

## **ARTICLE 7**

# **LANDSCAPING AND OPEN SPACE**

# Landscape Regulations

Purpose/Applicability	Street Trees
<p>These regulations are established to protect and enhance the natural landscape of Locust and ensure the appropriate use of plant material in new construction. It is the Intent of these regulations to preserve natural tree cover and include new tree planting with development in order to:</p> <ol style="list-style-type: none"> <li>a. reinforce community identity,</li> <li>b. reduce visual blight and noise,</li> <li>c. increase building and property values,</li> <li>d. prevent soil erosion,</li> <li>e. reduce storm water runoff,</li> <li>f. increase groundwater recharge,</li> <li>g. create shade and reduce solar overheating</li> </ol> <p>An approved species list is available from the Planning Department.</p>	<p>Street trees shall be planted along both sides of all public streets with the exception of lanes, alleys, and parkways, where street trees shall be installed along the side of the street opposite the park. Street trees shall be large maturing canopy species such as the Sugar Maple, Willow Oak, or Red Maple. Street trees shall be planted a maximum of 40' on center, and shall be a minimum of 3' in caliper. Crape Myrtles, Bradford Pears, and other ornamental trees are not permitted for use as street trees. Small maturing trees planted 30' on center may be used to meet street tree requirements only where overhead utility lines along existing streets prevent maturing of canopy trees. On any street for which a streetscape plan has been adopted by the Town Board, the streetscape plan shall control. Tree planting requirements may be modified where extreme topography would require excessive grading to</p>

## Tree Preservation and Protection

<p>During the development and construction of a subdivision or non-residential development, or any lot therein, adequate protective measures shall be provided to minimize damage to existing trees and other vegetation to be retained. The subdivider, developer and builder shall make every reasonable effort to protect and retain existing trees and shrubbery not actually lying in public roadways, drainage ways, building foundation sites and a construction activity area equal to 20 ft. around</p> <p>The following measures shall be followed to protect existing trees to be retained on a developing site:</p> <ol style="list-style-type: none"> <li>a. Prior to construction, tree protective barriers shall be placed around all trees to be saved and their root protection area(s), to prevent damage to trees over 8 inches in caliper. These barricades shall be installed prior to grading, construction, or other land disturbing activity. The barricades shall be constructed from material substantial enough to protect the roots, trunk, and crown of the tree, such as 2"x4" standards and 1"x4" rails, silt fencing or orange safety fencing, minimum 4 ft. in height on metal posts. The barricade shall be placed at a distance from the trunk, equal to the farthest drip line of the tree and should include the total area beneath the tree's canopy.</li> <li>b. Alternative tree protection measures proposed by the developer will also be considered in order to assure maximum preservation on specific sites.</li> <li>c. No soil disturbance or compaction, stock piling of soil or other construction materials, vehicular traffic, or storage of heavy equipment is allowed in the areas designated for protection.</li> <li>d. Root pruning shall be kept to an absolute minimum.</li> <li>e. Pruning of existing trees shall be done according to the National Arborists' Association Standards in a manner that preserves the character of the crown.</li> <li>f. Grading must not encroach on a tree's root zone in ways that threaten the survival of the tree. Root cuts and fills must be limited to 1/4 of the area within the drip line of the tree. Any cuts must be clean and painted promptly with a tree paint.</li> <li>g. No ropes, signs, wires, unprotected electrical installation or other device or material, shall be secured or fastened around or through a tree or shrub.</li> </ol> <p>A grading permit shall not be issued prior to approval of a tree protection plan.</p>
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# General Provisions

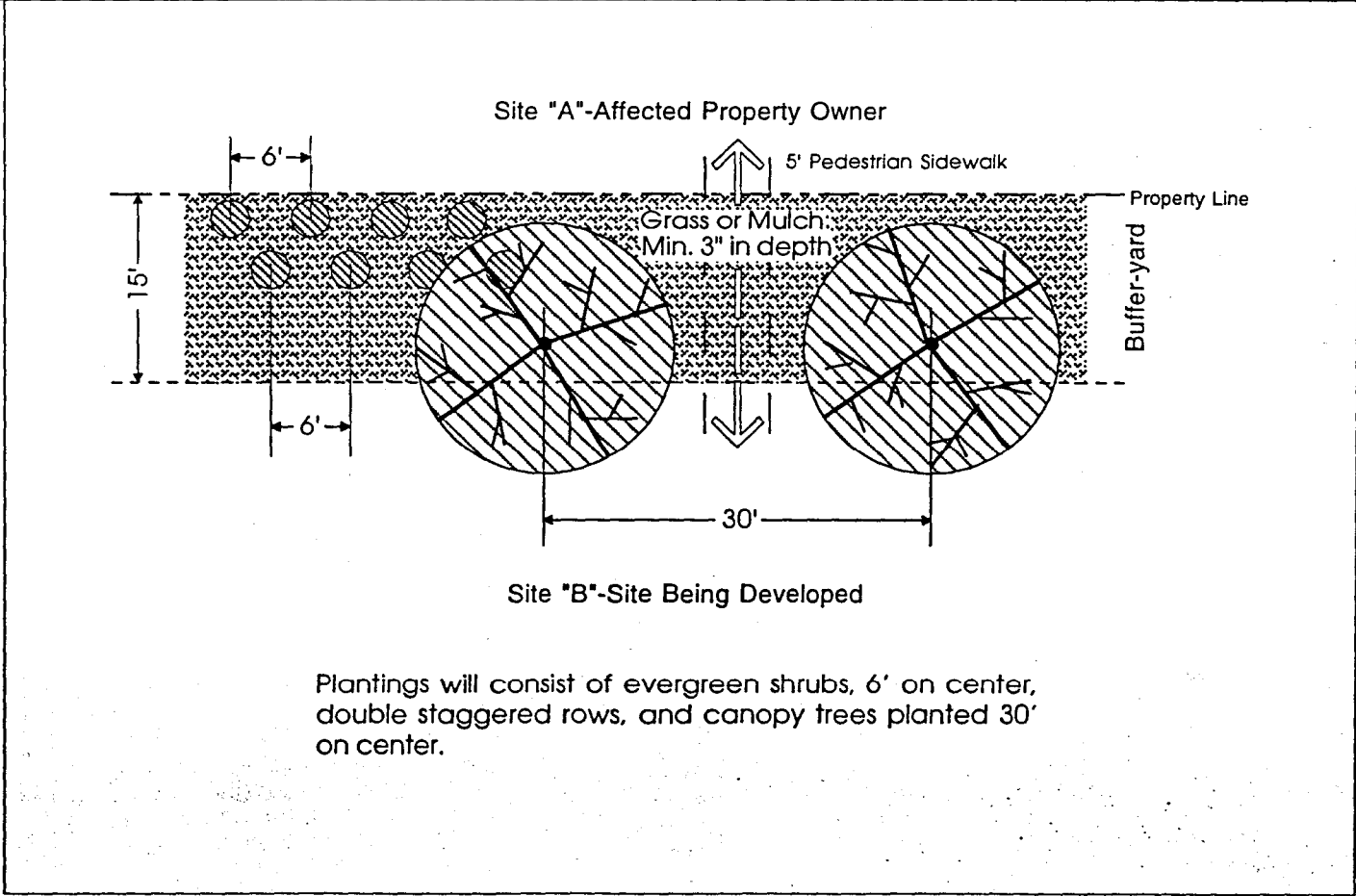
## Buffer-yards

Landscape screens are required in situations where a new building is expected to create an incompatible relationship with existing buildings or districts, such as large scaled workplace buildings adjacent to residential uses. Screens are required to protect against noise, lighting and other disruptive effects, to protect the character of residential areas and conserve property values.

The buffer-yard area shall be a minimum of 15 feet and shall consist of plant material which at maturity creates a screen which is 100% opaque... For example, for every one hundred linear feet, the screen shall consist of a combination of at least three (3) canopy trees planted 40 feet on center and thirty-four (34) evergreen shrubs in a double-staggered row six (6) feet on center. New trees and shrubs should be evenly spaced at planting, with trees having an 8-foot minimum installed height, and shrubs have a 36-inch minimum installed height. For dimensions of less than 100', plantings and spacing shall be in proportion to the basic ratio described above. A solid masonry wall, minimum 6' in height, may be substituted for required shrubs. No mechanical equipment such as air conditioner units are permitted within the buffer area. Permanent detention and temporary erosion and sedimentation control basins are prohibited in buffer yards. Where existing topography prevents the strict application of these standards, alternative screening methods which perform to the same or higher level will be considered. Utility easements may cross but not be placed within the long dimension of a buffer yard. An example site plan is illustrated below:

Where practical, pedestrian access shall be provided through the buffer yard. For example, neighborhoods adjacent to/at the rear of commercial development.

### Buffer-yard Example



# Urban Open Space Regulations

## Design Standards

### Open Space Defined

Open space is defined as all areas not divided into private or civic building lots, streets, rights-of-way, parking or easements.

Urban Open Space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and may contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment. Walls and fences shall be made of brick, stone, wrought iron, or wood and shall not exceed 3.5 ft. in height. (Exceptions: fences used in conjunction with ball fields.)

### Amount of Open Space to be Provided

In new developments, urban open space is expected to be integrated into the design of the site. It is expected that such open space will be within 1/4 mile of each residential building.

### Open Space as Key Public Space

Urban Open Space features should provide focal points for the neighborhood. A central square or green, for example, may comprise a majority of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents.

### Conservation Areas

Significant stands of trees, stream bed areas, and other valuable topographic features should be

## Urban Open Space Types

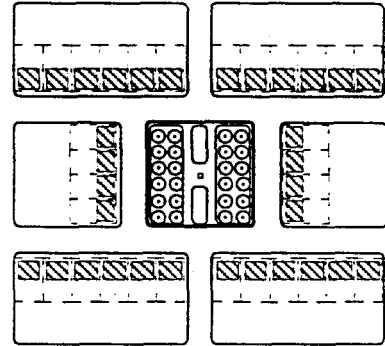
### Squares

Squares are areas for passive recreational use. Squares shall be bounded by streets on a minimum of three sides or 75% of their perimeter.

Minimum size: 500 sq. ft.  
Maximum size: 1 acre

Squares may be entirely paved in crushed gravel, brick paver, or similar material, or partially paved with other areas of soft landscape.

Squares are encouraged to be planted parallel to all street ROW's with one tree species planted a minimum of 10 ft. on center and at a maximum of 30 ft. on center. Geometrical tree planting layouts for internal plantings are encouraged.

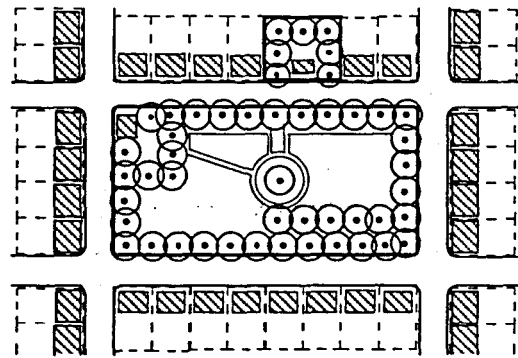


### Parks

Parks may be designed for passive and/or active recreational use. Parks shall be bounded by streets on a minimum of 50% of their perimeter, and are encouraged to be enclosed by streets on all sides.

Minimum size: 1 acre  
Maximum size: 3 acres

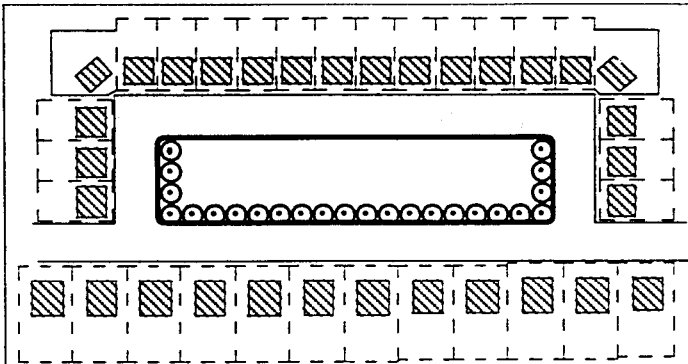
Maximum park size may exceed 3 acres if through design the park creates a central open space which services an entire neighborhood or group of neighborhoods; or incorporates physical features which are an asset to the community (i.e. lake, high ground, significant stands of trees).



# General Provisions

## Urban Open Space Types

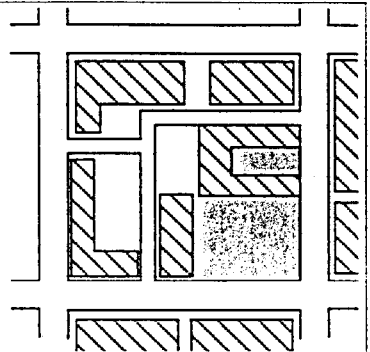
### Forecourts



Forecourts are open space areas which act as buffers between residential buildings and non-residential buildings or streets. Forecourts are entirely bounded by streets. It is recommended that forecourts be planted parallel to all street ROW's with one tree species. Such plantings shall be a minimum of 10 ft. on center and a maximum of 30 ft. on center.

### Plazas

A plaza is an open area adjacent to a civic or commercial building. Plazas function as gathering places and may incorporate a variety of non permanent activities, such as vendors and display stands. Limited parking is also permitted. Plazas are always paved in brick or another type of paver, or crushed stone. Plazas shall be level, stepped, or gently sloping (less than 5% grade).

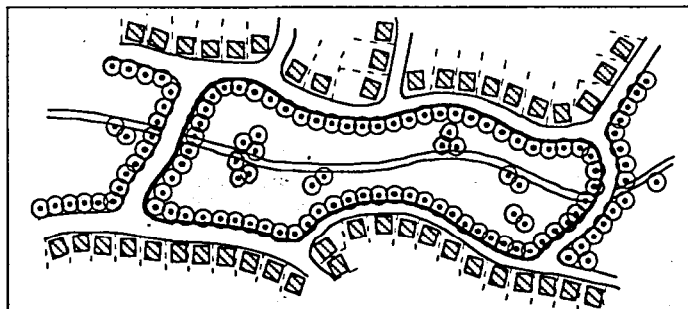


The following sizes are recommended but may be smaller or larger depending on the building or facility design. At no time shall a plaza's horizontal length or width be greater than 3 times the height of surrounding buildings.

Minimum size: 2,000 sq. ft.  
Maximum size: 30,000 sq. ft.

Plazas may be left unplanted. If planted, trees should form the geometric frame of the plaza space or for the structure the plaza services. Spacing shall be a minimum of 10 ft. on center and a maximum of 30 ft. on center.

### Parkways



Parkways are open spaces designed to incorporate natural settings such as creeks and significant stands of trees within a neighborhood. Parkway are to be entirely bounded by streets or pedestrian ROW's within developed areas. Parkway differ from parks and squares in that their detailing is natural (i.e. informally planted). Parkway are used for walking, jogging, or bicycling. In addition, small scale recreational features such as a playground area or soccer field are appropriate in parkways. Streets bordering the parkway shall match the parkway street standards in the Land Plan Street Regulations.

### Greenbelts

Greenbelts run along the perimeter of a neighborhood or town and serve to buffer a neighborhood from surrounding non-compatible uses such as a highway corridor, industrial district, or a town from agricultural areas or adjacent towns.

Greenbelts are left natural but may include walking trails. In addition, schools located adjacent to Greenbelts can provide all recreational and athletic fields within the greenbelt.

