces one main trunk measuring no less than four inches in diameter at 4½ feet from the ground, with a minimum overall height of 15 feet, and which produces a more or less distinct and elevated head with many branches.

(c) Site analysis. In conjunction with the preparation of a preliminary or final plat, the developer/owner shall cause to be made, by a person knowledgeable, a site analysis showing all of the natural features and amenities present on the property. This analysis and resulting preliminary plat shall consider the following:

- (1) The adaptability and compatibility of existing trees with proposed development, including a consideration that additional fill material for construction activities will be necessary.
- (2) The presence of specimen and/or historic trees and shrubs.
- (3) The presence of rare or endangered vegetation which may be relocated by transplanting.
- (4) The adequacy of proposed protection measures.
- (5) The numbers, health and vigor of trees located in areas designated for retention.
- (6) The proposed removal of trees shall be based on the fact that such trees are damaged or diseased, that their presence would unduly restrict the use or enjoyment of the property, that such trees are too close to proposed building or utilities, or would unduly impede drainage.
- (7) Alternative landscaping measures which would protect and preserve such amenities.

...

(e) Additional plat requirements.

- (1) The total number of trees to be retained or planted by the developer/owner shall, at a minimum, be equal to one per unit for townhouse developments and one per four units for apartment projects. Healthy, natural trees retained shall be considered to be two planted trees. At such time as 50 percent of the development has been constructed, at least 30 percent of the items shown on the approved landscaping plan shall have been completed. The final ten percent of such development shall not be occupied until the total landscaping plan has been completed.
- (2) The side and/or rear yards of business and office and institutional zoned areas, as prescribed by section 5-3 of the city zoning ordinance, which abut residentially zoned property shall be utilized as a planted buffer, including fencing as well as natural or planted growth.
- (3) Replanted trees shall be at least two inches in caliper.

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(Code 1970, § 25-21.1; Ord. of 5-20-86; Ord. of 7-18-89)

ARTICLE VI. - CLUSTER DEVELOPMENT SUBDIVISIONS

Sec. 70-203. - Existing resources and site analysis map.

...

(5) Vegetative cover on the property, including cultivated land, permanent grassland, meadow, pasture, old field, hedgerow, woodlands, wetlands, trees with a caliper in excess of 15 inches, and the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, relative age, and condition.

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ZONING ORDINANCE

ARTICLE 11. - PLANNED UNIT DEVELOPMENT DISTRICTS

§ 11-906. - Tree canopy and open space requirements.

...

C. Notwithstanding section 19-600 et seq. of this ordinance, a minimum twenty (20) percent tree canopy coverage shall be provided for each section of the development.

ARTICLE 19. DESIGN, DEVELOPMENT AND PERFORMANCE STANDARDS

§ 19-600. Landscaping and buffering.

A. In General. This section of the zoning ordinance of the city of Chesapeake shall be known and may be cited and referred to as the Chesapeake Landscape Ordinance. The Chesapeake Landscape Specifications Manual, including definitions, is hereby incorporated into and made a part of this ordinance.

B. Intent. The intent of this ordinance is to provide minimum standards for the preservation, protection and enhancement of the ecologic and aesthetic environments of the City of Chesapeake. The urban forest which includes all landscaped areas within the city, serves to prevent soil erosion; reduce the hazards of flooding; absorb carbon dioxide and supply oxygen; reduce the effects of noise, glare, dust, and other objectionable activities generated by some land uses; provide shade and reduce adverse effects of winds; safeguard and enhance property values; buffer and screen adjacent properties; and promote the pleasant appearance and character of neighborhoods.

(Ord. No. 97-O-141, 11-18-97)

§ 19-601. All sites.

A. Landscaping plan requirements.

1. A preliminary landscaping plan, showing the location and dimensions of green space, buffer yards, and existing and known proposed public and private easements, shall be required as part of any preliminary site plan for all multifamily and nonresidential developments and for all residential major subdivisions where rear or secondary front yards abut an existing or proposed right-of-way 80 feet or more in width.

2. A final landscaping plan, prepared by a landscape designer, shall be submitted in the following circumstances: (1) as part of the final site plan for any multifamily or nonresidential development; (2) as part of the building permit application for any single-family or duplex residential construction on a lot, and (3) as part of any final subdivision plan for a residential major subdivision where rear or secondary front yards abut an existing or proposed right-of-way 80 feet or more in width.

3. Such landscaping plans shall contain the landscaping and/or plant replacement specifications required under this ordinance, including the Chesapeake Landscape Specifications Manual, which is hereby incorporated into and made a part of this ordinance by reference.

B. Site analysis. A site analysis, including all tree preservation areas, is required as part of the submittal of each preliminary and final subdivision plat, site plan, or erosion and sediment control plan submitted to the city. Such site analysis shall, by plan and narrative, include all those elements required by the Chesapeake Landscape Specifications Manual. The site analysis may, upon approval of the city arborist based on-site conditions, be presented in a narrative format only.

C. Townhouse communities. In townhome communities where adequate space does not exist for the placement of trees otherwise required under this ordinance, the city may approve the placement of trees in open spaces, common areas or end lots where adequate and appropriate space for mature growth exist. If such a plan is approved, it shall be the developer's responsibility to set forth a schedule for the installation of these plantings that meets the approval of the city. Further, the developer shall be responsible to call for city inspection and approval of said landscaping upon completion.

D. Parking areas.

1. Green space meeting the definition contained in the Chesapeake Landscape Specifications Manual shall be provided within the interior of parking areas at a ratio of 30 square feet of green space per each parking space required under this ordinance. Only those areas directly adjacent to and directly associated with the rows of parking will count towards required green space.

2. The equivalent of 300 square feet of large tree canopy coverage (appendix B of the Chesapeake Landscape Specifications Manual) shall be planted for each 150 square feet of interior green space required.
3. Where feasible, as determined by the city arborist, utilities shall be located outside of required green space.
4. Green space containing less than 150 square feet in contiguous area will not count toward interior green space required for parking. Individual green areas 150 square feet or more in contiguous area shall not substitute for more than 1,000 square feet of interior green space required for parking.
5. A maximum of 30% of the required interior green space may be combined with required buffer yards when natural vegetation is being retained in any such buffer yard. This combination of required areas shall only be permitted in the vicinity of, and in conjunction with, tree preservation, as approved by the city arborist. When tree preservation is approved by the city arborist, up to 1,500 square feet of contiguous interior green space may count toward interior green space requirements.
6. Green space no smaller than 9 x 18 feet in size, and containing at least one large tree, shall be required at both ends of each row of parking spaces containing 7 or more spaces. All parking lot trees shall be large trees, as listed in the Chesapeake Landscape Specifications Manual, unless otherwise approved by the city arborist due to extenuating circumstances.

E. Buffer yard requirements.

1. Where the zoning classification for a site to be developed under this section is more intense than the classification of a property bordering such site, the landscaping plan for the more intensely zoned site shall include provisions for a buffer yard and/or structure required along the length of the property line that separates the site from the property having a less intense zoning classification, as provided for in section 19-610 below.
2. A vegetated buffer as described in and required by section 19-610 shall be installed on those sites bordering public or private streets, including alleys, service drives and rights-of-way, unless waived or modified by the city arborist pursuant to section 19-606 of this ordinance. All required landscaping shall be set back from the street and ingress/egress points an adequate distance to provide clear visibility, in accordance with section 19-204 of this ordinance. Tree locations and spacing may be adjusted to provide reasonable visibility of signage and to ensure safe ingress/egress.
3. Street frontage hedges shall be restricted to a mature height of 4 feet except where they are required to screen service entrances and outside storage areas, where they shall be maintained at a height of 6 feet.
4. A minimum of 7 feet width, or 50 % of the required width, whichever is greater, of any required buffer yard must be located outside of all public or private easements. Where feasible, required trees must be located outside of all public easements or private utility easements. The city arborist shall determine on a case-by-case basis whether the location of trees outside of a particular utility easement is feasible, giving due consideration to such factors as topography, size of the lot and site design. No trees shall be planted in an easement where prohibited by the deed or agreement by which the easement was created. Required shrubs may be planted within a utility easement, provided that shrubs are not prohibited by the deed or agreement which created the easement. If no deed or agreement exists, no plant materials shall be placed in the easement area without the express permission of all persons having rights or interest in the easement.
5. Buffers required adjacent to public or private rights-of-way with an existing or proposed width of 80 feet or more are to be provided by the landowner or developer and depicted on the final subdivision plat recorded in the clerk's office of the circuit court of the City of Chesapeake. The plat shall contain a note stating that no structure shall be located in the buffer and that all plant materials therein are to be maintained by the owner of the property.
6. Screening for communication towers shall be in conformance with section 13-606 of this ordinance.

7. A buffer yard D as described in Section 19-610 of this ordinance, with a three-foot berm, shall be required where the rear of any commercial or industrial building faces a public or private right-of-way having an existing or proposed width of 80 feet or more.

8. For additional buffer yard and screening requirements, see Section 14-200, Fences, walls and hedges; Section 14-500, Trash receptacles; and Section 14-700, Signs.

(Ord. No. 97-O-141, 11-18-97)

Sec. 19-602. Tree preservation and canopy requirements.

The landscape plan for every site shall contain the tree preservation and canopy requirements set out below.

A. Tree preservation areas. Tree preservation areas which are marked on the plan shall be clearly delineated on the site. These areas are to be protected from traffic, equipment, excavation, stockpiles and staged materials. Areas set forth as tree preservation areas must remain marked and protected during construction in order to be included in the calculation of the required canopy.

B. Tree canopy requirement--Nonresidential development. Each plan for nonresidential development shall provide a landscaping plan that, at tree maturity, provides a minimum canopy of ten percent (10%) of the calculation area.

C. Tree canopy requirement--Residential development. Each residential plan shall provide a landscaping plan that, at tree maturity, provides minimum tree canopy as set out below.

1. Tree canopy totaling fifteen percent (15%) of the calculation area for a residential site zoned for multifamily or townhouse use.

2. Tree canopy totaling twenty percent (20%) of the calculation area for all residential sites other than property zoned for multifamily or townhouse use, provided that no more than eleven (11) large trees or twenty-one (21) small trees, or combination thereof approved by the City Arborist as being consistent with canopy coverage calculations, shall be required for lots one-half acre in size or larger. Such trees shall be 6--8 feet in height at the time of planting.

D. Requirements for preservation and replacement. The canopy requirements set out above shall be met by preservation or replacement methods as indicated in the Chesapeake Landscape Specification Manual. Where final site conditions will make the successful preservation of existing plants unlikely, the City of Chesapeake may direct the owner or developer to provide new, appropriate species and locations to ensure canopy coverage as set forth by the ordinance.

E. Incentives for preservation of trees. A credit toward canopy requirements will be given for the preservation of an outstanding tree, as defined in the Chesapeake Landscape Specifications Manual, or for the preservation of a cluster of trees, approved by the city arborist, pursuant to the following:

1. The credit provided per outstanding tree will be 2.0 multiplied by the area defined by the boundaries of the existing drip line of the tree.

2. The credit provided for a cluster of trees will be 1.25 multiplied by the area defined by the boundaries of the existing drip line of the cluster.

3. Credit shall only be given under this subsection if the entire area under the drip line of the outstanding tree or cluster of trees is preserved in a manner satisfactory to the city arborist.

4. In the event one or more trees to be preserved under this subsection is destroyed or, in the opinion of the city arborist, is significantly damaged during clearing or construction activities, or is willfully destroyed, injured or removed, the person responsible for such destruction, injury or removal shall replace such trees by planting or preserving one (1) large tree of four (4) inch caliper and one (1) small tree six (6) to eight (8) feet in height within every 300 square feet of area in which the damaged or destroyed tree or trees stood.

F. Placement of newly provided landscaping for certain residential districts. A minimum of one large or two small trees, as specified in the Chesapeake Landscape Specifications Manual, shall be planted in the front yard of each residential lot for residential districts allowing ten or fewer dwelling units per acre.

(Ord. No. 97-O-141, 11-18-97; Ord. No. 98-O-042, 3-17-98; Ord. No. 98-O-156, 10-20-98)

Editor's note: Ord. No. 97-O-141, adopted Nov. 18, 1997, repealed § 19-603, which pertained to nonwooded sites and which derived from Ord. No. 93-O-145, adopted Oct. 21, 1993.

§ 19-604. Final inspection and approval.

A. Approval required for permanent certification of occupancy; temporary certificates. Prior to issuance of a permanent certificate of occupancy, the required landscaping shall be in place, and damaged or dead plants shall be pruned, removed or replaced as required by the city arborist to ensure compliance with this ordinance. In the event that one of the following circumstances exists, a temporary certificate of occupancy, of an appropriate duration, may be issued. When such temporary certificate of occupancy is desired, the owner, developer, or builder shall submit in writing the circumstances justifying the request and the specific requested duration of the temporary certificate of occupancy.

1. Planting season does not permit immediate installation.
2. Weather conditions prohibit installation.
3. Specified plant material is not available.
4. Site conditions beyond the control of the owner, builder, or developer do not permit immediate installation.

B. Reinspection and approval. When the required landscaping is complete, the owner, builder or developer shall call for a reinspection. After approval by the city of Chesapeake, the permanent certificate of occupancy will be issued, provided there are no other impediments.

C. Bond requirement. The city may require that a bond or other security acceptable to the city be provided as a condition of development in order to ensure the timely completion of the landscape plan. No bond shall be required for single-family residential developments other than detached condominium units.

(Ord. No. 97-O-141, 11-18-97)

§ 19-605. Maintenance.

Retained and newly provided landscaping shall be maintained in healthy condition. Damaged or dead plants shall be pruned, removed or replaced as required by the city arborist to ensure compliance with this ordinance. Plant material lost due to work within utility easements shall be replaced and/or relocated as directed by the City of Chesapeake at the property owner's expense.

(Ord. No. 97-O-141, 11-18-97)

§ 19-606. Waivers and modifications.

A. Approval of waivers or modifications. Planting, preservation, buffer yard and green space requirements may be waived or modified by the joint approval of the city arborist and the planning director, or designee, under one or more of the following circumstances:

1. The particular characteristics of the site, such as its size, configuration, topography or subsurface conditions, are such that strict application of the requirements of this ordinance would result in unreasonable hardship to the developer.
2. Existing conditions on the site or neighboring sites are such that the buffering and canopy coverage intended by this ordinance are substantially provided without imposing such requirements.
3. Existing conditions on neighboring sites are such that compliance with the requirements of this ordinance would not produce the effect intended by the ordinance.

B. Appeal of decisions to the planning commission. Decisions made by the city arborist may be appealed to the planning commission and placed on the next available agenda for a final decision.

(Ord. No. 97-O-141, 11-18-97)

§ 19-607. Additions or modifications to existing development.

Additions or modifications to existing development shall be landscaped according to this ordinance. Landscaping requirements shall be confined to the area of new development. Decisions regarding the extent of new landscaping or preservation required will be made by the city of Chesapeake in accordance with this standard and may be appealed to the planning commission for a final decision.

§ 19-608. Conditional use permits.

A. Additional landscaping requirements. In addition to the landscaping requirements otherwise applicable to a use for which a conditional use permit is required, city council may impose further landscaping requirements as a condition of granting of any such use permit, in order to ensure the compatibility of the site with surrounding properties.

B. Buffer yard requirements. Unless otherwise specified by city council, the buffer yard requirements for a use requiring a conditional use permit shall be based upon the zoning classification in which such use is a permitted use under this ordinance. When such use is not a permitted use in any zoning classification under this ordinance, the buffer yard requirements shall be based upon the most intensive zoning classification in which such use is a conditional use.

§ 19-609. Violations.

Any violation of the terms of this section shall be a violation of the zoning ordinance and shall be subject to the penalties established for violations of the zoning ordinance. Enforcement action may be brought by the zoning administrator or by the city of Chesapeake.

§ 19-610. Tables and buffer yard standards.

The tables entitled "Buffer Yard Standards" and "Table of Required Buffer Yards" are hereby made a part of this ordinance and shall be used to determine the nature and type of each buffer yard that is required for a site that is subject to this ordinance.

§ 19-610. Buffer yard standards.

TABLE INSET:

Buffer Yard	Width	Structure Required	Plants Required Per 100 Linear Feet of Buffer Yard**
A	10'		25 shrubs 30--36" height
B	10'		3 large trees, 10 shrubs 30--36" height
C	10'	* 6' stockade fence or wall or 2' berm 10' off property line	3 large trees, 20 shrubs 18--24" height
		* 6' stockade fence, or wall 5' off property line	3 large trees, 20 shrubs 30--36" height (with fence or wall)
		No fence or wall	3 large trees 30 shrubs 30--36" height maintained at 6' height (without fence or wall)
D	15'	* 6' stockade fence or wall 10' off property line or 3' berm	3 large trees 25 shrubs 18--24" height***
		* 6' stockade fence or wall 7' off property line	3 large trees 25 shrubs 30--36" height
		No fence, wall or berm	3 large trees, 2 small trees, 25 shrubs 30--36" height
E	20'	* 6' stockade fence, wall or 3' berm adjacent to the more intensely zoned property 20' off property line	3 large trees 2 small trees 25 shrubs 30--36" height
F Street frontage buffer	10'		3 large trees 25 shrubs 18--24" height

* A standard opening shall be provided on each lot.

** Two small trees can be substituted for one required large tree. The terms "large tree," "small tree," and "shrubs" as used herein shall be assigned the meaning given in the Chesapeake Landscape Specifications Manual.

*** 17 shrubs 30" in height may be used in lieu of 25 shrubs 18--24" in height.

§ 19-610. Table of required buffer yards.

TABLE INSET:

Zoning Classification of Developing Property	Rear or Secondary Front Yards Bordering Right-of-Way 80' or Wider	Street or Rights-of-way	Loading Storage & Service Areas	C-1, C-2	Two-family Single-Family Residence	R-TH-I, R-MF-I, R-MF-2	O & I AC	B-1	B-2	M-1
Two-Family and Single-Family Residential	C									
R-TH-I	C		A		*C					
R-MF-I, R-MF-2	C	F	A		C					
O&I AC		F	A	E	D	C				
B-1		F	A	E	D	C	B			
B-2 C-2		F F	A	E	D F	D	B			
M-I		F	A	E	E	E	C	B	B	
M-2, M-3		F	A	E	E	E	C	B	B	

*Rear or side yard buffer required when bordering rights-of-way to be provided by the developer.

(Ord. No. 97-O-141, 11-18-97)

1. The single-family residential landscape plan must include one of the following tree canopy calculation formats:

NON CBPA TREE CANOPY LANDSCAPE PLAN (CZO 19-601.A.2)

Lot Size (sf) _____

Minus impervious (sf) _____

Calculation Area (sf) _____

Calculation Area X 20% = Canopy Required _____ sf

Canopy Credit [400 sf per large canopy tree (LCT)]

[200 sf per small canopy tree (SCT)]

Canopy Provided (# of LCT and SCT) X sf Credit _____ sf

All trees must be a minimum of 6' tall at planting planted in accordance with CZO 19-600 with 2"-3" of mulch.

CBPA TREE CANOPY LANDSCAPE PLAN (CZO 19-601.A.2)

CBPA site (Ches City Code Ch.26.10) (sf) _____

CBPA canopy requires 50% for RPA, 20% for RMA for gross site sf.

RPA sf X 50% = Canopy required _____ sf

RMA sf x 20% = Canopy required _____ sf

RPA + RMA + Total canopy required _____ sf

CBPA canopy provided (LCT or SCT X sf credit) _____ sf

All trees must be a minimum 6' tall at planting, planted in accordance with CZO 19-600 with 2"-3" of mulch.

2. At least one large canopy tree must be located between the front of the house and the right-of-way.