

Sec. 74-232. - Required landscaping.

(a) *Vehicle use areas.*

- (1) A vehicle use area is any portion of a development site used for circulation, parking or display of motorized vehicles, except junk or automobile salvage yards.
- (2) All vehicle use areas containing more than 1,000 square feet shall be landscaped in accord with figure 1 and figure 2 following this section. Figure 3 identifies the areas of landscaping that may be counted towards fulfilling the vehicle use area landscaping requirement.
- (3) Proportional amounts of landscaping shall be provided for fractional areas.
- (4) Vehicle use areas designed to accommodate vehicles that are larger or smaller than automobiles, or that do not have designated parking areas, shall meet the requirements of the figures 1, 2 and 3, except that, in place of 24 parking spaces, the square footage of 4,800 square feet shall be used.

(b) *Buffer zones.*

- (1) A buffer zone is a landscaped strip along parcel boundaries that serves as a buffer between incompatible uses and zoning districts, as an attractive boundary of the parcel or use, or as both a buffer and attractive boundary. This shall not be interpreted to mean that parcels within a planned mixed use development must meet these requirements.
- (2) The width and degree of vegetation required depends on the nature of the adjoining thoroughfares and uses. The standards of subsections (3) and (4) of this subsection prescribe the required width and landscaping of all buffer zones.
- (3) The standards for buffer zones are set out in figures 4, 5, 6 and 7 following this section, which specify the number of plants required per 100 linear feet. To determine the total number of plants required, the length of each side of the property requiring a buffer shall be divided by 100 and multiplied by the number of plants shown in the illustration. The plants shall be spread reasonably evenly along the length of the buffer.
- (4) Landscape buffering standards A through D shall be required for developing each existing parcel in excess of one acre as follows:

Developing District or Use											
Abutting or Adjacent District or Use	RE, R-1 and R-2	RM-15	H	C-1	C-2	C-3	C-4	C-5	GC	P	SPM
Single-family residential (RE, R-1 and R-2)	—	B	B	B	B	C	D	D	C	D	D
Multifamily residential (RM-15)	A	—	A	A	A	C	C	D	B	C	C
Hotel (H)	A	A	—	A	A	C	C	C	B	C	C
Professional services (C-1)	A	A	A	—	N	N	B	C	N	C	B
Professional products (C-2)	A	A	A	N	—	N	B	C	N	C	B

Commercial products (C-3)	C	C	A	N	N	—	B	C	N	C	B
Commercial services (C-4)	C	C	C	B	B	A	—	C	N	A	A
Open storage (C-5)	C	C	C	B	B	A	A	—	A	A	A
Golf course structures (GC)	A	A	A	N	B	N	C	C	—	A	C
Utilities/public (P)	B	B	B	A	N	A	A	A	A	—	A
Semi-public/medical (SPM)	A	A	B	B	A	A	A	C	N	A	—

- (5) For developing existing parcels less than one acre, a five-foot buffer shall be required as provided in subsection (b)(1) of this section and as prescribed in figure 8 following this section.
- (6) The buffering standards set out in this section shall be applied along abutting thoroughfares as follows:

Abutting thoroughfare:

Arterial: Landscape standard C.

Collector: Landscape standard B.

Residential: Landscape standard A.

- (7) Wherever the principal structure on a site abuts a vehicle use area on the same site, a buffer zone between the vehicle use area and the principal structure shall be landscape standard A.
- (8) Buffering for mixed used developments shall be based on the more intense use in the building or cluster of buildings.
- (9) The use of existing native vegetation in buffer zones is preferred. See section 74-383 for tree protection requirements. If a developer proposes to landscape a buffer zone with existing native vegetation, the town manager may recommend, and the town commission may allow, a variance from the strict planting requirements of this section if:
 - a. The variance is necessary to prevent harm to the existing native vegetation; and
 - b. The buffering and aesthetic purposes of the buffer zone are substantially fulfilled despite the variance.
- (10) Responsibility for buffer zones.
 - a. The desired width of a buffer zone between two parcels is the sum of the required buffer zones of the parcels. Where a new use is proposed next to an existing use that has less than the required buffer zone for that use, an inadequate buffer zone will be tolerated, except as provided in subsection b. of this subsection, until the nonconforming parcel is redeveloped and brought into conformity with the buffer zone requirements of this land development code. The developer of the new adjoining use is encouraged, however, to take into account the adequacy of the adjoining buffer zone in designing the site layout of the new development.

- b. Where a residential use is proposed next to an existing nonresidential use, or a nonresidential use is proposed next to an existing residential use, and the existing use does not have a conforming buffer zone abutting the property proposed for development, the proposed use shall provide 80 percent of the combined required buffer zones of the two uses. Where the existing use has a buffer zone, but such zone does not meet the requirements of this land development code, the proposed use may provide less than 80 percent of the combined required buffer zones if the provision of such lesser amount will create a buffer zone meeting 100 percent of the combined required buffer zone of the two uses. The town manager shall determine which areas may be counted as buffer zone of the existing use based on the buffering qualities of the areas.
- (c) *Street trees.*
- (1) The developer shall plant, within five feet of the right-of-way of each street within a residential development, one shade tree for every 50 linear feet of right-of-way. Except where property on one side of the right-of-way is not owned by the developer, the trees shall be planted alternately on either side of the street. Existing trees and native trees species that need less water and maintenance are preferred. See section 74-383 for tree protection requirements.
 - (2) Trees planted pursuant to this section shall be selected from the town's approved list of canopy trees and shall have a minimum overall height of ten to 12 feet at time of planting. The county agricultural extension agent should be consulted in selecting appropriate tree species and planting procedures. Existing trees and native tree species that need less water and maintenance are preferred.
- (d) *Use of landscaped areas.* No accessory structures, garbage or trash collection points or receptacles, parking or any other functional use contrary to the intent and purpose of this land development code shall be permitted in a required landscape area. This does not prohibit the combining of compatible functions such as landscaping and drainage facilities.

FIGURE 1. PLANT KEY FOR VEHICLE USE AREA LANDSCAPING STANDARDS

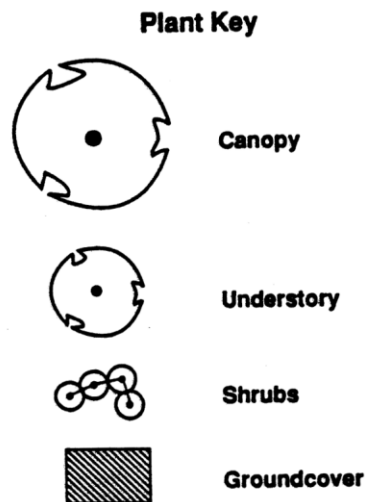


Figure 1—Plant Key for Vehicle Use Area Landscaping Standards

FIGURE 2. VEHICLE USE AREA LANDSCAPING STANDARD

Vehicle Use Area Landscaping

**1500 Square Feet of
Planting Area:**

**Five Canopy
One Understory
12 Shrubs**

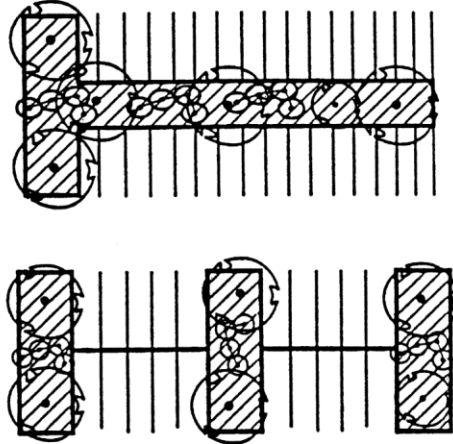


Figure 2—Vehicle Use Area Landscaping Standard

FIGURE 3. INELIGIBLE AREAS FOR LANDSCAPING

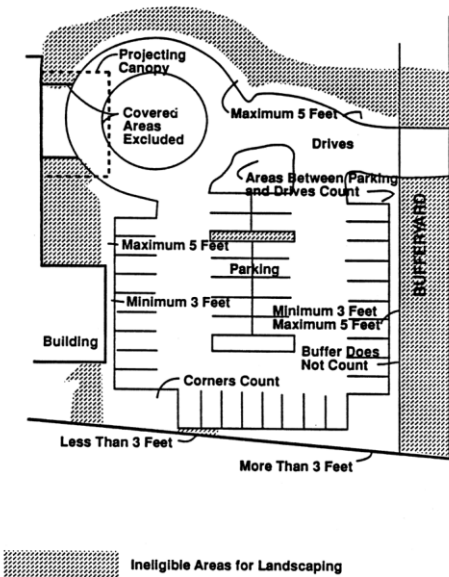


Figure 3—Ineligible Areas for Landscaping

FIGURE 4. LANDSCAPE STANDARD A

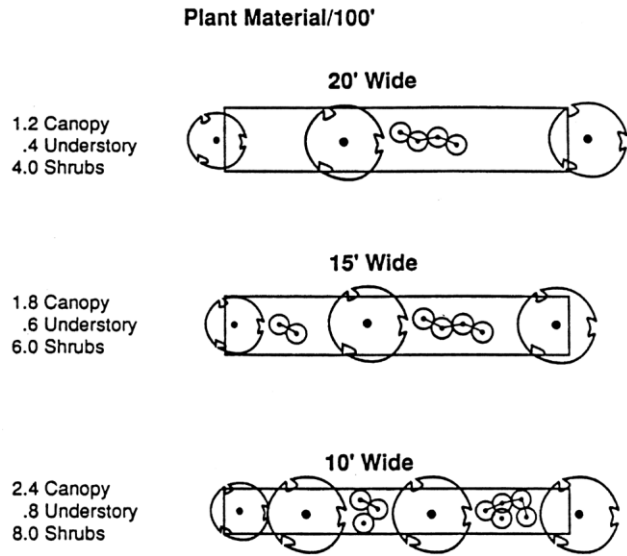


Figure 4—Landscape Standard A

FIGURE 5. LANDSCAPE STANDARD B

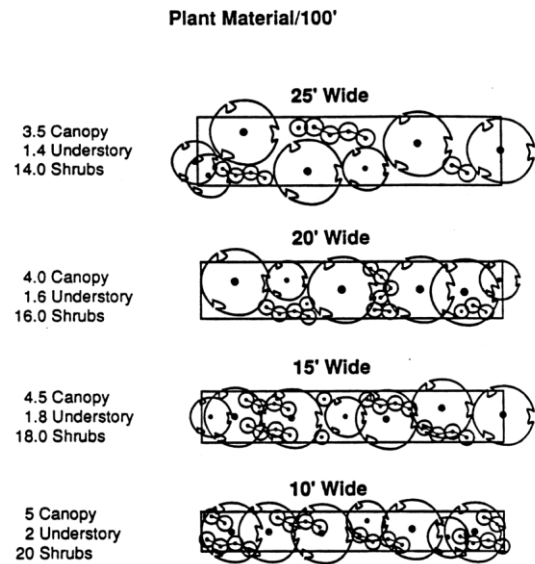


Figure 5—Landscape Standard B

FIGURE 6. LANDSCAPE STANDARD C

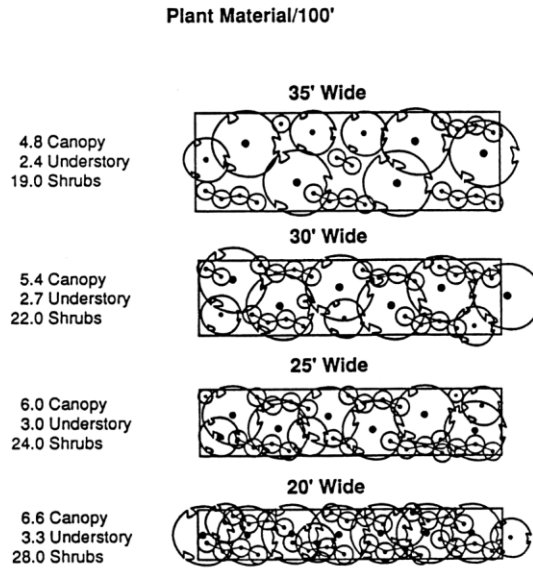


Figure 6—Landscape Standard C

FIGURE 7. LANDSCAPE STANDARD D

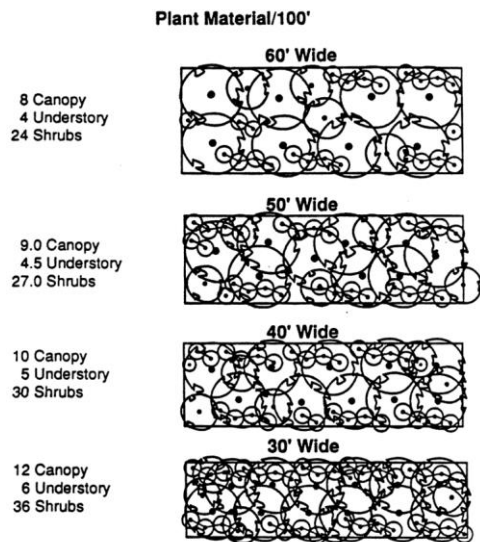


Figure 7—Landscape Standard D

FIGURE 8. FIVE-FOOT BUFFER

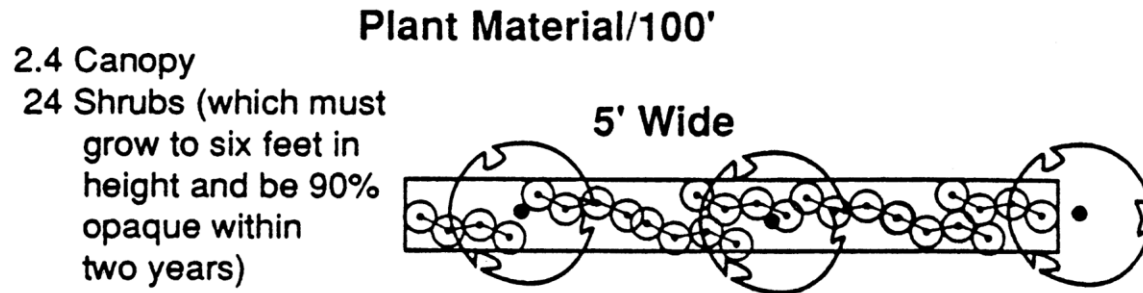


Figure 8—Five-Foot Buffer

(Ord. No. 399, § 1, 11-20-01)