

ARTICLE 6. LANDSCAPE SCREENING PROVISIONS

Sec. 14 Required Landscape Screening

(a) Residential Districts

- (1) In any R-1 or R-2 District a landscape screen and/or a fence or wall a minimum of six (6) feet in height shall be planted and/or erected to separate any permitted non "one-family" residential use contiguous lot developed with a single family detached, semi-detached dwelling.

(b) Business Districts

- (1) In the C-1 District a landscape screen and/or fence or wall a minimum of six (6) feet in height shall be planted and/or erected to separate any permitted use from any lot zoned R-1 or R-2 or any lot developed or approved for development for residential use. Such landscape screen and/or fence or wall may extend into the building setback line, rear yard, or side yards.

(c) Industrial Districts

- (1) At the boundary between any I District and any R-1 or R-2 district or any lot developed or approved for development for residential use, there shall be a fifty (50) foot buffer area which shall include a landscape screen and/or a fence or wall a minimum of six (6) feet in height.

Sec. 15 Maintenance of Landscape Screen

- (a) It shall be the responsibility of the property owner of record or his delegated representative(s) to properly maintain and care for any landscape plan subsequently approved by the Town of Magnolia in accordance with the standards set forth in the Delaware Home Gardeners Manual, Bulletin 112, Cooperative Extension Service, University of Delaware, (1978), or as revised.