
ARTICLE 6: SCREENING, BUFFERS & LANDSCAPING

(Art. 23, 5/11/98 ATM)

SECTION 6.00 PURPOSE

- A. To preserve the peace and tranquillity of residents, to prevent unsightly vistas, to enhance the aesthetics of sites and to create visual buffers between specified land uses and residential abutters, screening, buffers and landscaping shall be required as provided for herein.

SECTION 6.01 APPLICABILITY

- A. Screening, buffers and landscaping shall be required for all non-residential land uses, all multi-family structures and within Open Space Residential Developments (OSRD). These requirements shall apply to new construction or any expansion(s) or addition(s) to any of these uses.
- B. Screening, buffers and landscaping shall be located within the required yards of non-residential and multi-family land uses. These yard setbacks are detailed in Tables 5-1 and 5-2 of these By-Laws.
- C. Screening, buffers and landscaping within OSRD's shall be regulated by the provisions of Section 9.06 Open Space Residential Developments of these By-Laws.
- D. Screening and buffering requirements may be waived or modified by the appropriate Board if a naturally dense vegetative area, suitable topography or a combination of the two exists at the time of development (and is to be maintained) within the area where screening and buffering is required. Should such naturally dense vegetative area die or be significantly reduced, it shall be replaced or enhanced by a landscaped buffer in accordance with the requirements noted herein.
1. Existing vegetation or topography on the site which is required to be preserved shall be clearly identified on a plan, physically marked on the site and prevented from being removed or disturbed.
- E. Insofar as the provisions of this Article 6 are in conflict with or are inconsistent with the provisions of Section 9.13, the provisions of Section 9.13 shall govern. *(Art. 3, 12/6/99 STM)*

SECTION 6.02 USE REQUIREMENTS

- A. When a non-residential land use or multi-family dwelling abuts a residential zoning district or is to be located on a public or private way across from a residentially zoned district, screening, buffers and landscaping shall be required as follows:
1. Within the required side or rear yards, a screening and buffer strip shall be a minimum of twenty (20) feet in width parallel to the property line and shall contain a screen of plantings. This screen shall contain individual shrubs or trees planted six (6) feet on center in at least two (2) staggered rows and six (6) feet in height (from the 'top of the ball') at the time of occupancy. At least fifty (50) percent of the shrubs or trees shall consist of evergreens.
 2. Within the required front yard, a landscape strip shall be a minimum of thirty (30) feet in depth parallel to the property line and shall contain a mix of plantings. At a minimum, this area shall contain landscaping in the form of plants, shrubs or trees. The construction of an earthen berm suitably landscaped may also be allowed. The intent of this provision is to provide an

aesthetically pleasing buffer/landscaped area while allowing non-residential uses visibility from the street.

- B. When a non-residential use or multi-family dwelling abuts another non-residential use or multi-family use, screening, buffers and landscaping shall be required as follows:
1. Within the required side or rear yards, a screening and buffer strip shall be a minimum of ten (10) feet in width parallel to the property line. It shall contain shrubs or trees planted six (6) feet on center not less than six (6) feet in height (from the 'top of the ball') at the time of occupancy. At least fifty (50) percent of the shrubs or trees shall consist of evergreens and shall thereafter be maintained by the owner or occupant to provide a dense screen year round.
 2. Within the required front yard, a landscape strip shall be a minimum of fifteen (15) feet in depth parallel to the property line and shall contain a mix of plantings. This area shall contain landscaping in the form of plants, shrubs or trees. The construction of an earthen berm suitably landscaped may also be allowed. The intent of this provision is to provide an aesthetically pleasing landscaped area while allowing non-residential uses visibility from the street.
 - (a). If merchandise, goods or other materials are to be displayed or stored in a front yard, or if off-street parking is proposed for the front of a structure, the landscaped strip shall be increased to twenty-five (25) feet in depth. No merchandise, goods or other materials are to be displayed or stored or vehicles parked within the required landscaped strip.
 3. The provisions of Paragraphs A & B shall not apply to uses within the General Business (GB) zoning district as there is no required side-yard setback and only a fifteen (15) foot front yard requirement within this district. Where possible, a five (5) foot landscaped strip shall be located in the required front yard of uses within the GB district.

SECTION 6.03 GENERAL PROVISIONS

- A. The erection and maintenance of a solid wall or fence complimented by suitable plantings or landscaping may be allowed in lieu of the requirements for screening and buffering in side yards. The appropriate board must make the Finding that such replacement will require minimal long-term maintenance and will fulfill the purpose of this Section.
- B. No building, structure or parking area (paved or not paved) may occupy the required area for screening, buffers or landscaping.
- C. Any part of a project area for a non-residential or multi-family land use(s) which will be disturbed during construction and which is not employed for buildings, parking, loading, access ways or pedestrian walks shall be permanently stabilized and landscaped. Grass, trees, shrubs, evergreen ground cover, stone or wood material(s), or a combination thereof may be employed as approved by the appropriate board.
1. Exposed slopes with greater than a 2:1 grade shall be permanently stabilized with vegetative ground cover. Exposed slopes 3:1 or less may be treated with mulch or a similar landscaping product.
- D. There shall be a landscaped buffer strip comprising a minimum of 50 feet of the front yard and 25 feet of the side yard for all uses in the Special Use (S-1) zoning district. Insofar as there may be inconsistencies with other Sections, these restrictions shall apply in the S-1 district in all cases.