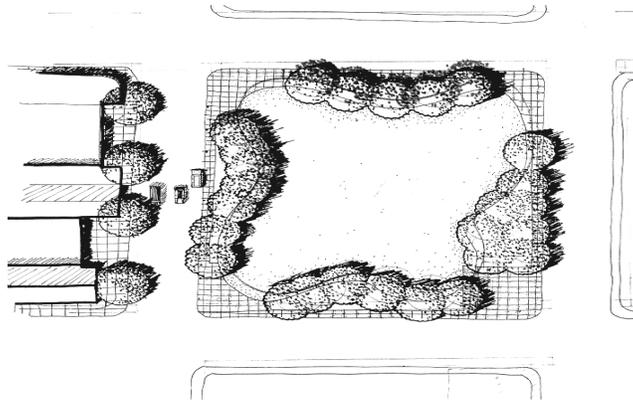


2.16 Landscape Design

- A. Intent.** To preserve Nunn and enhance new development by promoting quality landscape design that:
1. Reinforces the identity of the community and each neighborhood;
 2. Provides tree-lined streets in urban areas;
 3. Anchors new buildings in the landscape;
 4. Provides tree canopies within paved areas; and
 5. Is environmentally sensitive by preserving existing trees, using water conservation techniques, planting native species (when appropriate), and enhances valuable habitat.
- B. General Provisions.** This section is intended to apply to new construction. All land development applications, including building permits for single family residential properties, shall be accompanied by an appropriate landscape plan.
1. Street Trees. Landscape improvements in urban settings shall create an orderly, irrigated, managed landscape. All urban neighborhoods should have tree-lined streets. Street trees shall include a mix of species. Street trees shall be placed within the right-of-way tree lawn. Spacing of trees shall allow for their mature spread. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction.
 - a. Landscape improvements in conservation subdivisions, environmentally sensitive areas and lower density, rural developments shall be native-looking and informal. Streets trees in rural developments shall be planted to create irregular clusters of trees to reinforce the design and character of each project and frame views.
 2. Site Landscape Design. Landscape improvements shall be an integral part of the overall site design for each property. Landscape improvements shall be designed to complement and enhance the character of neighborhoods and shall follow these guidelines:
 - a. Landscaped areas shall be configured to *maximize their interconnectivity* within the site, to natural areas and to landscaped areas in adjacent developments. Small, isolated islands of landscaping should be avoided except as required in parking lots and for screening along roadways.
 - b. Landscaped areas shall enhance functional open space through the *creation of outdoor rooms* appropriate to the location and purpose of the open space within the development. This can be accomplished through a combination of plantings, fencing and berms and by using natural features on the site. See Figure 2-15.



Use plantings and berms to create outdoor rooms in common open space areas.

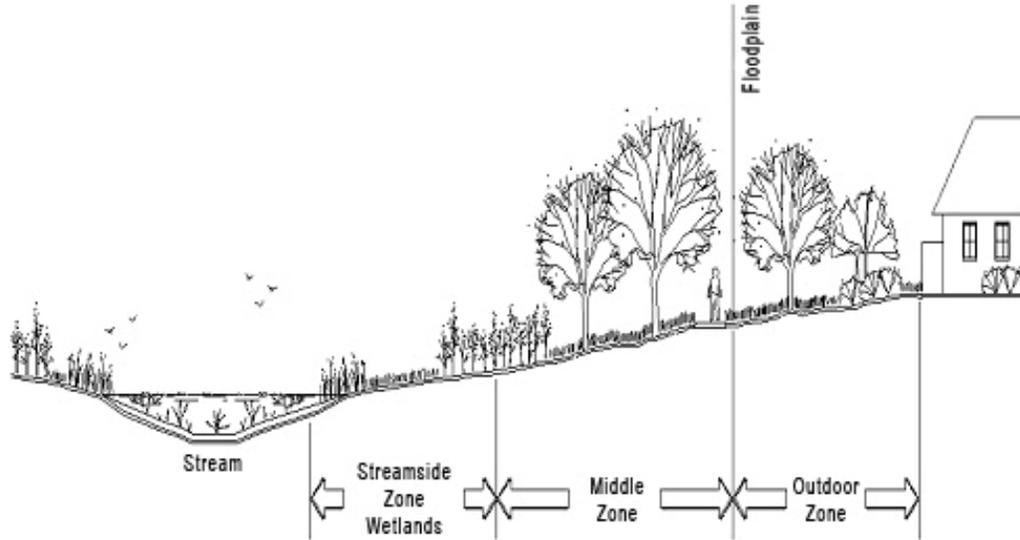
Figure 2-15

- c. Landscape improvements in all developments shall *be consistent with the character* of the proposed development and the surrounding area to reinforce neighborhood identity.
- d. Landscape design should *enhance natural features, drainage ways and environmental resources*.
- e. All landscape improvements shall be designed for mature landscapes and shall provide appropriate *visibility for cars and pedestrians*.
- f. Preserve and *frame views* both into and out of the neighborhood.
- g. Incorporate the elements of *gateway, path and destination* into the design of landscapes. Gateways are entries that provide transitions from one space to another. Pathways are routes that lead to a destination. Destinations are focal points that can include anything from a garden bench at the end of a path to a civic building at the end of a street.
- h. Landscaping shall be no more than thirty (30) inches high when located in a sight distance triangle. (Refer to definitions in Article 1 and parking lot landscaping requirements for an explanation of "site distance triangle".)

3. Environmental Considerations.

- a. Landscapes should use the following *xeriscape design principles* to facilitate water conservation:
 - i. Well-planned planting schemes;
 - ii. Appropriate turf selection to minimize or eliminate the use of bluegrass;

- iii. Use of mulch to maintain soil moisture and reduce evaporation;
 - iv. Zoning of plant materials according to their microclimatic needs and water requirements;
 - v. Improve the soil with organic matter if needed;
 - vi. Efficient irrigation systems; and
 - vii. Proper maintenance and irrigation schedules.
- b. All landscapes shall strive to *maximize the use of native species*. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.
 - c. Landscapes shall consist of a variety of species to *enhance biodiversity*. No one species may make up more than twenty-five (25) percent of the total non-grass plant materials on the site.
 - d. Buildings and parking areas shall be located to *preserve and promote the health of existing trees, environmental resources and natural drainage ways*. No existing vegetation, particularly mature trees shall be removed without good cause. This requirement is not intended to prevent the removal of unhealthy trees or invasive species in conjunction with site development.
 - e. All existing plants that are incorporated into the design shall be adequately protected from damage during construction. Within the drip line of any protected tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance and documentation is provided to the Board of Trustees.
 - f. Prior to and during construction, barriers shall be erected around all existing vegetation to be preserved with such barriers to be of orange fencing a minimum of four (4) feet high, placed no closer than six (6) feet from the trunk or one-half (1/2) of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris, or fill within the fenced tree area. The cleaning of equipment or material or the storage and disposal of waste material such as paints, solvents, asphalt, concrete, motor oil or any other material harmful to the life of vegetation within the fenced protected area is prohibited.
 - g. When it is not feasible to protect and retain significant existing tree(s) or to transplant them to another location, the applicant shall be required to replace the trees at a ratio of two (2) trees for every tree that was removed from the site.
 - h. Trees should be located to *provide summer shade and limit winter shade* on walks and streets.
 - i. A combination of plantings, berms, walls and fences shall be used as the Board of Trustees deems appropriate to *buffer sensitive habitat*. (See Figure 2-16.)



Use buffers to protect the physical integrity of riparian ecosystems. Try to preserve vegetation and trees in streamside zone and middle zone. Encourage grass and landscaping in outer zone to filter runoff from backyards, parking areas, roads, etc.

Figure 2-16

- j. All areas disturbed by construction shall be landscaped to *prevent erosion*. Native, noninvasive grasses shall be used for revegetation where practical. Weed control is the responsibility of the landowner on all areas and all preservation areas.
4. New buildings and paved areas.
- a. Anchor structures in the landscape through the use of trees, shrubs and groundcover. **The size and intensity of plantings shall be appropriate to the size and context of the improvements.** Consider the location of fences, easements, sidewalks and the ultimate size of the plant.
 - b. Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of noise, light, unattractive aesthetics and traffic. A fence shall not be the only screening material use.
 - c. Use landscaping to provide a transition from developed, managed landscape to more natural vegetation.
 - d. Provide a tree canopy by installing shade trees within and adjacent to paved areas.

5. Plant Materials.

- a. The minimum planting sizes on all required landscaping shall be two (2) inch caliper deciduous trees, one and one-half (1½) inch caliper ornamental trees, six (6) foot tall evergreen trees and five (5) gallon shrubs.
- b. Required plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries.
- c. All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping as stated in the *American Standard for Nursery Stock*, 1990 Edition, American Association of Nurserymen, Inc., (AAN-ASNS) and Colorado Nursery Act of 1965 (CNA).

6. Irrigation. All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements.

- a. Use of non-treated water for irrigation is encouraged if a permanent, suitable supply is available.
- b. Required landscaping in urban developments shall be irrigated with a permanent irrigation system.
- c. Temporary irrigation may be used to establish native grasses and vegetation.

7. Guarantee of Installation. Required landscape improvements shall be installed prior to issuance of a Certificate of Occupancy (C.O.) for all structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping.

8. Maintenance. In order to provide for the ongoing health and appearance of landscape improvements, all landscaping shall be maintained and replaced by the landowner/occupant as necessary. All property owners/occupants shall be responsible for maintenance of landscaping within the portion of the public right-of-way between the back of the curb or street pavement and the adjacent property.

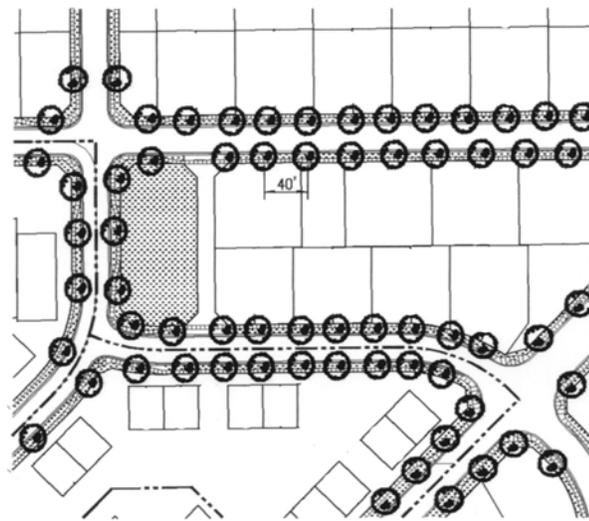
C. **Landscaping Design Standards for New Construction.**

1. Landscaped Area Definition. The area within a lot or property not comprised of hardscape, measured at the ground plane. Landscape area will not include tree canopy area, bare dirt, or weeds. Water features may be included in the calculation of landscape area. Landscape area will not include rights-of-way. Landscape requirements within the right-of-way are met by complying with street tree requirements.

2. Landscaping within the Right-of-Way and Required Common Open Space. Where applicable along roadways, only the area between the ultimate build-out edge of road and

the property line shall be used for street trees and other required landscaping. Areas between current edge of road and ultimate build-out edge of road shall be covered with drought resistant grass, quality mulch or rock and shall be irrigated with zones separate from the rest of the right-of-way. The developer or assigns shall provide:

- a. *Street trees.* Deciduous shade trees, selected from the Town's tree list and appropriate irrigation system shall be provided at the rate of one tree on approximately forty-foot centers in tree lawns along all streets adjacent to or within new developments and in existing neighborhoods. Where this spacing would result in a tree location in conflict with utility facilities or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. See Figure 2-17



Provide one tree for every property no closer than 40' of block frontage or portion thereof. Space trees to account for mature spread.

Figure 2-17

- b. *Landscaping for required common open space* – landscaping within new multi-family developments and other residential developments that have common open space shall be provided as specified within each land use category below. Landscape area shall include common open space within the development and shall be in addition to the required street trees in Paragraph (1) above.
- c. *A mechanism for long-term maintenance of common open space and arterial and collector street right-of-way landscaping* – such as a homeowners' association and covenants.
- d. *Financial guarantee* - in the event that grass or sod and a tree cannot be installed or planted because the planting season has passed, the developer or home builder shall provide a financial guarantee, subject to approval by the Board of Trustees, to cover the costs of materials and labor for the installation or planting of grass or sod and a tree in order for the Certificate of Occupancy to be issued.

3. Small Lot Single Family Residential Development Landscaping Standards.

- a. In addition to landscaping the right-of-way tree lawn, the developer or assigns shall provide:
 - i. Groundcover for the front yard setback of each home. There shall be a minimum of 50 percent (50%) live materials between the front of the house and the curb unless otherwise approved by the Board of Trustees.
 - ii. Five (5) shrubs for the front yard setback of each home.
- b. The homeowner shall:
 - i. Install remainder of yard within one year of occupation – and is encouraged to plant additional trees, shrubs and flowers using xeriscape principles and the general provisions set forth in this Section.
 - ii. Maintain the yard and landscaping within the adjacent road right-of-way – in accordance with Town regulations.

4. Multi-Family, Mixed Use and Townhouse/Condominium Residential Development Landscaping Standards:

- a. In addition to right-of-way landscaping, the developer or assigns shall provide:
 - i. *Site trees* – a minimum of fifteen (15) percent of the site (gross) shall be landscaped, this may include landscaping in parking lots, within rights-of-way, and in detention areas.
 - ii. *Shrubs* – a minimum of one (1) shrub per three hundred (300) square feet of the landscaped area provided (anything in excess of the 15% shall not be subject to these requirements). Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for ten (10) shrubs. Shrubs and groundcover shall be strategically placed near foundations to help anchor the structure.
 - iii. *Groundcover* – use irrigated turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at a maximum height of fifteen (15) inches. There shall be a minimum of fifty percent (50%) live materials between the front of the house and the curb unless approved by the Board of Trustees.
- b. *Landscape setback to parking lots* – thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to fifteen (15) feet if used in combination with a three to four (3'-4') foot masonry or stone decorative wall. Signage may be included in this setback.

5. Large Lot Single-Family Residential Development Landscaping Standards. Landscaping shall be designed to keep natural resource areas in their natural state as much as possible and should be in character with surrounding properties.

a. The developer or assigns shall provide:

i. *Site trees* – a minimum of one (1) deciduous shade tree per lot per street frontage, in the front yard and on the side yard for corner lots.

ii. *Groundcover* – for the front yard setback of each home. The groundcover may be a combination of irrigated and native grasses and wildflowers as appropriate to the design of the individual home. There shall be a minimum of 50 percent (50%) percent live materials between the front of the house and the edge of roadway unless approved by the Board of

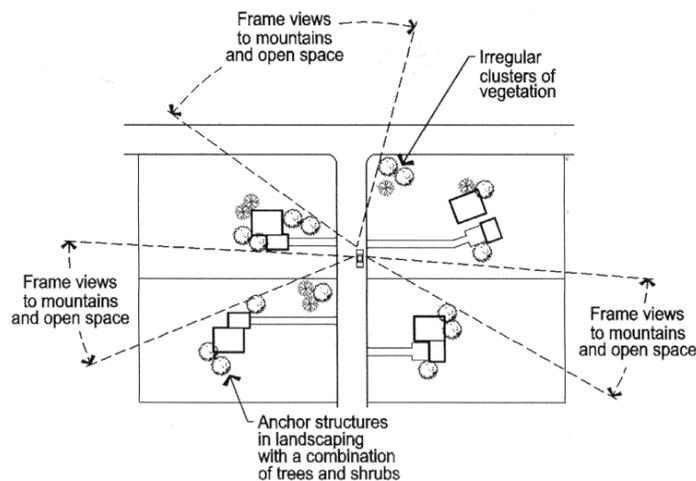
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Figure 2-18

iii. *Ten (10) shrubs* – for the front yard setback of each home.

b. The homeowner shall:

i. *Install remainder of yard* – The homeowner is encouraged to plant additional trees, shrubs and flowers using xeriscape principles and the general provisions set forth in this Section.

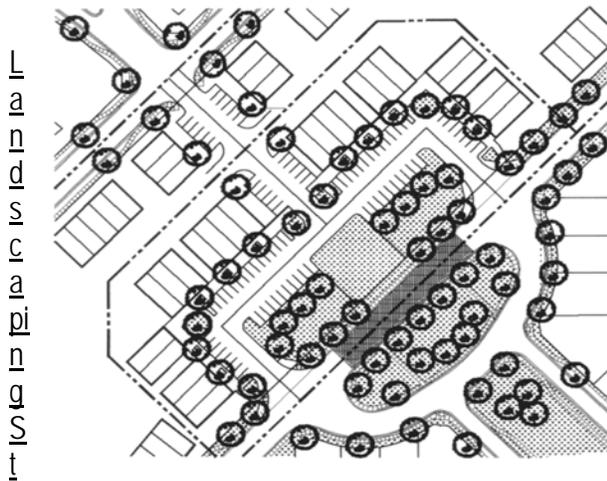
ii. Maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.



6. Business/Commercial, Industrial Development, Institutional, Public Facilities, and Non-Residential Landscaping Standards.
- a. Landscape improvements shall be designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area, this may include landscaping in parking lots, within rights-of-way, and in detention areas.
 - b. The developer or assigns shall provide the following on that 15% of the site (anything in excess of the 15% shall not be subject to these requirements):
 - i. *Site trees* – plant a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area required, distributed on the site. Trees shall be located to provide shade for structures and gathering places.
 - ii. *Shrubs* – plant a minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area required. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for ten (10) shrubs. Shrubs and groundcover shall be strategically placed near the foundation to help anchor the structures.
 - iii. *Groundcover* – establish irrigated grass turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at a maximum height of eight (8) inches. There shall be a minimum of fifty percent (50%) percent live materials between the building and the street unless approved by the Board of Trustees.
 - iv. *Landscape setback to parking lots* – thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to fifteen (15) feet if used in combination with a three to four (3'-4') foot masonry or stone decorative wall. Signage may be included in this setback.
 - v. *Screen loading areas* – screen loading areas (including vehicles being loaded), service and storage areas visible from the public right-of-way or adjacent property with an opaque screen that is an integral part of the building architecture landscaping, or a combination. Chain link fences with slats, tires or used building materials are not acceptable screening materials.
 - vi. *Compatibility* – integrate activities on the subject property with adjacent land uses by utilizing a combination of landscaping, building orientation and appropriate architectural elements.

- c. The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.

7. State Highway Corridor



Create pedestrian-friendly commercial areas by: providing open areas for gathering places; creating a tree canopy between on-street parking and store fronts to provide a separation between cars and sidewalks and landscaping parking lots.

Figure 2-19

Standards. The developer or assigns shall provide:

- a. *Landscape setback to parking lots* – provide a fifty (50) foot landscape setback from the highway. The purpose of the setback is to provide a buffer between the street and parking areas. Signage may be included in this setback.
 - b. *Shrubs* – a minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped setback. Group shrubs and distribute throughout the landscape setback. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.
8. Downtown Landscaping Standards. Downtown landscaping is intended to provide an attractive environment for people to walk and shop. Refer to the Nunn Photo Album in the Comprehensive Plan for examples of the landscaping that the Town is trying to encourage.
- a. The developer or assigns shall provide:
 - i. Deciduous shade trees, selected from the Town's tree list, shall be provided at the rate of one (1) tree on approximately forty-foot centers along all existing streets in the downtown area. Where this spacing would result in a tree location in conflict with utility facilities, alleys or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. Trees installed along streets shall be located within a protective tree grate that shall be flush with the sidewalk.
 - ii. Additional landscaping may be provided in the form of planters or window boxes which shall be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating.
 - iii. Buffering shall be provided between land uses of different intensities, such as between residential and commercial uses. The responsibility for

buffering shall rest with the proposed land use, rather than with existing land uses. Buffering may be accomplished through the use of dense plant materials, fencing, walls, berms or a combination of these methods and shall provide visual screening between the land uses, as well as screen or mitigate other negative impacts such as noise or lighting.

- iv. Existing trees shall be preserved where feasible and when the trees are in good health and of a desirable species. When trees are removed from a site, replacement shall be at a ratio of two (2) trees for every tree that was removed from the site.
- v. Street furniture, including benches and trash receptacles, shall be provided to serve the public and shall be constructed of a combination of wood and wrought iron or other similar metal. Planters may be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating. All street furnishings in the downtown shall meet standards established by the Town.
- vi. Street lighting fixtures shall be approved by the Board of Trustees.

9. Parking Lot Landscaping Standards. Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project.

- a. *Applicability* – All parking lots with twenty (20) spaces or more shall be subject to these requirements. Landscape standards for parking lots within the downtown business district may be adjusted to provide the maximum number of parking spaces within the downtown. The applicant must demonstrate that the variance from the standard will provide additional parking and provide alternative streetscape improvements to meet the intent of this Article.
- b. The developer or assigns shall provide:
 - i. *Site trees* – a minimum of one (1) tree per ten (10) parking spaces. Group trees together in islands which are a minimum of ten (10) feet wide. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade. See Figure 2-20.
 - ii. *Shrubs* – a minimum of one (1) shrub per three hundred (300) square feet of landscaped area. Group plantings in landscape islands.
 - iii. *Groundcover* – limit areas of irrigated turf. Grass is discouraged in areas less than ten (10) feet wide. Install a grass buffer (native grass where possible) around the perimeter to filter runoff and improve water quality.
 - iv. *Landscape setback to parking lots* – thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between the street and parking areas and to screen the parking from the street. This setback may be reduced to fifteen (15) feet if used in combination with a three to four (3-4) foot articulated masonry or stone decorative wall with trees and shrubs on both the street and parking lot sides of the wall to soften its appearance. Signage may be included in this setback.

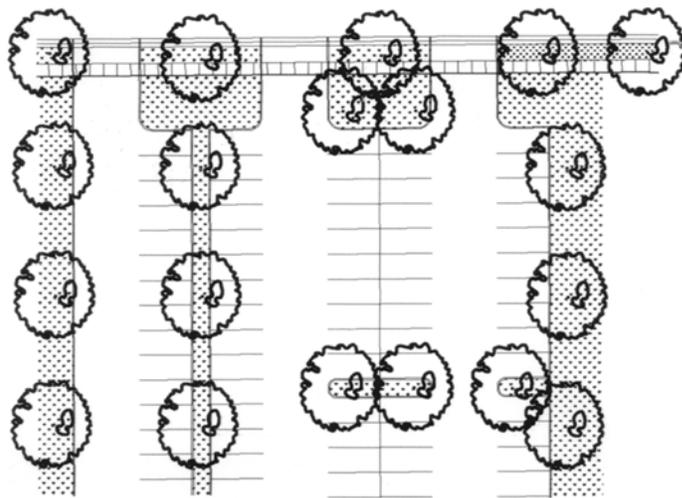


Figure 2-20

- v. *Screening* – Parking lots shall be screened through the use of dense shrubbery, low walls, berms or a combination of these methods a minimum of three (3) feet in height, so that at least fifty (50%) percent of the light from headlights of vehicles in the parking lot is screened from view beyond the parking lot.
 - vi. *Parking bays* shall extend no more than fifteen (15) parking spaces without an intervening tree, landscape island or landscape peninsula.
 - vii. *Overstory/shade trees* shall comprise at least seventy-five (75%) percent of the trees within the landscape islands that are counted toward the parking lot landscape requirement.
 - viii. *Vehicle overhang* - Planting of trees and shrubs with a mature height of 6 inches or more in the vehicle overhang is not allowed.
 - ix. *Provide a mechanism for long-term maintenance of landscaping* – all landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant.
10. Sight Distance Triangle. Landscaping taller than 30" high at maturity shall not be placed within the applicable sight distance triangle, nor in any manner that impedes visibility or public safety. The following chart (Table 2.2 and figure 2-21) shall be used to determine the sight distance triangle:

Sight Distance Triangle Table - Distances measured from flow line			
Type of Street	Y Distance (in feet)	X Distance (in feet)	Safe Sight Distance (in feet)
Arterial	Right 135' Left 270'	15'	500'
Collector	Right 120' Left 220'	15'	400'
Local	Right 100' Left 150'	15'	300'

Table 2-2

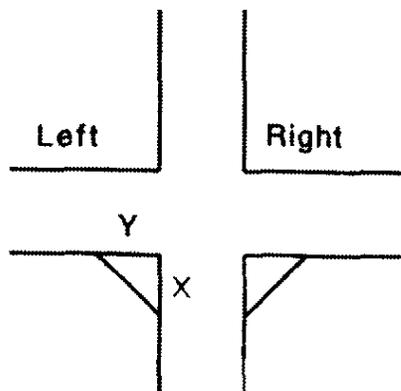
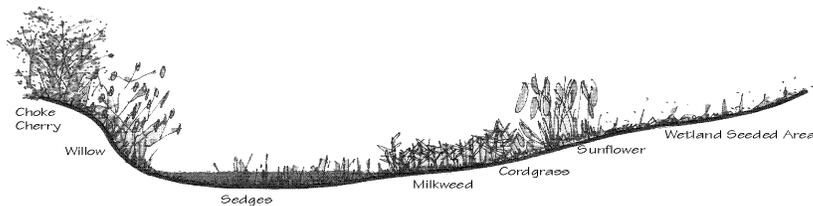


Figure 2-21

D. Storm Drainage Facilities.

1. Intent. To promote innovative and effective land and water management techniques that protect water quality and adjoining property.
2. General Provisions. Refer to figure 2-22
 - a. Landscaping associated with storm drainage facilities shall be integrated into the overall design of the project.
 - b. It shall enhance the overall appearance of the project, prevent erosion and improve water quality of storm water runoff whenever possible.
 - c. Storm drainage facilities may function as open space for active recreation, trail corridors or habitat enhancement areas if they are designed appropriately and approved by the Board of Trustees.
 - d. The use of planting strips and shallow, landscaped depressions in parking lots and along roads is encouraged to help trap and remove pollutants from storm water runoff.



Develop storm drainage systems as landscape amenities which can enhance the overall project.

Figure 2-22

3. Applicability. All storm drainage facilities shall be appropriately landscaped.
4. Minimum Requirements.
 - a. All facilities shall be seeded to grass appropriate to the function of the area. Areas to be used for active recreation shall be seeded to a turf-type grass and irrigated with a permanent irrigation system. Developer shall also prepare all areas intended for grass, with an aggregate soil (not clay) so as to improve water retention. Areas to be maintained for habitat enhancement shall be seeded to native grasses and wildflowers. Developer is responsible for establishment of a complete, weed free stand of grass. Trail corridors may be seeded to native grasses if appropriately integrated with adjacent improvements.
 - b. Maximum side slope on drainage facilities shall be 4:1, the minimum slope of the bottom of a drainage facility shall be one (1) percent.
 - c. Landscape improvements shall be designed to enhance the function of the facility.

Areas designed for recreation shall include clusters of trees to provide shade, located so they do not impair the function of the facility.

- d. Habitat and water quality enhancement including wetland plantings in low wet areas is encouraged.

5. Ownership and Maintenance.

- a. All drainage facilities shall be owned by the Town and maintained by the landowner or occupant unless otherwise approved by the Board of Trustees.

E. **Submittal Standards for Landscape Plans.** All land development applications will be accompanied by the appropriate landscape plan (See Table 2-3):

Table 2-3

TYPE OF APPLICATION	CONCEPTUAL LANDSCAPE PLAN	PRELIMINARY LANDSCAPE PLAN	FINAL LANDSCAPE PLAN
Outline Development Plan (ODP)	✓		
Preliminary Plat/PUD		✓	
Final Plat/PUD			✓
Conditional Use Review			✓
Site Plan			✓

1. Conceptual Landscape Plan (submit with ODP). Intent: to illustrate the overall design concept for landscaping and depict how it relates to the overall development.
 - a. Describe the design intention of the proposed landscape improvements.
 - b. This information should be included on the ODP map or combined with the conceptual open space and ecological characterization plan if it can be clearly illustrated and the scale is not greater than 1"=200'.
 - c. Information required on the plan is listed in Table 2-4 which follows.

2. Preliminary Landscape Plan (submit with preliminary plat). Intent: to illustrate the master landscape plan for the development.
 - a. Describe the design intention and how the proposal is consistent with the purpose and intent of these regulations.
 - b. Landscaping should be included on the preliminary open space and ecological characterization plan if it can be clearly illustrated and the scale is not greater than 1" = 100'.
 - c. Information required on the plan is listed in Table 2-4 which follows.

3. Final Landscape Plan (submit with final plat). Intent: to ensure each phase of the final

landscape plan is consistent with the master landscape plan for the development and to illustrate the specific landscaping details for each phase.

- a. Describe the design intention and how the proposal is consistent with the preliminary landscape plan.
- b. The final landscape plan must be on a separate page from the final plat map and should be included with the final open space and ecological characterization plan if it can be clearly illustrated. The scale shall not be greater than 1"=50'.
- c. Information required on the plan is listed in Table 2-4 which follows.

Table 2-4

INFORMATION REQUIRED	SKETCH	PRELIMINARY	FINAL
Scale, north arrow, site boundary.	✓	✓	✓
Existing and proposed streets.		✓	✓
Existing and proposed utilities and easements.		✓	✓
Existing contours (2' intervals), can be USGS for conceptual landscape plan.	✓	✓	✓
General grading concepts for proposed improvements, typical cross-sections of streets and special treatment areas.		✓	
Proposed contours (2' intervals).			✓
Delineate and label all areas requiring landscaping, including, but not limited to right-of-way, public open space, private open space and other landscaped areas (including required common open space).	✓	✓	✓
Table that details: <ul style="list-style-type: none"> ▪ The total square footage and percent of open space required and provided; ▪ The landscaped area required and provided; ▪ The total number of site trees, shrubs, and groundcover required and provided; and ▪ The total number of street trees required and provided. 	✓	✓	✓
Describe the design intention and specifically address how the proposed landscape design does all of the following: <ul style="list-style-type: none"> ▪ Reinforces the identity of the community and the site and enhances visual continuity; ▪ Protects the existing vegetation, natural areas, and features; ▪ Provides tree canopy for paved areas and gathering spaces; ▪ Creates visual interest year round; ▪ Complements the architecture of the site; ▪ Conserves water using xeriscape principles; and ▪ Establishes spatial definition throughout the site. 	✓	✓	✓
Describe the general character and location of proposed landscaping and open space and how it meets the purpose of these regulations.	✓		
Illustrate how the open space network and pedestrian circulation system will function.	✓		
Existing site features including ditches, trees, shrubs and groundcovers and any drainage ways, wetlands or wildlife habitat present on the site. Indicate which plants will be preserved, the method of preservation and which will be removed.	✓	✓	✓
Proposed landscaping including: trees, shrubs, groundcover, walks, fences. Show which plantings are deciduous and evergreen.		✓	
Indicate which areas will be irrigated and method of irrigation.		✓	✓
Typical detail drawings at 1"=20' to illustrate perimeter treatment, buffering, typical front yard, and any special treatment areas on the site.		✓	
Define areas to be considered open space and if they will be public or private. Indicate how open space will be maintained including: erosion control, revegetation, and weed management both during and after construction.		✓	✓
Detailed planting plan indicating location, species, size and quantity of all proposed plantings and groundcover. Improvements shall be shown in their final location and mature size. Include a plant list in chart form and description of the type and location of groundcover, walks, fences, and mulches. Include a cost estimate for improvements. (This may be submitted as a separate sheet and is not required on the plans.)			✓

F. Prohibited Plant Materials List.

1. See the Town Clerk for a list of recommended plants that are adapted to the local climate.
2. Some examples of prohibited trees (but not limited to):
 - a. Russian Olive (an invasive species that threatens native trees in riparian ecosystems).
 - b. Lombardy Poplar (susceptible to canker-forming fungi for which there are no available controls).
 - c. Siberian Elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).
 - d. Boxelder Maple (primary host plant of the boxelder bug).
 - e. Cotton-bearing Cottonwood. The Board of Trustees will consider Cotton-bearing Cottonwood on a case-by-case basis for restoration projects along riparian corridors. (Often considered a public nuisance.)

2.17 Buffering and Screening Techniques

- A. **Intent.** To integrate adjacent land uses and provide seamless transitions from one use to another through the use of building orientation and access, landscaping and appropriate architectural elements.
- B. **General Provisions.**
 1. Special consideration shall be given to adjacent land uses of different intensities. It shall be the responsibility of the developer of the more intensive use to insure that the transition from one use to another is attractive, functional and minimizes conflicts between the current and planned uses.
 2. It is the responsibility of the developer of the higher intensity use to demonstrate that the uses will be compatible. This can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting and traffic. See Figure 2-23.

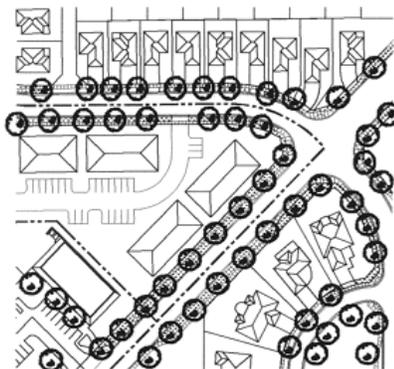


Figure 2-23

3. Buffering may be required between any development and adjacent natural or environmentally sensitive areas. This will be determined on a case by case basis.
4. Under no circumstances shall a fence be the only screening material used as a buffer between land uses.

C. Location and Screening of Required Loading and Service Areas.

1. Loading docks, solid waste facilities, recycling facilities and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.
2. Screening and landscaping shall prevent direct views of loading areas and their driveways and outside storage areas from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features, and landscaping; and shall be visually impervious. Recesses in the building or depressed access ramps may be used.

D. Dumpsters.

1. Every development that is required to provide one or more dumpsters for solid waste collection shall provide sites for such dumpsters that are:
 - a. Located to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way; and
 - b. Constructed to allow for collection without damage to the development site or the collection vehicle.
2. All such dumpsters shall be screened to prevent them from being visible to:
 - a. Persons located within any dwelling unit on residential property other than that where the dumpster is located;
 - b. Occupants, customers, or other invitees located within any building on nonresidential property other than that where the dumpster is located; and
 - c. Persons traveling on any public street, sidewalk or other public way.

E. Noise Pollution Buffers.

1. For commercial and industrial uses where there is a potential for noise pollution, a noise study completed by a qualified noise engineer may be required to ensure that noise emissions at the property line do not exceed state standards.
2. If a noise buffer is required, it shall consist of landscaped earth berms or sound barrier walls with landscaping at the base or as otherwise determined acceptable by the Board of Trustees.

2.18 Fences and Walls

- A. Intent.** To ensure that walls and fences are attractive and in character with the neighborhood, recognizing that fences are used to create privacy.
- B. Permit Required.** No fence shall be constructed after the effective date of the ordinance codified herein unless a building permit has previously been issued authorizing the construction of such fence. The proposed fence permit shall be reviewed by the Board of Trustees and if satisfied that the proposed fence complies with this Section, then a building permit may be issued without a building permit fee or further review. A permit for repairs and or replacement is not required, as long as the original material type is used.
- C. Location.**
1. Fences, walls and hedges may be placed in appropriate locations in order to provide screening and enclosures. Fences and walls shall be constructed of materials which are visually pleasing and compatible with the surrounding improvements. Height changes, offset angles and the use of complementary materials may be used to create variety in fences and walls.
 2. Fences shall be permitted in the interior side of rear yards, provided that the fence does not extend beyond the front line of the principal building or structure; in the case of corner lots, does not extend beyond the front or street side line of the building or structure and does not exceed a height of six (6) feet.
 3. On reverse frontage lots, fences shall be permitted, provided that the fence is set back a minimum of three (3) feet from the back right-of-way and does not exceed a height of six (6) feet.
 4. Fences, walls and hedges shall not be located in any public right-of-way without the written consent of the Board of Trustees, and the Board of Trustees may withdraw such consent at any time upon sixty (60) days' notice, and upon such withdrawal with consent, the fence, wall or hedge must be removed at the landowner's cost.
 5. Fences cannot extend into the sight distance triangle. See Section 2.16-10, Table 2-2 and Figure 2-21.
- D. Materials.** All fencing shall be constructed of brick, wood pickets, vinyl, wrought iron, decorative concrete block, chain link (in rear yards only) or other material normally used for fencing and shall be constructed to conceal or integrate all structural members of the fence into the architectural design of the fence. All other materials and construction methods shall be subject to review and approval by the Board of Trustees and all such alternative materials shall only be approved if such materials comply with this Section and blend into the neighborhood and are not unsightly or dangerous in any manner. The following types of fences will only be permitted upon showing of a need for the designated type of fence:
1. Chain link will be allowed in the front lot in a business, public facility or industrial zone,

upon establishing a need for such a fence for reasons of security or protection of outdoor storage and approval from the Board of Trustees. A six-foot chain link fence shall be permitted, provided that such fence is set back a minimum of eight (8) feet from the bank or back of the sidewalk, or if no sidewalk, then eight (8) feet from where the sidewalk should be if one were in place.

E. **Prohibited Materials.** For the purposes of this Section, no front yard fences shall be constructed in whole or in any part of the materials listed in Table 2-5. Porches, decks and veranda are excluded.

Concertina	Permitted in commercial and industrial when approved by Board of Trustees
Razor wire	Permitted in commercial and industrial when approved by Board of Trustees
Barbed wire	Permitted on agriculture lots
Tin	Not permitted
Wood scraps	Not permitted
Mill scraps/slabs	Not permitted
Electric charged	A single electrical charged wire is permitted on agriculture lots for the containment of horses, where horses are permitted
Chain link in front yard	Permitted in commercial and industrial when approved by Board of Trustees

Table 2-5

F. Decorative Fences. Decorative or ornamental fences may be permitted in the front yard, provided that the following conditions are met:

1. The maximum height allowable is three (3) feet.
2. The fence must meet all sight distance regulations as set forth in Section 2.16
3. Visibility through fences shall not be less than fifty (50%) percent.
4. Minimum setback from the bank or back of the sidewalk shall be eighteen (18) inches. This includes setback sidewalks.

G. Maintenance. All fences shall be maintained in good structural condition and in good repair at all times. Such maintenance shall include, but is not limited to, the replacement of any broken or missing portions of the fences. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Board of Trustees. Areas adjacent to fences, walls and hedges shall be maintained in a clean, sanitary and inoffensive condition, free and clear of all obnoxious substances, rubbish and weeds. Hedges shall be maintained in a healthy condition, trimmed and pruned as appropriate for the plant type. Dead plant material in hedges shall be removed or replaced as appropriate when so ordered by the Board of Trustees. Hedges shall not encroach upon sidewalks or street rights-of-way. The Board of Trustees may repair and/or replace fencing or plants and bill the owner if the owner does not make repairs as ordered by the Building Inspector. Fences shall be the property of the property owner. Maintenance of same shall be the

responsibility of the property owner.

- H. Non-Conforming Fences. This Section shall apply to all fences constructed after the effective date of the ordinance codified herein. Any fence existing prior to the effective date of the ordinance codified herein shall be allowed to remain as constructed.
- I. Warranty Period. The developer warranty period for perimeter fences along arterial and collector streets shall be two (2) years. Provision for compliance shall be as outlined in the warranty section of the Subdivision Improvements and Development Agreement.