

## **Definitions -**

***Native Plant** - is a plant (terrestrial or aquatic) that lives or grows naturally in the Northeast region of North America without direct or indirect human intervention.*

***Invasive plants** - are non-native plants recorded on the CT Invasive Plant List as amended.*

***Native cultivars** - are plants either cross-breed to create certain traits or are clonally produced copies of one particular native plant.*

## **ARTICLE VIII – SUPPLEMENTAL REGULATIONS**

### **SECTION 4 – LANDSCAPE, SCREENING AND BUFFER REQUIREMENTS**

#### **8.04.100 Purpose and Intent**

The purpose of this section is to provide minimum standards for the utilization of greenery, landscaping, screening and buffering as a means to enhance the aesthetics of site development. Methods such as the incorporation of existing vegetation or the preservation of significant *native* trees into the development of land or the planting of new buffering and landscaping materials should enhance the transition from forested or undeveloped land into the built environment and serve to provide a separation between areas of unlike character.

The intent of this section is to preserve and enhance the character, appearance, natural beauty *and environment* of the town and to protect property values throughout the community. *The use of native plants in developed landscapes will help maintain healthy ecosystems by mitigating the effects of habitat loss and fragmentation of our natural areas and will protect and promote native vegetation appropriate to the particular soil, topography, and hydrology of a site.*

This section is not intended to be a limitation upon the power of the Commission to require more extensive landscaping, screening or buffer areas when setting conditions for the granting of a special exception or approval of a site development plan.

#### **8.04.200 General Landscaping Requirements**

**8.04.210** Natural topography and existing *native* vegetation shall be maintained to the greatest extent possible in the site design. Except for the footprints of structures on the lot, private roads, driveways, sidewalks, parking areas, recreational facilities and other approved site amenities, all areas where natural plant growth has been removed or disturbed shall be restored to ~~grass~~, *native* shrubs, trees or ground covering plants in the next available planting season and shall be so maintained.

**8.04.220** Except for that portion of a front yard traversed by driveways, pedestrian walks, permitted parking spaces, or areas of unusual design approved by the Commission all areas of the

front yard of all lots in all zones shall be landscaped with grass, *native* plants or other groundcover including, without limitation, evergreens and shrubs, or similar plant life.

**8.04.230** The use of low impact development (LID) techniques such as rain gardens that provide for natural recharge, infiltration of storm water and reduce the amount of pollutants that may enter storm water control and treatment structures is encouraged.

#### **8.04.300 General Buffer Requirements**

**8.04.310** Where the side or rear yard of any lot which is devoted to the use permitted in Business and Industrial Zones adjoins a Residential Zone, a planted buffer shall be provided in the yards which adjoin the Residential Zone if a natural buffer does not exist.

**8.04.320** Where any special exception is granted within the Farming and Residential Zone a planted buffer shall be provided in the side and rear yards if natural buffer does not exist.

### **VIII-4-2**

**8.04.330** Each zone may have additional buffer requirements which must also be satisfied.

**8.04.400 Buffer for Elderly Housing and Affordable Housing Zones** Natural or planted buffer, or a combination of the two, shall be provided in the setbacks on all sides of the lot to provide a visual barrier from all neighboring properties. The buffer shall extend a minimum of fifty (50) feet on all sides within the lot. Where strip(s) of land serving as access ways are not wide enough to allow for fifty (50) foot buffer on each side; the buffer shall be as wide as possible.

**8.04.500 Farming Buffer** Any residential lot approved on or after the effective date of these regulations, that abuts a lot with an active agricultural use, including the raising and keeping of livestock, shall provide a fifty (50) foot buffer along any side or rear lot line that abuts such a lot. The fifty 50 foot buffer area shall be retained in its natural state and existing vegetation within the buffer area shall be maintained to the greatest extent possible.

**8.04.600 Landscape Plans** (Added effective 7/26/04)

**8.04.610** A detailed landscaping plan shall be submitted with any application for site development including special exceptions. (Added effective 7/26/04)

**8.04.620** The landscaping plan shall indicate the type, size, location and amount of all proposed plantings. [~~Center for Conservation and Biodiversity at the University of Connecticut~~] shall not be allowed. (Added effective 7/26/04)

**8.04.630** A streetscape plan (sidewalks, lighting, signs, landscaping) is required for properties located in all business and design districts. (Added effective 7/26/04)

**8.04.640** Minimum landscaping requirements are set forth below:

**8.04.641** *Non-native invasive and potentially invasive plant species listed on the current CT Invasive Plant List and updated annually by the Connecticut Invasive Plant Working Group (CIPWG) shall not be used in the landscaping. Exclusions include existing trees and plants, annual plants and plants grown for food, lawns, green roofs, or other applications that have a clear reason to use non-native plants.*

**8.04.642** *Native plants are required in the landscape plan and applies to any new or replacement plantings.*

**8.04.643** Shade trees for the purpose of summer shade for roads, parking, buildings and activity areas. Requirements: hardy deciduous trees, minimum two (2) inch caliper twelve (12) inches above ground, with deep soil and shade tolerant ground cover (ground cover plants, low shrubbery, grass, stones or chips) in adjacent ground area. (Added effective 7/26/04)

**8.04.644** Slope plantings; for the purpose of stabilizing cut banks and controlling erosion. Requirements: hardy shrubs, erosion-resistant plants and vines, terracing, stabilized rock cuts or retaining walls wherever slope would exceed one vertical distance to one and a half horizontal distance (1.0: 1.5), rip-rap or stabilizing planting along created drainage channels. (Added effective 7/26/04)

**8.04.645** Open Landscaping: for the purpose of site aesthetics, building enhancement, and recreation. Requirements: perennial grass or ground cover, suitable shrubs, trees or ornamental plantings, regularly maintained for attractive appearance. (Added effective 7/26/04)

**8.04.646** Screening: for the purpose of visual concealment of specific areas (such as parking and commercial areas). Requirements: dense mixed species evergreen hedge in double offset rows, of hardy type with full growth at ground level and at least eight (8) feet in height. Screening may also require supplementary fences or masonry walls, or both, as determined necessary by the Commission. (Added effective 7/26/04)

**8.04.647** Natural Buffer: for the purpose of interrupting light, sound and visibility between incompatible uses through retention of natural woods and dense undergrowth. Requirements: sufficient depth and density of natural growth for effective buffer, and may require supplemental planting as determined necessary by Commission. (Added effective 7/26/04)

**8.04.650 Required Landscaped Areas - Minimum Type Required.**

LOCATION	TYPE
Surrounding parking lots and non residential uses (including buildings, storage and all activity areas) in residential zones.	Screening, planted buffer, or effective natural buffer.
Parking lot islands and adjacent to paved parking in all zones.	Shade trees at average spacing of Thirty (30) to Forty (40) feet plus landscaping or a natural buffer.

Bank slopes within and adjacent to developed areas in all zones.	Slope plantings.
Roadsides, in all zones.	Shade trees at average spacing of thirty (30) to Forty (40) feet or appropriate open landscaping or natural buffer.
Adjacent to residential zone boundary lines, in all non-residential zones.	Screening or effective natural buffer, or planted buffer or combination.

(Added effective 7/26/04)

<i>PLANT TYPE</i>	<i>REQUIREMENT</i>
<i>Tree</i>	<i>100% native for new and replacement plantings.</i>
<i>Shrub</i>	<i>Minimum of 85% native for new and replacement plantings.</i>
<i>Grasses</i>	<i>100% native for new and replacement plantings.</i>
<i>Groundcovers</i>	<i>100% native for new and replacement plantings.</i>
<i>Herbaceous Perennials</i>	<i>Minimum of 75% native for new and replacement plantings.</i>

**8.04.700 Suitability of Plantings** The plantings which are chosen must be well suited to environmental conditions, properly installed and located to serve intended purposes. Placement of plantings shall not interfere with safe visibility at road intersections or exit driveways, nor cast dense winter shadows on potentially icy roadways. (Added effective 7/26/04)

**8.04.800 Maintenance** The owner of the site shall be responsible for proper maintenance of all plantings and other installed landscaped features as shown on the approved site plan, and for replacement of such in event of its non-thriving, demise or destruction. (Added effective 7/26/04)

**8.04.900 Maintenance Bond** The Commission, *or it's Agent*, may require a performance bond, to remain in effect at least three years, to assure the proper survival or replacement of plantings and landscaping shown on the approved site plan. (Added effective 7/26/04).