

A large, flowering tree in front of a brick building with a white picket fence in the foreground.

Carroll County Landscape and Forest Conservation Programs

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Landscaping

**Carroll County Landscape
Ordinance (Chapter 157)
Adopted in November of 2004**

**Carroll County Landscape Manual
April 2013 Edition**

Purpose

- ◆ To enhance all new residential, commercial, industrial, and institutional development in the County through the establishment and ongoing maintenance of prescribed landscaping.
- ◆ The aesthetic and environmental enhancement of new development.

Goals

- ◆ Enhance aesthetic values
- ◆ Augment a sense of community in new development
- ◆ Create a sense of space
- ◆ Moderation of climatic elements
- ◆ Conservation of energy
- ◆ Enhancement of property value

Residential Requirements

In major subdivisions:

- ◆ **Landscape buffers are required to screen rear and side yards of homes adjacent to streets.**
- ◆ **Parking lots are required to have perimeter screening. Lots over 5,000 sq.ft. need interior landscaping.**



Non-residential Requirements

Commercial, industrial, institutional and governmental sites must:

- ◆ **Provide landscape screening adjacent to residential zones or uses**
- ◆ **Screen interior roads adjacent to residential zones or uses**
- ◆ **Provide a landscape screening adjacent to any public road**



ADVIGO

Non-Residential Requirements

Non-Residential parking lots must have:

- ◆ **At least 10% of the parking lot area must be reserved for interior landscaping (peninsulas, islands, medians)**
- ◆ **One planting unit is required for every 12 parking spaces**



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Non-Residential Requirements

Specific requirements have been developed for the following:

- Outside display areas**
- Service lanes**
- Outdoor storage & loading areas**
- Fuel Stations & car washes**
- Dumpsters & ground mounted HVAC**
- Stormwater management facilities**
- Slopes & retaining walls**
- Parks**
- Landfills**
- Telecommunication towers**
- Mineral mining**

Installation & Inspection

- ◆ **Landscaping shall be installed after final grading is complete.**
- ◆ **Landscaping is bonded to ensure that installation is properly completed.**
- ◆ **County inspects the initial installation and does a one year follow up.**

Maintenance

- ◆ **A landscape maintenance agreement is signed by the owner.**
- ◆ **The owner of any property on which landscaping has been installed pursuant to this chapter shall maintain the landscaping in good condition in perpetuity.**

Forest Conservation


**Carroll County Forest Conservation
Ordinance (Chapter 150)
adopted in December of 1992**

**Carroll County Forest Conservation
Manual
May 2011 Edition**



Purpose

Conserve forest resources and sensitive areas on sites that are being developed. Sensitive areas include:

- Floodplains
 - Steams
 - Wetlands
 - Forests
 - Steep slopes
 - Critical habitats
- 


Why protect forests and sensitive areas?

- ◆ Air quality improvement
- ◆ Water quality improvement
- ◆ Wildlife habitat
- ◆ Forest products
- ◆ Recreational opportunities
- ◆ Aesthetic value
- ◆ Maintain 40% forest cover goal

Applicability

- ◆ Subdivision of property
- ◆ A regulated activity which results in the cumulative disturbance of 40,000 sq.ft. or more
- ◆ Residential construction activity on an existing lot that clears more than 20,000 sq.ft. of forest

Exemptions

- ◆ Regulated activity that disturbs less than 40,000 sq.ft.
 - ◆ Highway construction
 - ◆ Timber harvests
 - ◆ Agricultural activities
 - ◆ Utility work
 - ◆ Mining
- 
- A decorative silhouette of a mountain range in a teal color, located in the bottom right corner of the slide.

Submittal Requirements

- ◆ Forest Stand Delineation
 - Shows existing conditions on the site
 - Identifies sensitive areas
 - Provides data on the condition of existing forests





Submittal Requirements

- ◆ Forest Conservation Plan
 - Shows the proposed development
 - Identifies measures taken to protect sensitive areas
 - Highlights areas of forest clearing and forest retention
 - Shows how reforestation and afforestation requirements are being met
 - It may include a planting plan

Requirements

- ◆ **Afforestation:**
15% or 20% of net tract area is owed as mitigation
- ◆ **Reforestation:**
clearing is mitigated for on a 1 to 1 basis except in the Ag. zone where the formula varies according to amount

Requirements

Mitigation can take the form of retention, planting, or banking.

Afforestation priorities :

- 1.Retention
- 2.on-site planting
- 3.off-site planting
- 4.forest banking

Reforestation priorities :

- 1.on-site planting
- 2.off-site planting
- 3.forest banking





FOREST
CONSERVATION
AREA

REFORESTATION
PROJECT

Trees For Your Future.

Forest Banking

- Allows a property owner to plant trees on his/her property and sell credit to developers
- Site must be non-forested and in proximity to existing forest or sensitive areas (flood plain, stream, steep slopes, etc.)
- A planting plan and easement is required
- To sell credit, bank must be bonded or have passed 3 year maintenance period

Final Requirements

- ◆ Recordation of a forest conservation easement
- ◆ Recordation of 3 year maintenance agreement
- ◆ A bond posted to cover the cost of planting
- ◆ Required survival achieved over a 3 year maintenance period

Program Management

- ◆ On-going inspection of all easements to verify compliance
- ◆ An annual report is submitted to the Department of Natural Resources
- ◆ A biennial review is conducted by the Department of Natural Resources

Questions?

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