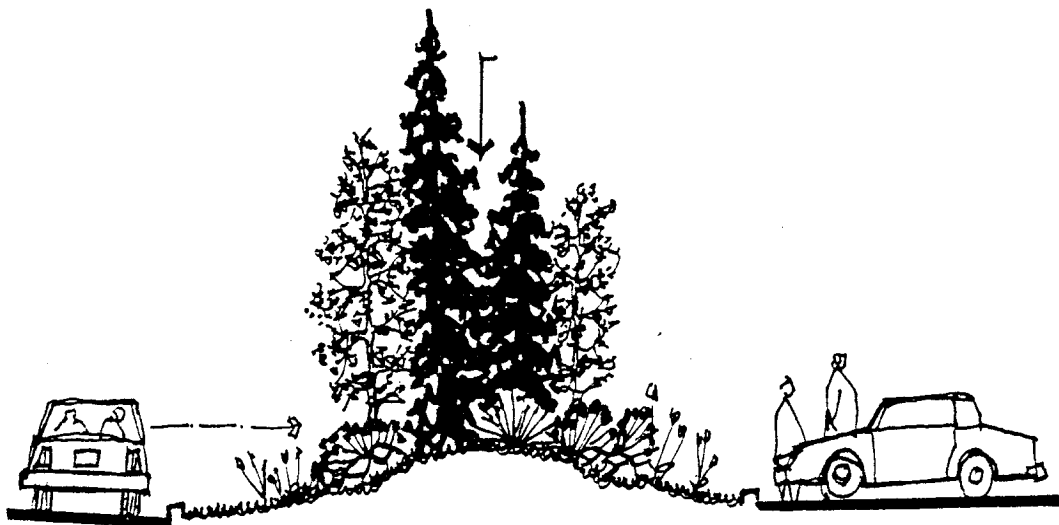

GUIDELINE 3: Parking Lot Buffers

Substantially reduce the visual impacts of parking lots by using plant materials, berms, fences and/or walls.

- All parking areas shall be set back fifteen feet (15') from all rights-of-ways (Town Code 7-9-4-A-2).
- All parking areas shall be separated from adjacent property by seven feet (7') of open space (Town Code 7-9-4-A-8).
- Parking lots with forty (40) or more spaces shall include one, eight by eighteen feet (8' x 18'), landscaped island for each ten (10) parking spaces.
- No bay of parking spaces may extend for more than one hundred (100') feet without a landscaped island.
- Islands shall be protected by curbs and shall have either one (1) deciduous shade tree or two (2) Aspen or Choke Cherry trees along with (8) durable shrubs, mulch and irrigation.
- A periphery area equal to at least twenty-five percent (25%) of the parking lot and drives shall be designed for snow storage.
- Snow storage areas shall be located at logical points for snow plow operations. Use landforms and plant materials to create an attractive appearance for the summer.
- Refer to Guideline 7, subsection "Site Lighting", for parking lot lighting guidelines. In addition, refer to Guideline 13 of the *Design Regulations and Guidelines (D-C, R-C, C-1 and R-2 Districts)* and Guideline 6 of the *Residential Architectural Guidelines and Design Regulations*.



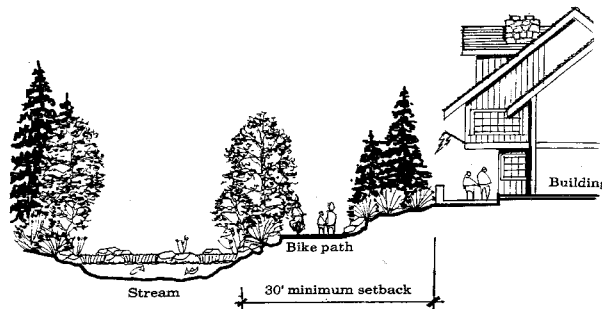
GUIDELINE 4: Transitions From Natural Settings

In addition to using ground covers, grasses and wild flowers, cluster native trees and shrubs in informal masses and vary tree sizes to mimic the natural succession pattern from natural settings to the site development for a harmonious transition.

GUIDELINE 5: Transitions From Waterways

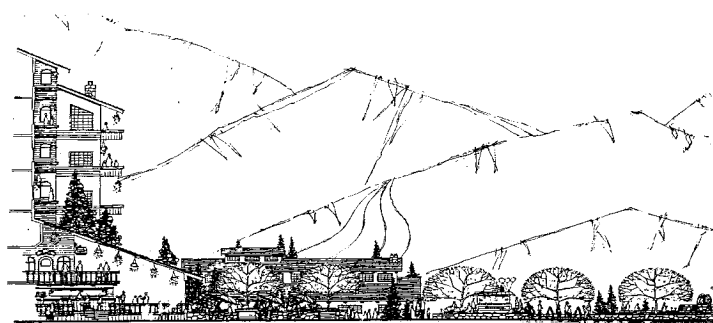
Protect all existing vegetation in preserved buffer and plant additional native materials where useful for aesthetic or functional purposes to make gradual transition from stream corridors to the site development.

- Keep all site development, except pedestrian paths, a minimum of thirty feet (30') from stream or river edges. Additional setbacks may be required to protect wetlands or other riparian habitat.
- Provide only limited pedestrian access to waterways to minimize damage to streamside vegetation and soils.
- Detain site runoff with created wetlands or detention basins (refer to Engineering Standards).



GUIDELINE 6: Formal Landscape Development

Selected areas, such as plazas, parking lots, building entries and surroundings, may be suitable for formal landscape development patterns with trees and other landscape elements.



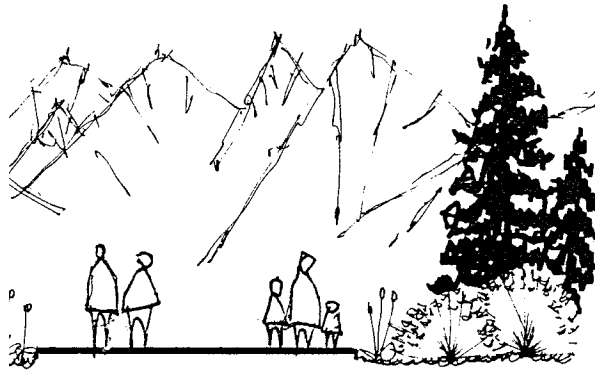
Lawns

Limit lawn size to accent site development only.

- Minimize water consumption and chemical applications through proper grass selection, soil preparation, irrigation design. (Refer to Guideline 9, page 15, for appropriate grass selections.)
- Retain a qualified professional to design an irrigation system with proper zones and even coverage.
- Prepare soil either per recommendations of a soil test or by adding one to three cubic yards (1-3 cu. yd.) of approved organic materials per one-thousand square feet (1,000 sq. ft.) and roto-tilling to a depth of six to eight inches (6" to 8").

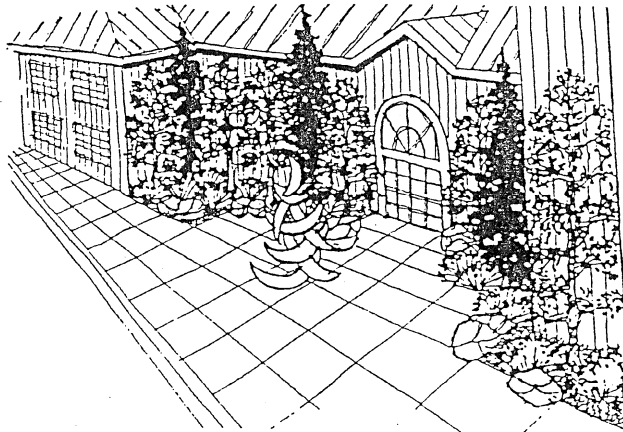
View corridors and frames

Minimize obstruction of prime views by using plant materials to frame a building entrance or a view corridor.



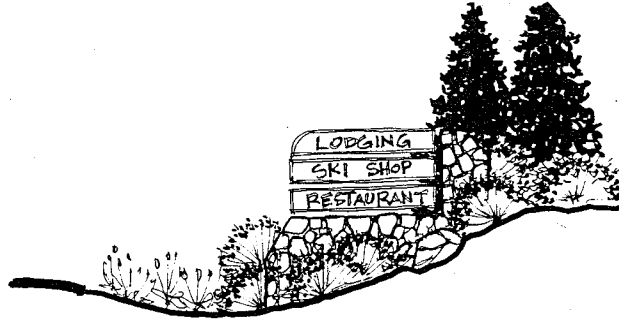
Sculpture

Sculptural elements that are appropriate for the setting add visual interest. Natural settings merit more subdued sculpture while developed settings may warrant more vibrant sculpture.



Signage

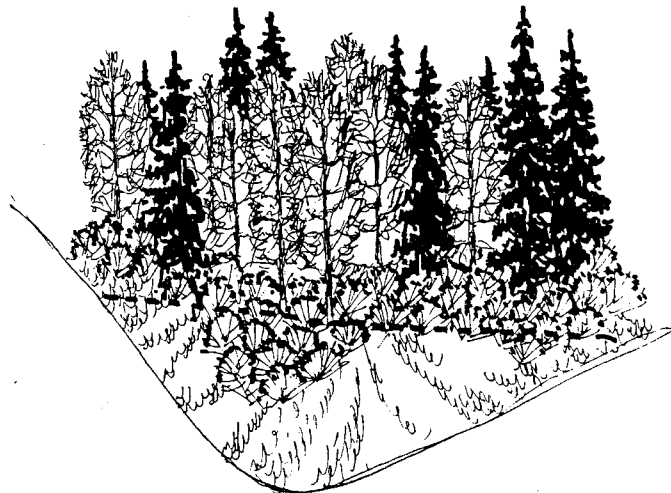
Signage, such as complex signage, shall be landscaped to harmonize with nearby development.



Sight triangles at intersections

Maintain good visibility in designated sight triangles.

- Refer to the Town Engineering and Construction Standards for dimensional requirements.
- No trees shall be planted within the sight triangle.
- No tree branches that extend into the site triangle shall be lower than eight feet (8').
- No shrubs in the sight triangle shall exceed eighteen inches (18") in height at maturity.



GUIDELINE 7: Functional Considerations

Landscape materials such as plants, mulches, edging, irrigation systems, swale liners, pedestrian paths, retaining walls and fences can be used to control microclimates, stabilize slopes, prevent moisture loss, define edges between properties, aid snow management or direct vehicle and pedestrian traffic.

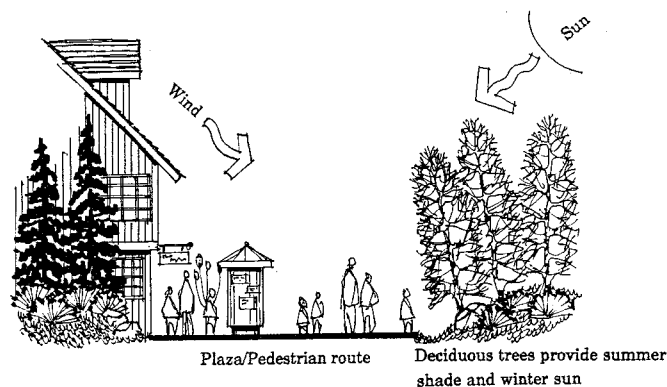
The following illustrations demonstrate a method that may be used to address each of the given scenarios. Other solutions may be appropriate.

Solar access and wind screens

Analyze sun and wind microclimates to design outdoor space that block prevailing winds and provide solar access and shading.

Pedestrian routes

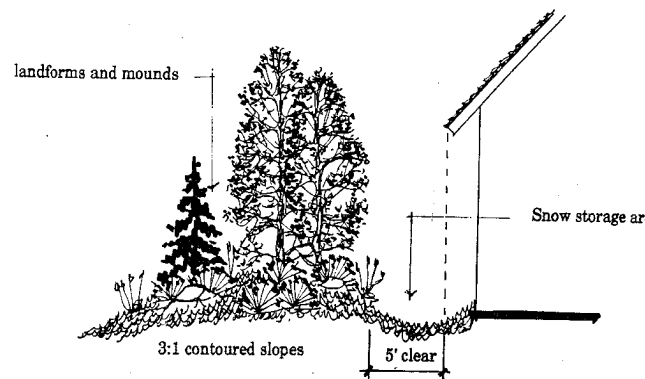
Provide pedestrian routes that connect to adjoining properties and public paths.



Snow management

Design landscapes with durable plants to absorb the impact of snow shedding or storage.

- Ground cover in snow management areas shall be used so that visible cobble and/or mulch covers less than fifty percent (50%) within three years following installation.



Grading

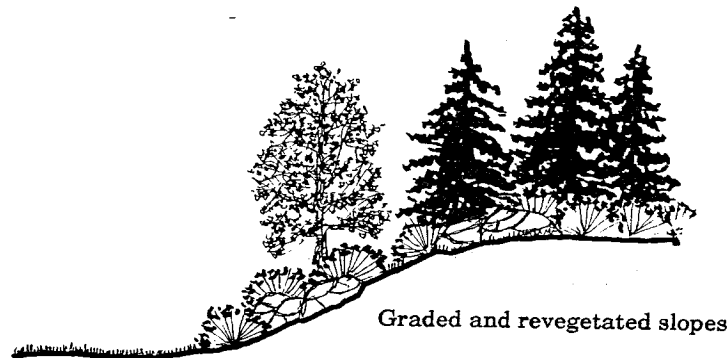
Minimize the impact of new earthwork.

- All berms and cut and fill slopes shall have slopes no steeper than 2:1 with 3:1 preferred. Only engineered slopes may exceed 2:1.
- Use undulating landforms, not straight graded slopes.

Revegetation and slope stabilization

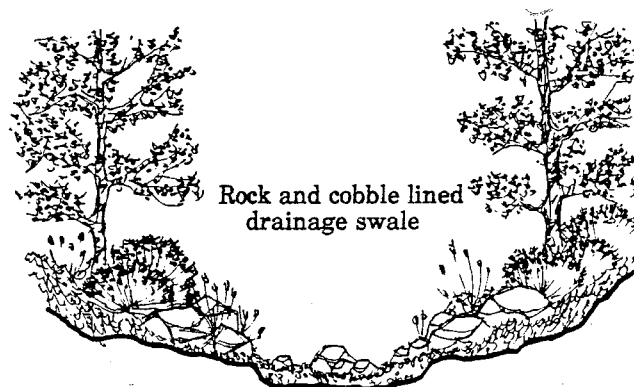
Revegetate graded areas as soon as possible, preferably in the Spring or Fall and no later than six months after initial disturbance. No graded slope steeper than 4:1 shall remain unstabilized through the winter.

- Use native, drought resistant seed mixes containing grasses and wildflowers, where appropriate.
- Stabilize slope with visually unobtrusive erosion control netting, where necessary.
- Apply supplemental watering until plants become established.



Drainage swales

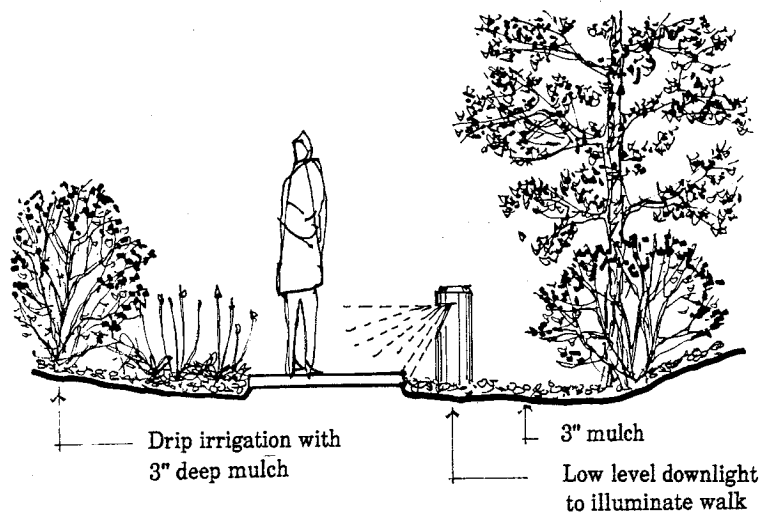
Create naturalistic, meandering swales lined with variable-sized cobble to direct and carry drainage runoff. Prior to discharge into streams or rivers, terminate swales in created wetlands or other filtering basins.



Irrigation and mulch

Conserve water through appropriate irrigation design and selection of plant materials which require minimal water.

- Irrigate plant materials in environments where plants are likely to dry out or receive high use. Landscape areas that receive reflected heat from pavements or buildings meet this guideline.
- Drip systems are preferred for their efficiency in watering trees and shrubs. Spray systems are most effective for lawn areas and ground covers.
- Hand watering as needed should suffice for plantings which require little or no water.
- Mulch two to three inches (2" to 3") deep with wood chips or rock (clean and variable size) all tree, shrub and perennial beds.



Site Lighting

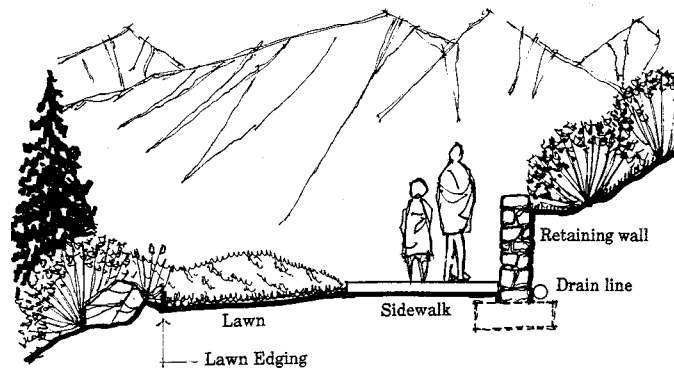
Provide sufficient site lighting to address safety concerns but minimize intrusion of light onto other properties.

- Use low, sharp cut-off lighting to minimize glare and reduce light pollution.
- Refer to Guideline 13 of the *Design Regulations and Guidelines (D-C, R-C, C-1 and R-2 Districts)* for additional information on parking lot lighting.
- Landscape lighting is prohibited in the residential zone districts (R-1 and R-2) as outlined in Guideline 6 of the *Residential Architectural Guidelines and Design Regulations*.

Walls, fences, pavement and edging materials

These “hardscape” items shall be designed to be durable and harmonize with the natural and /or built environment.

- Use naturally appearing materials, such as stone and wood, that are compatible with the site development. Rock gabions may be used in some naturalistic settings.
- Fences four to five feet (4' to 5') high are preferred, but may not exceed six feet (6').
- Sidewalks and plazas shall be constructed of concrete, colored concrete or brick pavers. The selected materials shall be compatible with adjacent development. Low usage, informal paths may be surfaced with crushed rock.
- An edging material may be used to separate lawn areas from other landscape areas.



GUIDELINE 8: Wetlands

The presence of seasonal standing water, boggy soils or water-loving plants such as willows, alders, birches, sedges or rushes provides preliminary evidence that a wetland may exist. If an area is in question, consult a professional ecologist. The owner may be required to obtain a 404 permit from the Corps of Engineers.

