



## Zoning Text Amendment York Township

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**Meeting:** February 6, 2019  
**Applicant:** York Township Zoning Commission (ZC)  
**Hearing:** February 7, 2019 (ZC)  
**Amendments:** Sections (§) 306.06(F)(4) and 307.06(K)(4)  
**Reviewer:** Rob Henwood

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**Proposal:** The ZC has submitted the following proposed zoning text amendments to the York Township Zoning Resolution (ZR) for review by the Planning Commission:

1. § 306.06(F)(4) applicant to hire an arborist to inventory trees to be removed in a Conservation Development Overlay District.
2. § 307.06(K)(4) applicant to hire an arborist to inventory trees to be removed in a Planned Unit Development Overlay District (PUD).

**Amendments:** New text is underlined, text to be deleted is shown as ~~strikethrough~~, and staff comments are *italicized*. Chapter titles are included with section headings when illustrative.

### § 306.06 Development and Site Planning Standards (Conservation Development Overlay District)

#### F. Resource Protection Regulations

4. Developer shall hire a certified arborist to inventory woodlands of existing live trees over twelve (12) inch diameter that are to be removed for development. Developer shall include replacements for each twelve (12) inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas. *In order to be consistent with previous subsections, staff recommends that a subtitle be added; something similar to “Tree or Woodland Inventory.”*

### § 307.06 Development Standards (R-1 Low Density Residential/ PUD Planned Unit Development Overlay District)

#### K. Landscaping and Buffers

4. Developer shall hire a certified arborist to inventory woodlands of existing live trees over twelve (12) inch diameter that are to be removed for development. Developer shall include replacements for each twelve (12) inch diameter tree removed with a minimum two (2) inch diameter tree of similar species in the landscaping plans for the open space areas.

**Comments:** The ZC may wish to consider adding text to include a method for measuring the diameter of trees. The Montville Township Zoning Resolution § 560.4 defines this method as follows; “Diameter at breast height (DBH). The diameter of the trunk of a tree measured at a height of 4.5 feet above the natural grade. If the tree splits into multiple trunks below 4.5 feet, the trunk shall be measured at its most narrow point beneath the split.”

**Recommendation:** Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the York Township Zoning Resolution in accordance with the above staff comments.