

Section 11.9 Waivers and Modifications

A. Authority to Waive or Modify Requirements: Any of the requirements of this Article may be modified through site plan review proceedings, provided the approving body makes a finding that identifies characteristics of the site, site modifications and/or site vicinity that would make required landscaping, buffer areas, fencing, walls, or screening unnecessary, inappropriate, or ineffective.

1. Examples: Examples of conditions that may warrant waivers and/or modifications include:
 - a. The reliance on existing protected woodlands or other vegetated areas that serve as an adequate screen due to their particular location and/or character.
 - b. In the case of a large lot where only a comparatively small portion of the lot is to be developed, applying the landscaping and screening provisions to only that portion of the lot to be developed and not requiring landscaping/screening along all segments of the lot's boundaries.