

DIVISION 17. SCREENING AND PLANTING.**Sec. 6-176. PURPOSE OF DIVISION.**

The regulations of this Division are intended to protect and maintain property values throughout the Town and particularly in residential zones adjacent to properties used for business or special exception uses.

Sec. 6-177. USES REQUIRING SCREENING.

- (a) Screening in accordance with the Schedule set forth in Section 6-180 shall be required for the following uses:
 - (1) Business uses in business zones adjacent to residential zones.
 - (2) Non-residential uses in residential zones by reason of a variance granted by the Board of Appeals.
 - (3) Special exception uses granted by the Board of Appeals or original applications or as additions or alterations to such existing uses.
 - (4) Any non-residential use in a residential zone as a requisite for continuation of a legally non-conforming use status.
 - (5) Residential uses in business zones.
 - (6) Any parking area accommodating more than ten (10) cars.
 - (7) Resident Medical Professional Office in residential zones authorized by the Planning and Zoning Commission by Special Permit. (2/8/94)

Sec. 6-178. USES REQUIRING PLANTING.

Planting in accordance with the Schedule set forth in Section 6-180 shall be required for all non-residential uses.

Sec. 6-179. REQUIRED SCREENING; EXCEPTIONS.

- (a) The screening requirements for any use may be either wholly or partially abrogated where the Building Inspector in consultation with the Town Planner makes a finding in writing that the required screening is accomplished by natural topography.
- (b) The screening requirement for parking and/or loading areas on interior lot lines may be omitted by mutual consent of adjoining property owners.
- (c) The Commission in connection with any site plan review pursuant to the provisions of Sections 6-14 through 6-15 of these Regulations, may waive, in whole or in part, the screening requirements of Section 6-177(a)(6) with respect to any land located in the WB Zone, upon a determination by the Commission that such screening will interfere with normal functioning of permitted uses within said WB Zone. (11/30/88)

(2/8/94)

Sec. 6-180. SCHEDULE OF REQUIRED SCREENING AND PLANTING.

Screening and planting shall be required as follows:

TYPE	LOCATION	USE
A	All yards in residence R-20, R-12, R-7, and R-6; Business LBR, CGBR, LB and CGB	All
B	All yards in residence RA-4, RA-2 and RA-1; Business BEX-50, GB and GBO	All
C	Rear Yards Side Yards	Non-residential parking, loading and unloading areas, work and storage areas
D	Street Side Yards Front Yards	Non-residential parking
E	Parking Lots with 10 or more cars grouped in any general area	Parking
F	Side yards unless covered in other categories. Front Yards	Special exception and non-residential

Sec. 6-181. PLANTING SPECIFICATIONS.

- (a) Type “A” Planting: The desired effect of this planting is partial visual screening. Planting material shall consist of:
 - (1) Shade tree; or,
 - (2) A combination of shade trees and flowering trees, with one (1) tree for each twenty-five (25) feet of yard length (measured parallel to property line). Trees shall be located in islands of at least twenty-five (25) square feet, planted with ground cover, or in a continuous landscaped strip at least ten (10) feet in width.
- (b) Type “B” Planting: The desired effect of this planting is partial visual screening and spatial separation. Plant material shall consist of evergreens, shade trees and flowering trees with one (1) tree for each twenty-five (25) feet of yard length (measured parallel to property line). Trees may be planted in groups.
- (c) Type “C” Planting: The desired effect of this planting is complete visual screening of parking lots and loading areas. All screening shall be at least six (6) feet high and shall consist of a screening hedge, screening fence or screening wall or a combination thereof, except that a screening fence or screening wall shall not exceed six (6) feet in height when located within any required yard. The planting strip shall be at least five (5) feet wide. The screening shall be so located in the planting strip as to allow maintenance from either side.

- (d) Type "D" Planting: The desired effect of this planting is complete visual screening and spatial separation. Plant material shall consist of at least one (1) large tree for each twenty-five (25) feet of yard length (measured parallel to property line) and of a screening hedge, screening fence or screening wall having a maintained height of not less than two (2) feet nor more than three (3) feet. One half (1/2) of the trees shall be evergreens. The trees may be planted in groups, however, the space between the trees or groups of trees shall not exceed fifty (50) feet. The trees shall be planted between the property line and the screening hedge, screening fence or screening wall.
- (e) Type "E" Planting: The desired effect of this type of planting is to screen interiors of large parking lots and to provide shade for the protection of pedestrians and vehicles. Plant material shall consist of one (1) shade tree for every ten (10) cars. The trees shall be evenly distributed throughout the parking area and shall be set in squares which are flush with the pavement.
- (f) Type "F" Planting: The desired effect of this planting is landscaping of business properties. Planting shall consist of evergreens, shade trees and other plant materials with a minimum of one (1) tree for every twenty-five (25) feet of yard length. Trees may be planted in groups. Planting strips shall be at least five (5) feet in width.

Sec. 6-182. PLANTING REGULATIONS.

- (a) All planting materials used to carry out the intention of this Article shall be of species and varieties as approved by the Tree Warden.
- (b) Planting materials shall be shown on site plans submitted to the Building Department and shall be referred for approval to the Tree Warden.
- (c) Landscaping trees and screening plants required by this Article shall be kept in a healthy growing condition. Any landscaping, trees and screening plants in a condition that does not fulfill the intent of this Article shall be replaced by the property owner during the planting season most imminent.
- (d) Any screening fences or walls required by this Article shall be maintained by the property owner in such a condition that they fulfill the intent of this Article at all times.
- (e) All landscaping, trees and screening material contiguous to parking areas, loading areas or driveways shall be properly protected from vehicular damage.
- (f) No trees shall be required in any yard of five (5) feet or less and in any yard of ten (10) feet or less which is being used as a driveway.

Sec. 6-183. APPROVAL OF SCREENING FOR NON-CONFORMING USES.

To reduce adverse effects of non-conforming uses in residential zones, such uses shall comply with these screening regulations by submitting a site plan showing required screening, to be referred to the Tree Warden for approval. Such use shall conform to this plan within a period of three (3) years from the date of approval of this plan.

LAND USE

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