

Planning and Zoning Approved Recommendations
01/06/2026

(Proposed changes to existing section in Red)

This proposed amendment to Landscaping section of UDO Sec 21-8-4 and add a new section to Foxfire Village UDO addressing Landscaping, irrigated sod coverage, and drought tolerant plantings is consistent with applicable elements of the Foxfire Village Land Use Plan and Long-Range Plan and is reasonable and in the public interest in order to provide clear and consistent guidance to property owners.

Sec. 21-8-4. - Landscaping.

(a) The conservation of existing mature specimen trees (such as pines, magnolias, dogwoods, and holly) that do not conflict with the placement of buildings, drives, walks, patios, or other site amenities is strongly encouraged. A minimum of eight qualifying trees for a single-family residential site in zoning districts RS-20, RS-30, RS-40, EU and RE, shall be saved and protected during construction. Qualifying trees shall be healthy trees, three inches in diameter at four and one-half feet above the ground or larger. If the site does not have enough qualifying trees, then sufficient three-inch caliper trees or larger shall be planted to meet the minimum number of eight qualifying trees.

(b) The approximate location, size, and type of existing qualifying trees and trees to be used to meet this requirement shall be shown on the site plan.

(c) All trees used to meet the requirements of this section shall be healthy and well protected during construction.

(d) Foundation plantings requirement. Foundation plantings shall be provided for all principal and accessory buildings and structures, including storage sheds. The number of plants or plant groupings shall be based on the linear footage of foundation along the front, back, and sides of each structure minus doorways, and steps at a rate of one shrub or plant grouping per six linear feet of foundation. All foundation plantings shall be five gallons or larger at the time of planting. Plantings are not required to be placed in a uniform, linear arrangement when installed and plant groupings or ground cover beds may be used to meet the requirement of this section.

(e) HVAC units, pool equipment, well houses, above-ground propane tanks, and other such structures on the property shall be completely screened with evergreen landscaping material and/or lattice or fencing/wall (limited in height and size to the equipment being

screened) before a certificate of occupancy is issued. Evergreen plantings must be of a size and growth potential as to form a complete screen within two years.

(f) The village zoning administrator may delay the landscaping requirement for a maximum of six months after occupation in order to facilitate the health and survival of plantings with the submission of a written and signed landscape plan.

(g) The requirements of subsections (d) and (e) are a continuing requirement. Dead plantings and trees must be replaced so as to maintain the minimum requirements set forth above.

(h) Hardscape. Decorative fencing and walls are allowed with a maximum height of three feet and may be in setbacks. Decorative fencing or walls shall have a maximum of one corner (angled turn) per run of fence and may not cross any driveway or enclose any area. Allowable fencing materials are found in [section 21-8-3](#), Fence and wall standards. Gazebos, pergolas, and other similar open structures must be of wood, brick, stone, wrought iron or powder coated aluminum and may not be plastic or PVC. Walkways and paths are allowed in setbacks.

(I) Groundcover. Foxfire Village recommends natural ground cover in keeping with our ongoing water conservation efforts. Where able, it is recommended that ~~non-~~drought tolerant sod be used sparingly and the remaining area using ground cover be natural, such as pine straw, mulch, or other natural, permeable ground cover to diminish the need for irrigated areas in landscape plans.

(J) Drought Tolerant Planting. Utilizing plants, trees, and sods that are drought tolerant in landscape plans is highly encouraged by Foxfire Village. Using drought tolerant plantings assists in maintaining the beauty of our natural ecosystem and assists conserving our natural water resources. See Appendix for a list of Drought Tolerant Plants/Trees/and Sod. ([Ord. No. 2021-07](#), § 2, 7-13-2021)

~~Appendix addition as attachment~~ **List is Available at Foxfire Village Office**