

Municipality of Norristown



REQUEST FOR SKETCH PLAN REVIEW

1. DATE OF REQUEST _____ FILE NO. _____

2. APPLICANT NAME _____

3. APPLICANT ADDRESS _____

_____ PHONE NO. _____

4. CONTACT PERSON _____ PHONE NO. _____

5. PROPERTY OWNER NAME _____

6. PROPERTY OWNER ADDRESS _____

7. PROJECT NAME/ADDRESS _____

8. DID PROJECT RECEIVE ZONING APPROVAL? WHEN? _____

TYPE OF REVIEW: ZONING AMENDMENT___ SKETCH PLAN___ DEMINIMUS___ MINOR
PLAN___ SUBDIVISION___ LAND DEVELOPMENT___

9. ZONING DISTRICT _____ 10. PROJECT COST \$ _____

11. ACREAGE _____ 12. NO OF LOTS/UNITS _____

13. BRIEF PROJECT DESCRIPTION _____

14. The undersigned does hereby make application to Municipal Council of the Municipality of Norristown as indicated above and affirms that the information contained herein is true and correct.

APPLICANT

OWNER

RECEIVED BY _____ DATE _____

CHECK NO. AND AMOUNT _____

**PRELIMINARY AND FINAL REVIEWS
DEADLINE AND MEETING SCHEDULE**

DEADLINE FOR APPLICATION SUBMISSION

Application must be submitted thirty (30) days prior to Planning Commission Meeting. All applications must be complete.

MEETING SCHEDULE:

1. Planning Commission Meeting: 2nd Tuesday of each month, 7:30 P.M. (The Planning Commission is required to provide Municipal Council with a recommendation for approval or denial.)
2. Municipal Council Committee Meeting: 3rd Tuesday of each month, 7:30 P.M.
3. Municipal Council Regular Meeting: 1st Tuesday of each month, 7:30 P.M.

All meeting dates may be changed due to holidays or conflicts with other meetings.

Changes are advertised in the legal section of the Times Herald. Always confirm meeting dates when submitting an application.

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

Section VII. Zoning and Land Development

Before the use or occupancy of a property in the Municipality of Norristown changes, including the installation of accessory structures and fences or the placement of a sign occurs, the owner or tenant must obtain a zoning permit. Fees associated with zoning permits cover the cost of administrative and other related review and processing costs. Any change in use or occupancy or the placement of a sign, without first obtaining the appropriate zoning permit shall be subject to an assessment of double the permit fees described below.

1) Zoning Permit Fees (Non-refundable)

a. Single Family Residence	\$20.00
b. Multi-Family Residence (up to three units)	\$30.00
c. Multi-Family Residence (over three units)	\$50.00
d. Commercial	\$50.00
e. Signs - up to 12 SF	\$20.00
f. Signs – 13 SF up to 24 SF	\$35.00
g. Signs – over 24 SF	\$50.00
h. Fences – residential	\$20.00
i. Fences – commercial	\$30.00
j. Sheds – residential (up to two sheds)	\$20.00
k. Other residential accessory uses/structures	\$20.00
l. Commercial accessory structures	\$50.00

Subsequent to the issuance of a zoning permit, a use and occupancy inspection must be conducted and a permit issued (See VI Code Enforcement).

A property owner or applicant has the right to appeal the Zoning Officer's zoning permit determination to the Zoning Hearing Board. Additionally, certain uses are only permitted by Special Exception when granted by the Zoning Hearing Board. A fee is charged to cover administration costs, transcription, legal and other costs associated with a hearing before the Zoning Hearing Board.

2) Zoning Hearing Board Fees

a. Residential	\$575.00
b. Multi-Family Residential (up to two residential units)	\$750.00
c. Mixed Use Residential (up to two residential units)	\$900.00
d. Multi-Family Residential (three units and above)	\$1,110.00
e. Mixed Use Residential (three residential units and above)	\$1,225.00
f. Commercial Fee	\$1,225.00
g. Mixed Use Commercial	\$1,500.00

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

Whenever a parcel of land is divided into two (2) or more lots, or when two (2) or more lots are combined, the property owner must develop a plan and have it reviewed and approved by the Norristown Planning Commission. In addition, whenever a new building or addition is to be constructed, plans for these improvements must come before the Norristown Planning Commission.

There are two (2) categories of fees related to subdivision and land development applications. Administrative fees cover the processing and review costs of applications as well as public notices, meeting attendance, plan distribution, and coordination of plan reviews by municipal professionals. Administrative fees are not refundable. Escrow fees are applied to the legal and engineering costs of plan reviews by municipal professionals. Unused escrow fees are returned to the applicant. Should the escrow fee balance be reduced to \$1000.00 or less, the Municipality reserves the right to request additional escrow fees.

3) Sub-division and Land Development Fees

<u>Subdivision Application Fees</u>	Application Fee	Escrow Deposit
Sketch Plan Submission	\$200.00	
Minor Plan Submission:		
Lot Line Adjustment	\$300.00	\$2,000.00
Simple Conveyance	\$300.00	\$2,000.00
Minor Subdivision	\$400.00	\$3,000.00 PLUS \$500.00/ Lot
Preliminary Plan Submission:		
Four or more lots	\$450.00	\$4,500.00 PLUS \$650.00/ Lot
Final Plan Submission:		
Four or more lots	\$450.00	\$4,500.00 PLUS \$650.00/ Lot
<u>Land Development Application Fees</u>	Application Fee	Escrow Deposit
Minor Land Development	\$450.00	\$3,500.00 PLUS \$325.00/1000 SF of Building Area
Preliminary Plan Submission	\$750.00 PLUS	\$3,000.00 PLUS \$150.00/ Acre \$325.00/ 1000 SF of Building Area

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

<u>Land Development Application Fees</u>	Application Fee	Escrow Deposit
Final Plan Submission	\$750.00 PLUS	\$3,000.00 PLUS \$150.00/ Acre \$325.00/ 1000 SF of Building Area

Certain uses in the Municipality are permitted as conditional uses and require approval by Municipal Council. Upon submission of a conditional use application, Council must conduct a conditional use hearing. Conditional use application fees cover administrative, advertising, legal, transcription and other costs associated with the conditional use hearing.

4) Conditional Use Application Fees

a. Residential	\$575.00
b. Mixed Use Residential (up to two residential units)	\$750.00
c. Multi-Family Residential (three units and above)	\$1,110.00
d. Commercial – single use	\$1,225.00
e. Commercial – multiple uses	\$1,500.00
f. Murals	\$300.00

5) Drainage Plan Fees – SEE STORMWATER ORDINANCE

6) Annual Sign Assessments

Owners of property on which a sign is erected shall pay the Municipality an annual license fee as follows:

a. Signs less than 12 SF	\$15.00
b. Signs 12 SF to 24 SF	\$30.00
c. Signs in excess of 24 SF	\$1.75 / SF

APPENDIX C

Municipality of Norristown

Subdivision and Land Development Checklists

This form must be completed by the applicant's engineer and/or surveyor and submitted as part of subdivision and/or land development applications for Preliminary Plan, Construction Improvement Plan and Record Plan.

Applicant Name: _____	Plan Name: _____
Applicant Address: _____	Plan Type: _____
Applicant Phone: _____	Project Location/Address: _____
Applicant Email: _____	Parcel Identification Number: _____
Applicant Engineer Name: _____	Block/Lot: _____
Applicant Engineer Address: _____	Property Owner of Record: _____
Applicant Engineer Phone: _____	
Applicant Engineer Email: _____	

CHECKLIST, APPLICATIONS, FEES, SIGNATURES

	Provided	Not Applicable
1. Checklist signed and dated below.	_____	_____
2. Application forms and fees:	_____	_____
Municipality of Norristown	_____	_____
Application	_____	_____
Fee	_____	_____
Montgomery County Planning Commission	_____	_____
247 Review request	_____	_____
MCPC fee	_____	_____
Montgomery County Conservation District	_____	_____
PA DEP Planning Module	_____	_____
Escrow Agreement Form	_____	_____

Print Name

Signed Name

Date

SKETCH PLAN REQUIREMENTS CHECKLIST

	Provided	Not Applicable
1. Tract boundary, total acreage, existing and proposed acreage of each lot.	_____	_____
2. Existing and proposed streets, lots, buildings, and approximate building envelopes.	_____	_____
3. Significant physical features such as flood plain, steep slopes, woodlands, and existing structures.	_____	_____
4. Contour lines at five foot intervals, based on U.S.G.S. datum.	_____	_____
5. Approximate locations for stormwater control facilities, if necessary.	_____	_____
6. Approximate location of stormwater facilities.	_____	_____
7. Location map with surrounding road network and major physical features.	_____	_____
8. North point and scale.	_____	_____
9. Name and address of the owner of record.	_____	_____
10. Name and address of the engineer, surveyor, and architect, if applicable.	_____	_____
11. Zoning district and requirements.	_____	_____
12. Names of adjoining property owners.	_____	_____
13. Any additional information which the applicant believes will help explain the proposal.	_____	_____

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

P.O. Box 311, Norristown, PA 19404-0311

Phone: 610-278-3722

Business Hours: 8:30 A.M. to 4:15 P.M.

www.planning.montcopa.org

Date: _____

Municipality: _____

Proposal Name: _____

Applicant Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Applicant's Representative: _____

Address: _____

City/State/Zip: _____

Business Phone (required): _____

Business Email (required): _____

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District: _____

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____

Location (address or frontage) _____

Nearest Cross Street _____

Total Tract Area _____

Total Tract Area Impacted By Development _____

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information: _____

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective May 1, 2018

Required Fees and Time Limits

To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

	Act 247 Section	Fee	Time Limit (days)
301.3	Comprehensive Plan Amendments	No	45
304	Public Facilities	No	45
305	Public School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	Yes*	30
609	Zoning Ordinance or Map Amendments	Yes*	30
609.1	Curative Amendments	Yes*	30

**** Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments, SALDO amendments and curative amendments. (See fee schedule)***

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.
- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

Application Procedure

1. The applicant submits the plans and a completed Applicant Request for County Review form to the local municipality.
2. The municipality will submit the application to the county via an online 247 Submission Portal. After the county receives and verifies the submission for accuracy, the county will forward a summary of the application and a request for payment to the applicant's representative.
3. The applicant may pay any county fees online via a credit card or electronic check, or they may choose to send a check or money order to the county made payable to the MONTGOMERY COUNTY TREASURER. More specific instructions for both options will be sent with the application summary.

4. The review time limit is intended to begin when MCPC receives the application from the municipality provided applicable fees and any necessary information are promptly returned. Should payment or requested information go unresolved, the county may suspend or postpone the review time limit.
 5. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.
-

Fee Information

Resubmissions

The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of \$125 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of \$190 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

Waiver of Fees

Fees are waived for an application filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private nonprofit organizations except for volunteer fire companies and ambulance squads.

Refunds

If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

Informal Reviews and Special Circumstances

Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
No fee is required for Sketch Plans.

Residential Subdivisions and/ or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Table with 2 columns: Number of Lots or Dwelling Units (greater number applies) and Base Fee + Fee per Lot or Dwelling Unit. Rows include categories like 1-3*, 4-20, 21-100, and 101+.

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Table with 2 columns: Gross Square Feet of New Building and Base Fee + Fee for Every 1000 Gross Sq. Ft. (rounded to nearest whole dollar). Rows include categories like 1-3,000 Sq. Ft., 3,001-25,000 Sq. Ft., etc.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Table with 2 columns: Number of Lots and Base Fee + Fee per Lot. Rows include categories like 1-3 and 4 or more.

Other Reviews

- Residential Lot Line Change = \$65
Nonresidential Lot Line Change = \$260
Conditional Use = \$260
Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
Curative Amendments (not municipal curative amendments) = \$1,500
Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
No fee for private Zoning or SALDO resubmissions.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the MONTGOMERY COUNTY TREASURER. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

APPENDIX A
RECOMMENDED PLANT MATERIAL LIST

CANOPY TREES

Street trees, parking lots, buffers, and screens. *(minimum mature height - 30 feet)*

Scientific Name	Common Name
Acer rubrum	Red Maple (native)
Celtis occidentalis	Hackberry (native)
Cladastris lutea	Yellowwood (native)
Bucommia Ulmoides	Hardy Rubber Tree
Fraxinus americana	Rosehill White Ash
Fraxinus pennsylvanica	Marshall's Seedless Green Ash cv. Marshall's Seedless
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos inermis	Thornless Honeylocust
Koelreuteria paniculata	Golden Rain Tree
Liquidambar styraciflua	Sweet Gum (native)
Platanus occidentalis	Sycamore (native)
Platanus x acerifolia	Bloodgood—London Planetree
Quercus bicolor	Swamp White Oak (native)
Quercus borealis	North Red Oak (native)
Quercus coccinea	Scarlet Oak (native)
Quercus imbricaria	Shingle Oak (native)
Quercus phellos	Willow Oak (native)
Quercus rubra	Red Oak (native)
Quercus shumardii	Shumard Oak
Sophora japonica	Japanese Pagodatree
Tilia americana	American Linden (native)
Tilia cordata	Little Leaf Linden
Tilia tomentosa	Silver Linden
Ulmus Americana	Princeton or Valley Forge
Ulmus parvifolia	Chinese Lacebark Elm
Zelkova serrata	Japanese Zelkova

Property line buffers and non-vehicular use areas. *(minimum mature height - 30 feet)*

Scientific Name	Common Name
Acer saccharinum	Silver Maple (native)
Acer saccharum	Sugar Maple (native)
Betula nigra	River Birch (native)
Fagus grandifolia	American Beech (native)
Fagus sylvatica	European Beech
Fraxinus americana	White Ash (native)
Liriodendron tulipifera	Tuliptree (native)
Metasequoia glyptostroboides	Dawn Redwood
Ostrya virginiana	Hop Hornbeam (native)
Phellodendron amurense	Amur Cork Tree
Plantanus acerifolia	London Plane
Quercus alba	White Oak (native)
Quercus coccinea	Scarlet Oak (native)

Quercus palustris
Quercus vellutina
Sassafras albidum

Pin Oak (native)
Black Oak (native)
Sassafras (native)

Stormwater detention basins

Scientific Name	Common Name
+ Acer rubrum	Red Maple
* Acer saccharinum	Silver Maple
* Betula nigra	River Birch
Celtis occidentalis	Common Hackberry
* Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
+ Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Poplar
* Nyssa sylvatica	Black Gum
Platanus occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus alba	White Oak
* Quercus phellos	Willow Oak
+ Quercus bicolor	Swamp White Oak
* Quercus palustris	Pin Oak
Quercus shumardi	Shumard Oak
Sassafras albidum	Sassafras
+ Taxodium distichum	Bald Cypress

EVERGREEN TREES

Property line buffers or site element screens. (*minimum mature height - 20 feet*)

Scientific Name	Common Name
Abies concolor	White Fir
Chamaecyparis obtusa	Hinoki Falsecypress
Chamaecyparis pisifera	Japanese Falsecypress
Ilex opaca	American Holly (native)
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea omorika	Siberian Spruce
Picea pungens	Colorado Spruce
Pinus strobus	White Pine (native)
Pinus thunbergii	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir

UNDERSTORY TREES

Street trees beneath overhead utility lines. (*mature height - 15-35 feet*)

Scientific Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnala</i>	Amur Maple
<i>Amelanchier canadensis</i>	Shadblow Serviceberry (native)
<i>Amelanchier laevis</i>	Allegheny Serviceberry (native)
<i>Carpinus carolinia</i>	Ironwood (native)
<i>Cercis canadensis</i>	Redbud (native)
<i>Chionanthus virginicus</i>	Fringetree (native)
<i>Cornus florida</i>	Flowering Dogwood (native)
<i>Cornus kousa chinensis</i>	Chinese Kousa Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Crataegus cv. Toba</i>	Toba Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i>	Winter King Hawthorn
<i>Halesia carolinia</i>	Silverbells (native)
<i>Hammamelis virginiana</i>	Witch Hazel (native)
<i>Koeleruteria paniculata</i>	Golden Raintree
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia (native)
<i>Malus</i> (cultivars)	Crabapple (disease resistant varieties)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulata cv. Kwanzan</i>	Kwanzan Cherry
<i>Prunus yedoensis</i>	Yoshino Cherry
<i>Syringa amurensis var. japonica</i>	Japanese Tree Lilac

LARGE DECIDUOUS SHRUBS

Property line buffers or site element screens (not clipped hedges). (*minimum mature height - 15 feet*)

Scientific Name	Common Name
<i>Aronia arbutifolia</i>	Black Chokeberry (native)
<i>Calycanthus floridus</i>	Sweetshrub (native)
<i>Cephalanthus occidentalis</i>	Buttonbush (native)
<i>Clethra alnifolia</i>	Summersweet (native)
<i>Cornus sericea</i>	Redosier Dogwood (native)
<i>Enkianthus campanulatus</i>	Redvien Enkianthus
<i>Fothergilla major</i>	Large Fothergilla (native)
<i>Ilex verticillata</i>	Winterberry (native)
<i>Lindera benzoin</i>	Spicebush (native)
<i>Myrica pennsylvanica</i>	Bayberry (native)
<i>Philadelphus coronaris</i>	Mockorange
<i>Physocarpus opulifolius</i>	Common Ninebark
<i>Rhus glabra</i>	Smooth Sumac (native)
<i>Rhus typhina</i>	Staghorn Sumac (native)
<i>Sambucus canadensis</i>	Elderberry (native)
<i>Spiraea nipponica</i>	Snow Mound Spirea
<i>Vaccinium corymbosum</i>	Blueberry (native)
<i>Viburnum dentatum</i>	Arrow Wood (native)

Viburnum lentago
 Viburnum prunifolium
 Viburnum opulus
 Viburnum trilobum

Nannyberry (native)
 Black Haw (native)
 European Cranberrybush Viburnum
 American Cranberry (native)

EVERGREEN SHRUBS

Site element screens. (*minimum mature height - 4 feet*)

Scientific Name	Common Name
Azalea - evergreen varieties - must reach 3 foot height	Azalea
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Ilex meserveae (varieties)	Blue Holly(s)
Juniperus chinensis "Hetzi Glauca"	Hetz Blue Juniper
Juniperus virginiana	Eastern Red Cedar (native)
Kalmia latifolia and cultivars	Mountain Laurel (native)
Leucothoe fontanessiana	Leucothoe
Pieris floribunda	Mountain Andromeda (native)
Pieris japonica	Japanese Andromeda
Rhododendron sp.	Various Lg. Rhododendrums
Taxus sp.	Yew
Thuja Sp.	Arborvitae
Viburnum rhytidophyllum	Leatherleaf Viburnum

DECIDUOUS OR EVERGREEN SHRUBS

Property line buffers or site element screens. (*minimum mature height - 4 feet*)

Scientific Name	Common Name
Aronia arbutifolia	Black Chokeberry (native)
Cornus mas	Corneliancherry Dogwood
Cotoneaster salicifolia	Willowleaf Cotoneaster
Euonymus alatus	Winged Euonymus
Euonymus alatus compactus	Dwarf Winged Euonymus
Euonymus fortunei vegetus sarcocoe	Big Leaf Wintercreeper
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Juniperus chinensis cv. glauca hetzi	Hetz Blue Juniper
Juniperus chinensis cv. pfitzeriana compacta	Compact Pfitzer Juniper
Ligustrum ibolium	Ibolium Privet
Philadelphus lemoinei	Mockorange
Ribes alpinum	Currant
Taxus baccata	English Yew
Taxus x media	Hybrid Yew
Viburnum dentatum	Arrow Wood (native)

Viburnum lentago
 Viburnum opulus
 Viburnum prunifolium
 Thuja occidentalis

Nannyberry (native)
 European Cranberry Bush
 Black Haw (native)
 American Arborvitae (native)

Stormwater detention basins

Scientific Name	Common Name
Alnus serrulata	Smooth Alder
+ Aronia arbutifolia	Red Chokeberry
Aronia melanocarpa	Black Chokeberry
* Calycanthus florida	Sweetshrub
+ Cephalanthus occidentalis	Buttonbush
+ Clethra alnifolia	Summersweet
+ Cornus amomum	Silky Dogwood
Cornus racemosa	Gray Dogwood
+ Cornus sericea	Redosier Dogwood
Ilex decidua	Possumhaw
+ Ilex glabra	Inkberry
+ Ilex verticillata	Winterberry
Itea virginiana	Virginia Sweetspire
Juniperus virginiana	Eastern Redcedar
* Lindera benzoin	Spicebush
* Myrica cerifera	Southern Bayberry
+ Myrica pennsylvanica	Northern Bayberry
Rhododendron atlanticum	Coast Azalea
+ Rhododendron nudiflorum	Pinxterbloom Azalea
+ Rhododendron viscosum	Swamp Azalea
⊖ Sambucus canadensis	Elderberry
Sambucus racemosa	Red Elder
Spiraea latifolia	Meadowsweet
* Viburnum cassanoides	Witherod
⊖ Viburnum dentatum	Arrowwood
* Viburnum lentago	Nannyberry
Viburnum prunifolium	Blackhaw
* Viburnum trilobum	American Cranberrybush

HERBACEOUS PERENNIALS

Suitable for Stormwater Detention Basins

Scientific Name	Common Name
Acorus calamus	Sweetflag
Andropogon virginicus	Broomsedge
Aquilegia canadensis	Wild Columbine
Asclepias incarnata	Swamp Milkweed
Asclepias tuberosa	Butterflyweed
* Aster novae angliae	New England Aster
Aster novae-belgii	New York Aster
Caltha palustris	Marsh Marigold
Chelone glabra	White Turtlehead
Chelone lyonii	Pink Turtlehead
* Chrysanthemum leucanthemum	Ox-Eye Daisy

* <i>Echinacea purpurea</i>	Purple Cornflower
+* <i>Eupatorium dubium</i>	Joe Pye Weed
+* <i>Eupatorium fistulosum</i>	Joe Pye Weed
<i>Filipendula rubra</i>	Queen of the Prairie
* <i>Hemerocallis</i> sp.	Day Lily
* <i>Hesperis matronalis</i>	Dames Rocket
+ <i>Hibiscus moscheutos</i>	Rose Mallow
+* <i>Iris pseudocaris</i>	Yellow Iris
+ <i>Iris versicolor</i>	Blue Flag
<i>Lilium superbum</i>	Meadow Lily
<i>Liatris spicata</i>	Blazing Star
+* <i>Lobelia cardinalis</i>	Cardinal Flower
+* <i>Lobelia siphilitica</i>	Blue Lobelia
* <i>Monarda didyma</i>	Bee Balm
+* <i>Panicum virgatum</i>	Switchgrass
* <i>Phalaris arundinacea</i>	Canary Reed Grass
* <i>Rudbeckia</i> sp.	Black-Eyed Susan
+ <i>Scirpus acustus</i>	Hard Stem Bullrush
+ <i>Spartina alternifolia</i>	Cordgrass
<i>Tradescantia ohioensis</i>	Spiderwort
+ <i>Typha angustifolia</i>	Narrowleaf Cattail
+ <i>Typha latifolia</i>	Common Cattail
+* <i>Vernonia noveboracensis</i>	New York Iron Weed

* Suitable for usually well-drained areas that may be subject to occasional flooding.

+ Suitable for permanently wet areas.

APPENDIX B
NOXIOUS, INVASIVE, OR UNDESIRABLE SPECIES LIST

The following tree species may be considered as noxious, invasive exotic, or undesirable in sensitive plant communities. Their removal may be warranted for ecological restoration purposes. Removals of these species should not require mitigation, as set forth in Section 410.

Scientific Name	Common Name
Acer platanoides	Norway Maple
Acer pseudoplatanus	Sycamore Maple
Ailanthus altissima	Tree of Heaven
Eleagnus angustifolia	Russian Olive
Eleagnus umbellata	Autumn Olive
Evodia daniellii	Korean Evodia
Morus alba	Mulberry
Paulownia tomentosa	Empress Tree
Phellodendron amurense	Amur Cork Tree (female)
Prunus avium	Sweet Cherry
Robinia pseudoacacia	Black Locust
Ulmus pumila	Siberian Elm

The following plant material shall not be permitted as part of a landscaping plan submitted to fulfill requirements of this ordinance.

Scientific Name	Common Name
Pyrus calleryana	Callery Pear
Rhamnus cathartica	Common or European Buckthorn
Coronilla varia	Crown vetch