

## SECTION 9-1 PURPOSE

Cabarrus County is a developing and constantly changing area. As a result, much of the existing natural landscape could be destroyed in the development process. Landscaping requirements provide balance against this loss.

### Screening between incompatible adjacent land uses

Zoning regulations were once based on a strict separation of land uses. Today, that is no longer the case. Greater freedom in the use of property and privacy for landowners is accomplished by adding a buffer between land uses that includes vegetation, land forms or distance.

### Erosion control and water pollution

Trees and plants reduce erosion by binding soil particles with their roots and holding soils together against the effects of wind and water. When development occurs and impervious surfaces are created, the flow of water across exposed soils can greatly increase, causing water pollution. The installation of vegetation can slow runoff by acting as a sponge, resulting in less water pollution and stream bed damage.

### Modification of the climate in the immediate vicinity

Landscaping helps improve air quality and moderate temperatures by absorbing pollution, providing shade and offering protection from the wind. In addition, trees, grass, leaves, shrubs, even twigs and branches, can absorb and disperse sound energy, reducing overall noise levels.

### Aesthetics

Without the softening effect of trees and shrubs, the built environment appears harsh and uninviting.

Cumulatively, the purpose of these requirements is to provide standards that will protect the health, safety and general welfare of the public, enhance property values, improve the appearance of the community, and preserve natural resources, such as trees and native plants.

## SECTION 9-2 HOW TO USE THIS CHAPTER

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| CHAPTER NINE LANDSCAPE AND BUFFER REQUIREMENTS:                               |
| PART I. APPLICABILITY OF LANDSCAPE/BUFFER YARD STANDARDS AND TERMS            |
| PART II. PERIMETER LANDSCAPE BUFFER YARD AREAS: COMPOSITION AND WHEN REQUIRED |
| Part III. LANDSCAPE REQUIREMENTS FOR PARKING AREAS AND STREET YARDS           |
| PART IV. LANDSCAPE PLANS  |
| PART V. APPROVED PLANT LIST   |

## **PART I APPLICABILITY OF LANDSCAPE BUFFER STANDARDS AND TERMS**

### SECTION 9-3 APPLICATION

Landscaping requirements shall apply to all developing uses and are a condition of development permit approval. Typical landscape buffer area types include:

- Perimeter planting yard areas (landscape buffers that separate differing uses)
- Parking perimeter planting yard areas (landscape buffers around paved parking area)
- Interior parking planting area (landscape located interior/throughout the parking area)
- Street yard planting area (landscape buffer located adjacent to street right of ways)

### SECTION 9-4 EXCEPTIONS AND ALTERNATIVE METHODS OF COMPLIANCE

Where physical features preclude strict compliance

It is recognized that, on occasion, complete compliance with the terms of this Chapter may not be practical. Accordingly, a developer may request approval of an alternative landscape plan when any one or combination of the conditions below exist:

- The site involves space limitations or unusually shaped parcels;
- Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
- Natural vegetation on the site, if undisturbed during the development process, can meet or exceed the vegetation which is required; and/or,
- Safety considerations are involved.

In order to seek a landscape plan modification due to one or more of the above site conditions, the applicant must submit a justification to the office of the Zoning Administrator. As part of the justification, the applicant must describe:

1. the landscape requirements that will be met with the modifications
2. the landscape requirements that will not be met with the modifications
3. which of the conditions set forth above justify consideration of the proposed alternative plan
4. how the proposed alternative plan meets or exceeds what is required by the Ordinance and how it meets the intent of the Ordinance

Approval of modification

Deviations from the requirements of this Chapter as stated above may be approved or disapproved by the Zoning Administrator. If the proposed deviation or variance from the landscape requirements does not fall into one or more of the categories listed above, the applicant must seek a landscape plan variance from the Board of Adjustment.

### SECTION 9-5 LANDSCAPE AND BUFFERING TERMS

There are several important key landscape definitions to understand:

**Berm**-An earthen mound designed to provide visual interest, screen undesirable views and decrease noise.

**Buffer or yard** -A buffer or buffer yard is a "transitional space", which consists of horizontal space (land) and vertical elements (plants, berms, fences or walls). Its purpose is to physically separate and visually screen adjacent land uses.

**Caliper**- A measurement of the diameter of a tree trunk. Caliper measurements are taken six inches above ground for up to four-inch caliper trees. Measurements are taken twelve inches above ground for larger trees.

**Deciduous**-Plants, shrubs and trees which lose their leaves in the fall.

**Developing use**-the use being considered for development.

**Evergreen**-Plants, shrubs and trees which retain foliage throughout the year.

**Existing adjacent use**- the use of land already in place prior to the development of an adjacent land use.

**Landscape Planting yard area or buffer yard area**-A ground surface free of concrete, asphalt, stone, gravel, brick or other paving materials which is required or used for landscaping purposes.

**Shrub**-A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground. May be deciduous or evergreen.

**Sight Triangle**-The area of visibility required at the corner(s) of intersecting streets

**Tree- Canopy, shade or large maturing tree**- Any tree the height of which exceeds 35' at maturity.

**Tree- Understory or small maturing tree**- Any tree the height of which is less than 35' at maturity.

## **PART II. PERMIMETER LANDSCAPE BUFFER YARDS**

### **SECTION 9-6 PURPOSE**

Certain land uses, because of their character and intensity, may create an adverse impact on less intensive and varied adjacent land uses. Accordingly, the following regulations are established to protect and preserve the appearance, character and value of property throughout the County.

### 9-6.1 PERIMETER LANDSCAPE BUFFER YARD

When perimeter landscape buffer yards are required

A. New uses

Perimeter landscape buffer yards are typically required when land uses develop and share a common property line with different types of uses in the same zoning district or, in some cases, a between properties with differing zoning districts.

Table Four (at the end of this Chapter) establishes three levels of perimeter landscape buffer yards and describes how each should be constructed.

B. Expansion of less than 10 percent of existing structure or parking facility

When an expansion is less than 10 percent of the existing building floor area or existing parking area, upgrades to landscape buffers are not required.

C. Expansion of more than 10 percent to existing structure or parking facility

If an expansion of an existing structure or parking areas is more than 10 percent of the existing building floor area or existing parking area, only the area undergoing expansion must comply with the landscape buffer yard planting area requirements. The buffer should encompass the area along the side and/or rear lot line where construction activity occurs, 90 degrees from the beginning and ending points. If existing parking or accessory buildings prevent developing the newly required buffer areas, the parking or structure need not be removed. The required landscape may be placed elsewhere on the site.

D. New buildings or parking areas added to a developed site

Any new building or parking lot(s) area(s) added to an already developed site are required to meet the landscape buffer yard requirements; the prior development is not.

### 9-6.2 Responsibility for developing

The developing land use is completely responsible for the creation of the landscape buffer yard.

### 9.6-3 Exceptions and modifications to perimeter buffer yards:

- a. Landscape Buffer Yard Area Easement: When an abutting parcel contains a natural vegetative strip comparable to the required landscape buffer yard and a landscape easement for the required buffer area is provided on the adjacent parcel, this area may count toward the requirement of the landscape buffer yard.
- b. Serves no purpose: The Zoning Administrator is authorized to waive the required landscape buffer yards if, and only if, installation of the landscape buffer would serve no purpose. It shall be the responsibility of the applicant to demonstrate that the required

landscape buffers would serve no purpose. Any deviations from the required landscape buffer yard requirements will be noted during the site plan review process and maintained as a part of the record for the permanent project file.

#### 9-6.4 General standards for trees and shrubs placed in required landscape buffer yard areas

- All shrubs and trees to be planted within the landscape buffer yards must be on the approved plant list found in Part V. Comparable substitutes may be approved by the Zoning Administrator.
- All specifications for the measurement, quality and installation of trees and shrubs must be in accordance with the American Standards for Nursery Stock published by the American Association of Nurserymen and free of disease.

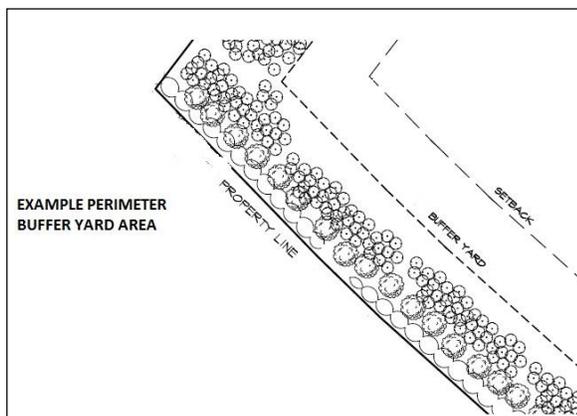
#### 9-6.5 Specific requirements for plantings in the perimeter landscape buffer yard areas are as follows:

##### a. Trees

At least forty percent of required trees in the landscape buffer yard area must be large maturing trees with a minimum caliper of 2 1/2" measured 6" above ground at the time of planting; small maturing trees must have a minimum caliper of 1 1/2" measured 6". Twenty-five percent of the trees in the landscape buffer area must be evergreen.

##### b. Shrubs

Seventy-five percent of the required shrubs must be evergreen and at least 2 1/2 feet tall when planted, with an average height of 5 to 6 feet from normal growth over a four year period.



The remaining twenty-five percent of the required shrubs may be deciduous provided that the shrubs are

- Two feet tall when planted and will grow three to four feet over a four year period
- If planted on a berm may be of a lesser height provided that combined height of the berm and plantings is at least 6 feet after four years.

A minimum of two different types of trees and two types of shrubs must be used to minimize the effects of disease and blight.

All trees and shrubs are to be planted in both a visually pleasing fashion and in such a way as to facilitate the creation of a visual screen. Generally, plantings should be spaced-throughout the

buffer, allowing appropriate room for growth, with the final design approved as part of the landscape plan approval process.

### Part III LANDSCAPING REQUIREMENTS FOR PARKING AREAS AND STREET YARD

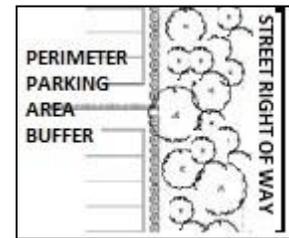
#### SECTION 9-7 PARKING LOT AREA LANDSCAPE BUFFER REQUIREMENTS

##### APPLICABILITY:

All parking areas in excess of five spaces are subject to the following standards:

A. Perimeter parking area landscaping

Parking area perimeters which are adjacent either to public rights-of-way or residentially used property must install a landscape buffer yard area around the perimeter of the parking area a minimum of eight feet wide.



Trees and shrubs are required in the perimeter parking lot yard as follows:

1. Trees

Required at the rate of one canopy or shade tree or two understory trees for every twenty linear feet of the required planting yard

2. Shrubs

Shrubs are required in addition to trees and at a rate of ~~one~~ three shrubs for every 10 linear feet of planting yard.

B. Parking Area Interior Landscape

Landscaping within the interior of parking areas is important for aesthetics and also functional in that landscaping helps to moderate heat, glare, wind and other climatic effects produced by paved areas.

Interior parking areas are to be landscaped as follows:

Trees

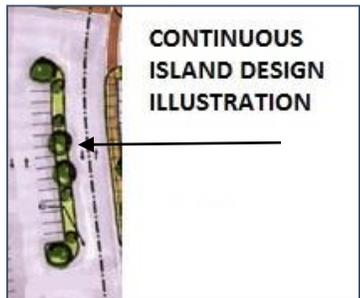
Required at a rate of one per sixteen parking spaces. At least forty percent of required trees must be canopy or shade trees with a minimum caliper of 2 1/2" measured 6" above ground at the time of planting; understory trees must have a minimum caliper of 1 1/2" measured 6". Twenty-five percent of the trees located throughout the parking area must be evergreen.

#### SECTION 9-8 PLACEMENT OF LANDSCAPING THROUGHOUT THE PARKING AREA

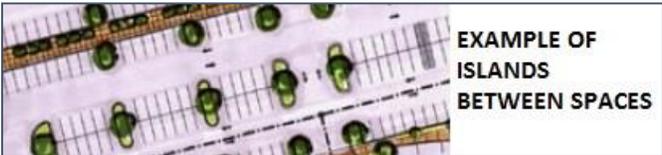
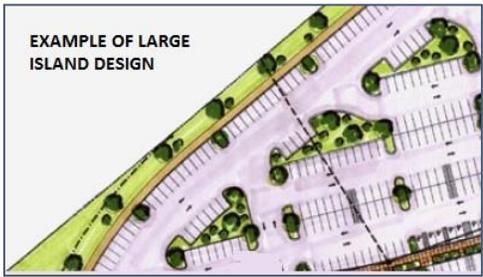
Trees must be placed throughout the parking area to decrease the appearance of a single expanse of pavement and provide shade.

Parking Area Landscape design options include:

- a. A continuous planting island located between four rows of parking, providing a minimum of nine feet in width with a minimum of 150 SF total of planting area to support each ornamental/understory tree and 300 SF for each canopy/shade tree to be located in the island
- b. Large Planting Islands, providing a minimum of nine feet in width with a minimum of 150 SF total of planting area to support each ornamental/understory tree and 300 SF for each canopy/shade tree located in the island, dispersed throughout the parking area and planted with trees



every nine



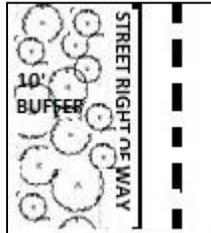
Standard planting Islands located every 12 spaces to avoid long rows of parked cars, a minimum of nine feet wide with adequate planting area to support the type of plantings to be located in the island. See

above for description of minimum standards for island planting areas.

In general, all landscape materials should be placed in a visually pleasing fashion in and around the parking areas. A variety of trees and shrubs should be used to preclude disease and/or blight. Ground cover should be provided in all landscape islands and buffer areas to provide protection from erosion.

**SECTION 9-9 STREET YARD LANDSCAPE BUFFER AREA**

Street yard landscape buffer area



Each site must develop a landscape planting area with a minimum ten foot width along all areas which front public right of ways, roads and streets. Additional street yard buffering requirements may apply to the site being developed. See Chapter Four, Part III, for Thoroughfare Overlay standards.

Ratio of trees and shrubs

- a. Trees

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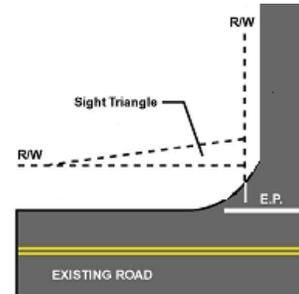
Required at the rate of one canopy or two understory trees for every thirty linear feet of required planting area.

b. Shrubs

Shrubs are required in addition to trees and at a rate of five for every fifteen linear feet of required planting area.

SECTION 9-10 VISIBILITY

Nothing in this Chapter shall be construed as permitting any obstruction to view which could constitute a traffic hazard and/or violate the applicable sight triangle requirements.



SECTION 9-11 MAINTENANCE OF REQUIRED LANDSCAPING

1. Responsibility

Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed.

2. Replacement

Plants damaged, diseased or that have died must be replaced by the owner within sixty (60) days of the occurrence of such condition or a maintenance warning notice will be issued by the office of the Zoning Administrator. If seasonal conditions are such that replacement cannot be accomplished immediately, this requirement may be waived by the Zoning Administrator and temporarily delayed.

3. Nonliving material

Nonliving buffer materials, including fencing and decorative walls, are to be maintained, cleaned and repaired by the owner of the property upon which they are located.

4. Violations for non-compliance

All provisions of this Chapter are subject to the enforcement proceedings as cited in Chapter Twelve of this Ordinance.

**PART IV LANDSCAPE PLANS**

SECTION 9-12 SUBMISSION OF LANDSCAPE PLANS

Landscape plans must be submitted along with site specific development plans and may be superimposed upon the site plan as space permits. Landscape plans are considered to be an integral part of any site plan submittal and will be subject to the same approval process. At a minimum, the plan shall include:

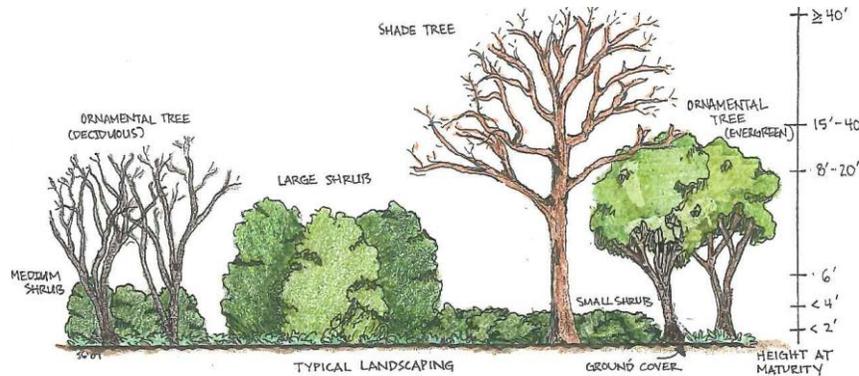
1. Project information including the total acreage of the property, the square footage of the building areas, impervious area, parking and other vehicular use areas.

2. Each project's calculations, including dimensional attributes and resulting amount of planted areas.
3. Location, size and type of planting material, both existing (if any) and proposed.
4. Calculations used to determine the number of plantings required for each type of landscape planting area or buffer yard, in tabular format, including the number of plantings required for each yard, the type of plantings proposed and the location of the plantings.

Landscape plans and proposed lighting plans shall be designed and coordinated to accommodate projected plant growth.

#### SECTION 9-13 UNAVOIDABLE DELAYS IN THE INSTALLATION OF LANDSCAPING

Installation of landscaping must be completed in accordance with an approved landscape plan. Unusual environmental conditions, such as drought or ice, may occur or the appropriate planting season may not parallel the development of the site. In such cases, a performance guarantee may be used for the project to move forward. Performance guarantees shall be accompanied by a description of the factor(s) hindering installation of landscaping and a written estimate of materials and installation from a licensed landscaping contractor. Such guarantee may be in the form of a letter of credit, a bond, a certified check or cash and shall be in the amount of 125 percent of the total price reflected in the estimate. The amount shall be reviewed and approved by the Zoning Administrator. The performance guarantee will be released after landscaping is installed in accordance with the landscaping plan.



**PART V LANDSCAPING STANDARDS**

**SECTION 9-14 APPROVED PLANT LIST**

The following list of plant species includes the trees, shrubs, and groundcovers which are acceptable landscaping material in Cabarrus County. Plant species in bold type are considered drought tolerant plants for North Carolina landscapes.

**Canopy trees (large, maturing trees):**

| <u>Botanical Name</u>               | <u>Common Name</u>                           |
|-------------------------------------|--|
| <b>Acer floridian</b>               | <b>Florida Maple or Southern Sugar Maple</b> |
| <b>Acer rubrum</b>                  | <b>Red Maple</b>                             |
| <b>Acer saccharum</b>               | <b>Sugar Maple</b>                           |
| Amelanchier canadensis              | Serviceberry                                 |
| <b>Betula nigra</b>                 | <b>River Birch</b>                           |
| <b>Carya illinoensis</b>            | <b>Pecan</b>                                 |
| <b>Cunninghamia lanceolata</b>      | <b>Common Chinafir</b>                       |
| Carya ovata                         | Shagbark Hickory                             |
| Carya glabra                        | Pignut Hickory                               |
| Carya cordiformis                   | Bitternut Hickory                            |
| Cedrus deodara                      | Deodar Cedar                                 |
| Celtis occidentalis                 | Hackberry                                    |
| Cupressocyparis leylandii           | Leyland Cypress                              |
| Diospyros virginiana                | Persimmon                                    |
| Fagus grandiflora                   | American Beech                               |
| Fraxinus americana                  | White Ash                                    |
| <b>Fraxinus pennsylvanica</b>       | <b>Green Ash</b>                             |
| <b>Ginkgo biloba</b>                | <b>Ginkgo or Maiden Tree</b>                 |
| Juniperus virginiana                | Eastern Red Cedar                            |
| <b>Liquidambar styraciflua</b>      | <b>American Sweetgum</b>                     |
| <b>Liriodendron tulipifera</b>      | <b>Tuliptree (Yellow Poplar)</b>             |
| <b>Magnolia grandiflora</b>         | <b>Southern Magnolia</b>                     |
| <b>Metasequoia glyptostroboides</b> | <b>Dawn Redwood</b>                          |
| Nyssa sylvatica                     | Black Gum                                    |
| <b>Pinus elliotti</b>               | <b>Slash Pine</b>                            |
| <b>Pinus strobus</b>                | <b>White Pine</b>                            |
| Pinus echinata                      | Short Leaf Pine                              |
| Pinus nigra                         | Austrian Pine                                |

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|---------------------------|--|
| Pinus thunbergi           | Japanese Black Pine                    |
| <b>Pinus taeda</b>        | <b>Loblolly Pine</b>                   |
| Pinus virginiana          | Virginia Pine                          |
| Platanus acerifolia       | London Planetree                       |
| <b>Quercus acutissima</b> | <b>Sawtooth Oak</b>                    |
| Quercus alba              | White Oak                              |
| Quercus bicolor           | Swamp White Oak                        |
| Quercus coccinea          | Scarlet Oak                            |
| <b>Quercus falcate</b>    | <b>Southern Red Oak</b>                |
| Quercus laurifolia        | Laurel Oak                             |
| <b>Quercus nigra</b>      | <b>Water Oak</b>                       |
| <b>Quercus palustris</b>  | <b>Pin Oak</b>                         |
| <b>Quercus phellos</b>    | <b>Willow Oak</b>                      |
| Quercus borealis          | Northern Red Oak                       |
| <b>Quercus shumardi</b>   | <b>Shumard Oak</b>                     |
| Quercus velutina          | Black Oak                              |
| <b>Quercus virginiana</b> | <b>Live Oak</b>                        |
| <b>Sophora japonica</b>   | <b>Japanese Pagoda Tree</b>            |
| <b>Taxodium distichum</b> | <b>Bald Cypress</b>                    |
| Tilia Cordata             | Little Leaf Linden                     |
| <b>Ulmus Parvifolia</b>   | <b>True Chinese Elm (Lacebark Elm)</b> |
| Ulmus alata               | Winged Elm                             |
| <b>Zelkova serrata</b>    | <b>Japanese Zelkova</b>                |

**Understory trees/Ornamental Trees (smaller trees):**

| <u>Botanical Name</u>            | <u>Common Name</u>                     |
|----------------------------------|--|
| <b>Acer buergeranum</b>          | <b>Trident Maple</b>                   |
| Acer campestre                   | Hedge Maple                            |
| Acer palmatum                    | Japanese Maple                         |
| Carpinus betulus                 | European Hornbeam                      |
| <b>Carpinus caroliniana</b>      | <b>American Hornbeam (Ironwood)</b>    |
| <b>Cercis canadensis</b>         | <b>Redbud or Judas Tree</b>            |
| <b>Chionanthus virginicus</b>    | <b>Fringe Tree or Grancy Graybeard</b> |
| <b>Continus coggygria</b>        | <b>Common Smoketree</b>                |
| Cornus florida                   | Flowering Dogwood                      |
| Cornus kousa                     | Kousa Dogwood                          |
| <b>Cupressocyparis leylandii</b> | <b>Leyland Cypress</b>                 |
| Crataegus phaenopyrum            | Washington Hawthorne                   |
| <b>Eriobotrya Japonica</b>       | <b>Loquat</b>                          |
| Eleganus angustifolia            | Russian Olive                          |
| <b>Halesia Carolina</b>          | <b>Carolina Silverbell</b>             |
| Hammamelis mollis                | Chinese Witch Hazel                    |
| Ilex fosteri                     | Foster Holly                           |
| <b>Ilex opaca</b>                | <b>American Holly</b>                  |
| Ilex opaca hume                  | Hume Holly                             |
| <b>Ilex x attenuate savannah</b> | <b>Savannah Holly</b>                  |
| <b>Ilex decidua</b>              | <b>Possumhaw</b>                       |
| <b>Ilex latifolia</b>            | <b>Lusterleaf Holly</b>                |
| <b>Illex x Nelli R. Stevens</b>  | <b>Nellie Stevens Holly</b>            |
| <b>Koelreutaria paniuclata</b>   | <b>Golden Rain Tree</b>                |
| <b>Lagerstroemia indica</b>      | <b>Crape Myrtle</b>                    |
| Maclura promifera                | Osage-Orange                           |

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|-----------------------------------|-------------------------------|
| <b>Magnolia soulangiana</b>       | <b>Saucer Magnolia</b>        |
| Magnolia stellata                 | Star Magnolia                 |
| <b>Malus species</b>              | <b>Flowering Crab</b>         |
| Myrica cerifera                   | Wax Myrtle                    |
| Ostrya virginiana                 | Ironwood                      |
| <b>Oxydendrum arboreum</b>        | <b>Sourwood</b>               |
| Photinia x fraseri                | Fraser Photinia               |
| <b>Pinvs virginiana</b>           | <b>Virginia Pine</b>          |
| Prunus cerasifera pissardii       | Purpleleaf Plum               |
| <b>Prunus serrulata kwanzan</b>   | <b>Kwanzan Cherry</b>         |
| <b>Prunus subhirtella pendula</b> | <b>Weeping Cherry</b>         |
| <b>Prunus yedoensis</b>           | <b>Yoshino Cherry</b>         |
| <b>Prunus caroliniana</b>         | <b>Carolina Cherry Laurel</b> |
| <b>Vitex agnus-castus</b>         | <b>Chastetree</b>             |

**Large Shrubs:**

| <u>Botanical Name</u>                 | <u>Common Name</u>                   |
|---------------------------------------|--------------------------------------|
| Azalea hybrida                        | Glenn Dale Azalea                    |
| Azalea indica                         | Indian Azalea                        |
| Azalea obtusum kaempferi              | Kaempferi Azalea                     |
| Bambusa multiplex                     | Hedge Bamboo                         |
| Berberis thunbergii                   | Japanese Barberry                    |
| <b>Buddleia davidii</b>               | <b>Butterfly Bush</b>                |
| <b>Calycanthus floridus</b>           | <b>Sweetshrub</b>                    |
| <b>Camellia japonica</b>              | <b>Camellia</b>                      |
| <b>Camellia sasanqua</b>              | <b>Sasanqua Camellia</b>             |
| <b>Chaenomeles speciosa</b>           | <b>Flowering Quince</b>              |
| Cleyera japonica                      | Cleyera                              |
| <b>Euonymus alatus</b>                | <b>Winged Euonymus</b>               |
| Euonymus japonicus                    | Evergreen Euonymus                   |
| Eleagnus pungens                      | Elagnus                              |
| <b>Hamamllis vernalis</b>             | <b>Witch Hazel</b>                   |
| <b>Hibiscus syriacus</b>              | <b>Shrub Althea (Rose of Sharon)</b> |
| <b>Ilex attenuate</b>                 | <b>Foster Holly</b>                  |
| Ilex aquifolium                       | English Holly                        |
| <b>Ilex cornuta burfordi</b>          | <b>Burford Holly</b>                 |
| Ilex cornuta 'rotunda'                | Dwarf Horned Holly                   |
| Ilex crenata 'convexa'                | Convex Japanese Holly                |
| Ilex crenata 'rotundifolis'           | Roundleaf Japanese Holly             |
| Ilex "Emily Brunner"                  | Emily Brunner Holly                  |
| Ilex latifolia                        | Lusterleaf Holly                     |
| Ilex pernyi                           | Perny Holly                          |
| <b>Ilex vomitoria</b>                 | <b>Yaupon Holly</b>                  |
| <b>Juniperus chinesis pfitzeriana</b> | <b>Pfitzer Juniper</b>               |
| <b>Juniperus chinesis hetzi</b>       | <b>Hetzi Juniper</b>                 |
| Laurus nobilis                        | Laurel                               |
| <b>Leucothoe populufolia</b>          | <b>Fetterbrush</b>                   |
| <b>Ligustrum japonicum</b>            | <b>Japanese Privet</b>               |
| <b>Ligustrum lucidum</b>              | <b>Waxleaf (Glossy) Privet</b>       |
| <b>Ligustrum sinense</b>              | <b>Chinese Privet</b>                |
| <b>Ligustrum vicaryi</b>              | <b>Vicary Golden Privet</b>          |

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|--|--|
| Loropetalum Chinese                      | Lotopetalum                            |
| <b>Magnolia stellata</b>                 | <b>Star Magnolia</b>                   |
| <b>Myrica cerifera</b>                   | <b>Southern Wax Myrtle</b>             |
| <b>Osmanthus fortunei</b>                | <b>Fortunes Osmanthus</b>              |
| Osmanthus fragrans                       | Fragrant Tea Olive                     |
| Osmanthus heterophyllus                  | Holly Osmanthus                        |
| Osmanthus heterophyllus rotundifolius    | Curly Leaf Tea Olive                   |
| <b>Philadelphus coronarius</b>           | <b>Sweet Mockorange</b>                |
| Photinia x fraseri                       | Frazer Photinia (Red Tip)              |
| Pieris floribunda                        | Mountain Andromeda                     |
| Pieris japonica                          | Japanese Andromeda                     |
| <b>Pittosporum tobira</b>                | <b>Japanese Pittosporum</b>            |
| <b>Podocarpus macrophyllus var maki</b>  | <b>Southern Yew</b>                    |
| Prunus laurocerasus                      | English Laurel                         |
| Prunus laurocerasus "Zabel"              | "Zabel" Skip Laurel                    |
| Prunus laurocerasus angustifolia         | Narrow Leafed English Laurel           |
| <b>Pyracantha coccinea</b>               | <b>Scarlet Firethorn</b>               |
| Raphiolepis umbellata                    | Yeddo-Hawthorn                         |
| <b>Rhododendron austrinum</b>            | <b>Florida Azalea</b>                  |
| <b>Rhododendron calendulaceum</b>        | <b>Flame Azalea</b>                    |
| <b>Rhododendron canescens</b>            | <b>Piedmont Azalea</b>                 |
| <b>Rhus typhina</b>                      | <b>Staghorn Sumac</b>                  |
| Spirea cantoniensis                      | Reves spirea                           |
| Taxus cuspidate                          | Japanese Yew                           |
| <b>Ternstroemia gymnathera</b>           | <b>Cleyera</b>                         |
| <b>Viburnum lantana</b>                  | <b>Wayfaringtree Viburnum</b>          |
| <b>Viburnum opulus</b>                   | <b>European Cranberrybush Viburnum</b> |
| <b>Viburnum plicatum var. tomentosum</b> | <b>Doublefile Viburnum</b>             |
| Viburnum rhytidophyllum                  | Leatherleaf Viburnum                   |
| Viburnum tinus                           | Laurestinus Viburnum                   |

### Medium Shrubs:

| <u>Botanical Name</u>             | <u>Common Name</u>            |
|-----------------------------------|-------------------------------|
| <b>Abelia x grandiflora</b>       | <b>Glossy Abelia</b>          |
| <b>Aucuba japonica</b>            | <b>Japanese aucuba</b>        |
| <b>Berberis julianae</b>          | <b>Wintergreen Barberry</b>   |
| <b>Buxus microphylla japonica</b> | <b>Japanese Boxwood</b>       |
| <b>Cytissus scoparius</b>         | <b>Scotch Broom</b>           |
| <b>Forsythia intermedia</b>       | <b>Forsythia</b>              |
| Hydrangea macrophylla             | Bigleaf Hydrangea             |
| Hydrangea quercifolia             | Oakleaf Hydrangea             |
| Ilex cornuta burfordi nana        | Dwarf Burford Holly           |
| Ilex glabra                       | Inkberry Holly                |
| Kalmia latifolia                  | Mountain Laurel               |
| <b>Lespedeza thunbergii</b>       | <b>Thunberg Lespedeza</b>     |
| <b>Mahonia bealei</b>             | <b>Leatherleaf Mahonia</b>    |
| <b>Nandina domestica</b>          | <b>Nandina</b>                |
| <b>Rhododendron Ericaceae</b>     | <b>Southern Indian Azalea</b> |
| <b>Spirea prunifolia plena</b>    | <b>Bridalwreath Spirea</b>    |
| <b>Spirea vanhouttei</b>          | <b>Vanhoutte Spirea</b>       |
| <b>Yucca filamentosa</b>          | <b>Adam's Needle Yucca</b>    |

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**Small Shrubs:**

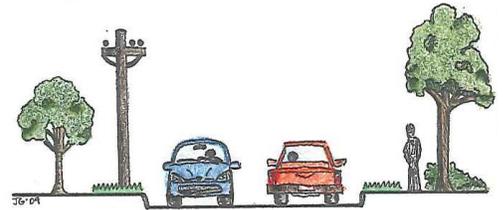
| <u>Botanical Name</u>                    | <u>Common Name</u>                |
|--|-----------------------------------|
| <b>Aucubajaponica</b>                    | <b>Dwarf Aucuba Rhododendron</b>  |
| <b>Azaleas</b>                           |                                   |
| <b>Berberis thunbergii</b>               | <b>Japanese Barberry</b>          |
| <b>Deutzia gracilis</b>                  | <b>Slender Deutzia</b>            |
| <b>Gardenia radicans</b>                 | <b>Creeping Gardenia</b>          |
| <b>Hydrangea arborescens</b>             | <b>Annabelle Smooth Hydrangea</b> |
| <b>Ilex cornuta 'carissa'</b>            | <b>Carissa Holly</b>              |
| <b>Ilex cornuta 'rotunda'</b>            | <b>Chinese Holly</b>              |
| <b>Ilex crenata 'compacta'</b>           | <b>Compact Holly</b>              |
| <b>Ilex crenata 'green lustre'</b>       | <b>Green Luster Holly</b>         |
| <b>Ilex crenata 'helleri'</b>            | <b>Heller Japanese Holly</b>      |
| <b>Ilex crenata 'hetzi'</b>              | <b>Hetzi Japanese Holly</b>       |
| <b>Ilex vomitoria 'nana'</b>             | <b>Dwarf Yaupon Holly</b>         |
| <b>Itea virginica</b>                    | <b>Virginia Sweetspire</b>        |
| <b>Jasminum floridum</b>                 | <b>Showy Jasmine</b>              |
| <b>Jasminum nudiflorum</b>               | <b>Winter Jasmine</b>             |
| <b>Juniperus davurica 'expansa'</b>      | <b>Parsons Juniper</b>            |
| <b>Juniperus horizontalis 'plumosa'</b>  | <b>Andorra Juniper</b>            |
| <b>Kerria japonica</b>                   | <b>Japanese Kerria</b>            |
| <b>Lonicera pileata</b>                  | <b>Privet Honeysuckle</b>         |
| <b>Nandina domestica 'harbor dwarf'</b>  | <b>Gulf Stream Nandina</b>        |
| <b>Pittosporum tobira 'nana'</b>         | <b>Dwarf Pittosporum</b>          |
| <b>Pyracantha koidzumii 'santa cruz'</b> | <b>Santa Cruz Pyracantha</b>      |
| <b>Raphiolepis indica</b>                | <b>India Hawthorn</b>             |
| <b>Spirea x burmalda</b>                 | <b>Bumald Spirea</b>              |
| <b>Spirea nipponica 'snowmound'</b>      | <b>Snowmound Spirea</b>           |
| <b>Spirea thunbergi</b>                  | <b>Thunberg Spirea</b>            |

**Ground covers:**

| <u>Botanical Name</u>         | <u>Common Name</u>                   |
|-------------------------------|--------------------------------------|
| <b>Ajugareptans</b>           | <b>Carpet Bugle</b>                  |
| <b>Euonymus fortunei</b>      | <b>Wintercreeper Euonymus</b>        |
| <b>Hadra helix</b>            | <b>English Ivy</b>                   |
| <b>Hedera canariensis</b>     | <b>Algerian Ivy</b>                  |
| <b>Hypericum calycom</b>      | <b>Aaronsbeard (St. Johnswort)</b>   |
| <b>Juniperus conferta</b>     | <b>Blue Pacific Shore Juniper</b>    |
| <b>Juniperus horizontalis</b> | <b>Creeping Juniper</b>              |
| <b>Juniperus scopulorum</b>   | <b>Blue Creeper Juniper</b>          |
| <b>Liriope muscarii</b>       | <b>Liriope</b>                       |
| <b>Liriope spicata</b>        | <b>Creeping Lilyturf</b>             |
| <b>Ophiopogon japonicus</b>   | <b>Dwarf Lilyturf or Mondo Grass</b> |
| <b>Phlox subulata</b>         | <b>Moss Phlox or Thrift</b>          |
| <b>Pachysandra terminalis</b> | <b>Pachysandra</b>                   |
| <b>Vinca major</b>            | <b>Large Periwinkle</b>              |
| <b>Vinca minor</b>            | <b>Common Periwinkle</b>             |

Landscape and Utilities

Understory trees should be used where overhead utilities exist. Caution should also be used when designing plantings for installation near or within underground utility rights-of-ways. Consult with utility provider for additional information.



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CHAPTER 9 - LANDSCAPE

**TABLE FIVE: Landscape Buffer Yard Requirements between Proposed Use and the Adjacent Zoning District or Land Use**

| Developing Use/Proposed Use of Property  | Adjacent Zoning District   | Adjacent Land Use   | Landscape Buffer Yard Level Required | Installation Required |
|--|--|---|--------------------------------------|-----------------------|
| All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category              | AO, CR, LDR, MDR, HDR  | Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses Category                     | # 2 (See Table Four)                 | Upon Development      |
|  | OI, GC, LC   | Any use listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use           | #3 (See Table Four)                  | Upon Development      |
|  |  | All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category   |                                      |                       |
| LI, GI   | Any use listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category | NA  |                                      |                       |
| All uses listed in Chapter 3, Table of Permitted Uses, within the Institutional, Civic and Public Use Category | AO, CR, LDR, MDR, HDR  | Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses                              | # 2 (See Table Four)                 | Upon Development      |
|  | OI, GC, LC   | Any use listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use Category  | #3 (See Table Four)                  | Upon Development      |
|  |  | All use listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category    |                                      |                       |
| LI, GI   | Any use listed in Chapter 3, Table of Permitted Uses, Industrial Use Category            | NA  |                                      |                       |
| All uses listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category                      | AO, CR, LDR, MDR, HDR  | Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses                              | # 1 (See Table Four)                 | Upon Development      |
|  | OI   | Any uses listed in Chapter 3, Table of Permitted Uses, Institutional, Civic and Public Use Category | # 2 (See Table Four)                 |                       |
|  |  | LC, GC  |                                      |                       |
| LI, GI   | All uses listed in Chapter 3, Table of Permitted Uses, Industrial Use Category           | NA  |                                      |                       |

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
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| <b>TABLE FIVE: Landscape Buffer Yard Requirements between Proposed Use and the Adjacent Zoning District or Land Use (Continued)</b>   |                                 |  |   |                              |
|---|---------------------------------|--|---|------------------------------|
| <b>Developing Use/Proposed Use of Property</b>  | <b>Adjacent Zoning District</b> | <b>Adjacent Land Use</b>   | <b>Landscape Buffer Yard Level Required</b> | <b>Installation Required</b> |
| All uses listed in Chapter 3, Table of Permitted Uses, within the Transportation Use Category   | AO, CR, LDR, MDR, HDR           | Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses   | # 1 (See Table Four)                        | Upon Development             |
|   | OI,LC,GC                        | Any use listed in the Chapter 3, Table of Permitted Uses in the Commercial, Office, Retail or Institutional, Civic and Public Use Category | # 2 (See Table Four)                        | Upon Development             |
|   | LI, GI                          | All uses listed in Chapter 3, Table of Permitted Uses, Industrial Use Category   | NA  |                              |
|   |                                 | All uses listed in Chapter 3, Table of Permitted Uses, within the Transportation Use Category  |   |                              |
| All uses listed in Chapter 3, Table of Permitted Uses, Residential Use Category except for those uses considered single family detached residential for permitting purposes. See Chapter 5 for perimeter buffer requirements for single family subdivisions. See Chapter 4 for perimeter buffer requirements for manufactured home parks. | AO, CR, LDR, MDR, HDR           | Any use listed in Chapter 3, Table of Permitted Uses, Residential Uses   | # 2 (See Table Four)                        | Upon Development             |
|   | OI, LC, GC, LI, GI              | Any use listed in Chapter 3, Table of Permitted Uses, within the Institutional, Civic and Public Use Category                              | #3 (See Table Four)                         | Upon Development             |
|   |                                 | All uses listed in Chapter 3, Table of Permitted Uses, Commercial, Retail and Office Use Category  |   |                              |
|   |                                 | All uses listed in Chapter 3, Table of Permitted Uses, within the Industrial Use Category  |   |                              |

NOTE: Additional landscape buffer yard requirements for Conditional Uses (Chapter 8) and Uses Permitted Based on Standards (Chapter 7) may be listed under the site specific development standards for the proposed use. Where a site specific development standard is defined in Chapter 7 or Chapter 8, the standard is the development requirement.