

Town of Winter Park

Landscape Design Regulations and Guidelines



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Forew ord

The *Landscape Design Regulations and Guidelines* were written to facilitate appropriate landscape development in the Town of Winter Park. The regulations and guidelines are applicable in the Destination Center (D-C), Residential-Commercial (R-C), Limited Commercial (C-1) and Multiple-family (R-2) Districts. Landscape development in other zoning districts need not adhere to the regulations and guidelines, but owners are strongly encouraged to follow the intent of the document.

These regulations and guidelines are a supplement to the *Town of Winter Park Master Plan*, the *Town of Winter Park Zoning Ordinance*, the *Downtown Improvements Plan*, the *Subdivision Regulations*, the *Design Regulations and Guidelines (D-C, R-C and C-1 Districts)* and the *Residential Architectural Guidelines and Design Regulations (R-1 and R-2 Districts)*. Where the *Landscape Design Regulations and Guidelines* conflict with requirements in other documents, the stipulations in the *Landscape Design Regulations and Guidelines* shall govern.

Cross references in other Town documents have been made where a specific section can be cited, but owners, developers and design professionals shall familiarize themselves with all Town documents to fully understand landscape development requirements.

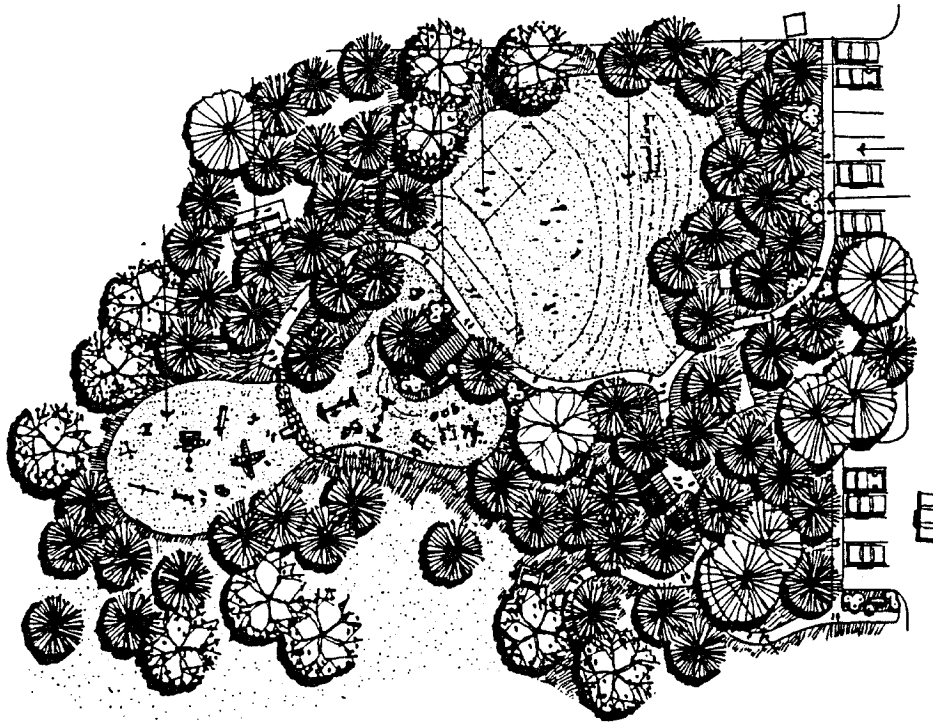


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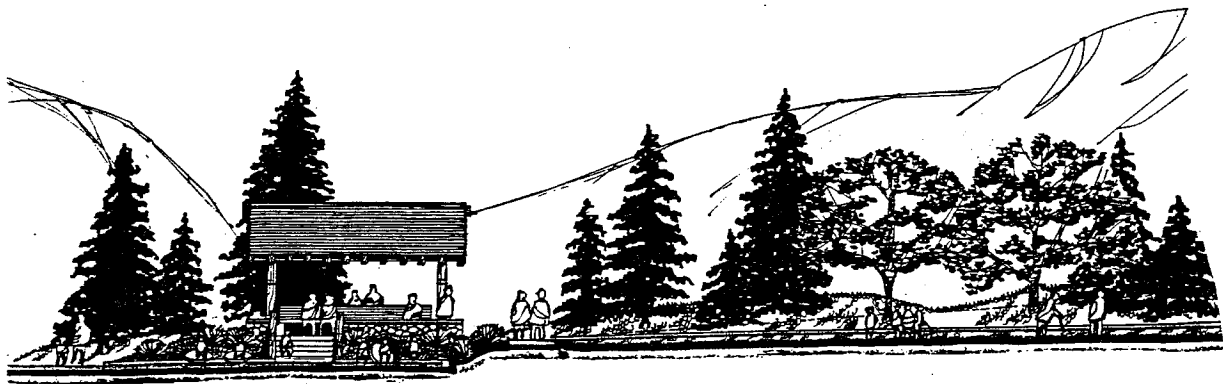
Vision

It is the vision of the Town of Winter Park to create a viable, comfortable and pedestrian-friendly resort community that reflects the beauty of its Rocky Mountain setting and the diversity of its people.

The *Landscape Design Regulations and Guidelines* were crafted to respond to the local conditions. Items addressed include appropriate design approaches as well as selection and use of landscape materials such as plants, mulches, edging materials, pavements, retaining walls, signage, lighting, sculpture and irrigation systems.

The regulations and guidelines promote cohesive development between properties and developed areas while allowing for individual tastes in the design of projects. Long-term adherence to these principles will create a landscape that is aesthetically pleasing, functional and unique to the Town of Winter Park.

The following information should provide the reader with an understanding of the Town's desired vision for landscape development in the D-C, R-C, C-1 and R-2 Zone Districts. Following review of all appropriate Town documents, questions by applicants are encouraged as an integral part of the design review process.



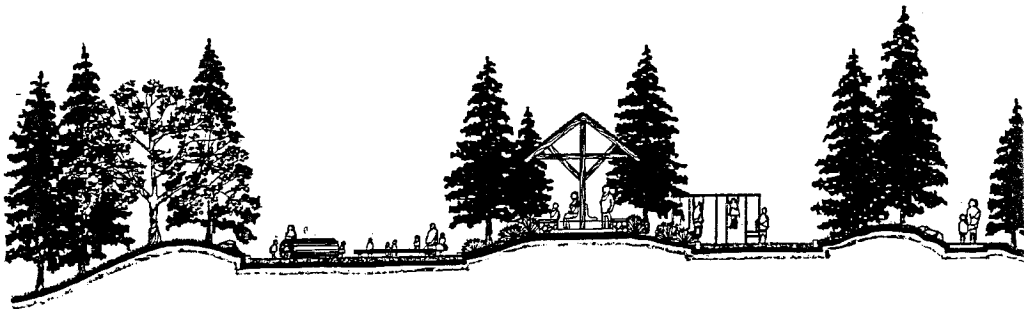
GUIDELINE 1: Visual and Aesthetic Considerations

Landscape materials such as plants, walls, sculpture, signage and lighting may be used to blend site development into the natural setting, to heighten visual interest or to screen unsightly features of site development.

The following illustrations demonstrate landscape development methods that may be used to address various situations. Owners, developers and design professionals shall work with Town staff to develop most the appropriate solution for each situation.

Open space

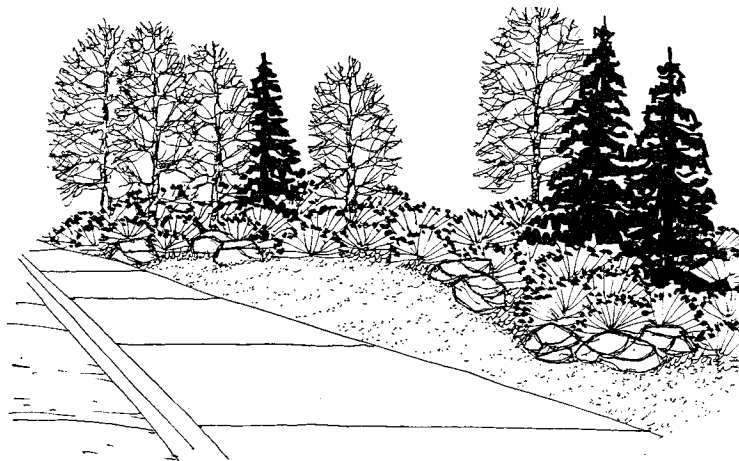
Develop attractive and useful common open space areas that include naturalistic areas, trails, active play areas or other suitable public amenities.



Public or private streets

Use trees to create a more comfortable scale along public and private streets.

- Trees may be installed in landscaped areas within the right-of-way in either formal or informal patterns. Additional trees also may be installed outside the right-of-way.
- Deciduous trees shall be planted at least five feet (5') from the edge of road pavement to minimize breakage from snow plowing operations.
- Evergreen trees shall be planted at least ten feet (10') from the edge of pavement.



GUIDELINE 2: Land Use Transition Zones

Through the use of Land Use Transition Zones (LTZs), provide visually pleasing and functionally appropriate transitions from one land use to another using plant materials, berms, fences and/ or walls.

An LTZ consists of a unit of yard together with required landscape improvements and is located on the perimeter of a lot or parcel. LTZs visually screen buildings, parking areas, lights or other site elements and physically block incursions of noise, dust or other debris. LTZs shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

LTZs may be used for passive recreation purposes, such as pedestrian or bike trails, provided that all required plant material is planted, the full width of the LTZ is retained, and all other requirements of these *Landscape Design Regulations and Guidelines* are met. Under no circumstances will active recreation uses, such as ice skating rinks and playfields, be permitted in an LTZ.

LTZs may remain in the ownership of the original developer or they may assign, convey or transfer the LTZ to consenting grantees such as an adjoining landowner, a park district, the Town or a conservation group, provided that any such conveyance adequately guarantees the perpetual maintenance and protection of the LTZ.

Procedures

To determine the LTZ requirement for a property's boundary when adjacent to another property or a right-of-way, perform the following appropriate analyses:

- A. *LTZ requirement when adjacent to a property, refer to Table 1, Required LTZs Adjacent to Property.*
 1. In Section I, Proposed Project, identify the row of the proposed project's Land Use Category and Zone District.
 2. In Section II, Adjacent Land Use, identify the columns for each adjacent property's Land Use Category and Zone District.
 3. Where the identified row in Step 1 intersects the column of Step 2, the letter indicates the required LTZ for that particular property's boundary line. Refer to Table 3. LTZ Requirements, Diagrams and Categories on page 6 for plant requirements.

Table 1. REQUIRED LTZs ADJACENT TO PROPERTY

I. Proposed Project		II. Adjacent Property										
Land Use Category	Zone District	FS	SF	MF	MF	MF/COM	COM /OFF/R ETAIL	VACANT				
		OSF	R-1	R-2	R-C/D-C/C-1	R-C/D-C/C-1	R-C/D-C/C-1	OSF	R-1	R-2	R-C/C-1	D-C
MF	R-2	A	B	B	B	C	D	A	B	B	B	B
MF	R-C/D-C/C-1	A	B	B	B	D	D	A	B	B	C	D
MF/COM (mixed)	R-C/D-C/C-1	*	C	C	C	*	*	*	C	C	C	D
COM /OFF/RETAIL	R-C/D-C/C-1	*	D	D	D	*	*	*	D	D	D	D

Key:

Proposed Land Use:

MF - Multiple-family

MF/COM (mixed) - a mixed use project consisting of multiple-family and commercial uses

COM /OFF/RETAIL - any commercial, office or retail land use

Zone District:

O.S.F. - Forestry, Agriculture, Recreational and Open Space District

R-1 - Single-family Residential District

R-2 - Multiple-family Residential District

C-1 - Limited Commercial District

R-C - Residential-Commercial District

D-C - Destination-Center District

Notes: Residential uses shall provide a "C" LTZ against a railroad right-of-way.

* LTZ will be determined by the Planning and Zoning Commission.

B. LTZ requirements when adjacent to a right-of-way (street), refer to Table 2, Required LTZs Adjacent to Streets.

1. In Section 1, Proposed Project, identify the row of the project's Land Use Category and Zone District.
2. Consult with the Town staff or refer to the Town of Winter Park's Road Network Plan to determine the street category (Major or Minor Arterial or a Collector Street)
3. In Section II, Adjacent Street, identify the category column for the street.
 - a. For a major or minor arterial abutting street, the required LTZ is the letter indicated by the intersection of the row identified in Step 1 and the appropriate major or minor arterial column identified in Step 3. Refer to Table 3, LTZ Requirements, Diagrams and Categories on page 6 for plant requirements.
 - b. For a collector street, the required LTZ is the letter indicated by the intersection of the row identified in step 1 and the column of the land use identified across the street. Refer to Table 3, LTZ Requirements, Diagrams, and Categories on page 6 for plant requirements.

Table 2. **REQUIRED LTZ ON ADJACENT STREET**

Section I. Proposed Project		Section II. Adjacent				
Proposed Land Use	Zone District	Arterials		Collector Streets		
		Major	Minor	Nonresid.	Vacant	Resid.
MF	R-2	D	D	B	B	B
MF	R-C/D-C/C-1	D	D	C	C	C
MF/COM (mixed)	R-C/D-C/C-1	*	*	C	C	C
COM/OFF/RETAIL	R-C/D-C/C-1	*	*	B	C	C

Key:

Proposed Land Use:

MF - Multiple-family

MF/COM (mixed) - a mixed use project consisting of multiple-family and commercial uses

MF/OFF/RETAIL - any commercial, office or retail land use

Zone District:

R-2 - Multiple-family District

C-1 - Limited Commercial District

R-C - Residential - Commercial District

D-C - Destination Center District

LTZ Requirements

LTZ requirements are stated in terms of the width and required number of plant materials per one-hundred linear feet (100'). Wider Landscape Transition Zones are encouraged.

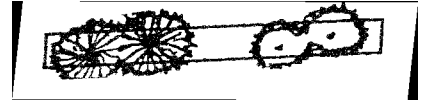
- A blend of deciduous and evergreen shrubs is strongly recommended. The required species and size of selected plant materials are given in Guideline 10, page 16.
- All evergreen plant material should be planted in clusters to increase their chance of survival. Existing plant material that is retained in good health and meets the minimum size requirements shall be included in plant requirement calculation for the proposed landscape plan.
- If solar access for an adjacent parcel is either existing, planned or deed-restricted, shrubs or small trees may be substituted for canopy trees that would otherwise block solar access.
- Where solar access or views are not a concern by adjacent property owners, evergreen trees may be substituted for deciduous trees in LTZ category "D".
- For LTZ categories "C" and "D", berms are encouraged as part of the landscape improvements.

Table 3. **LANDSCAPE TRANSITION ZONE REQUIREMENTS, DIAGRAMS AND CATEGORIES**

“A” Landscape Transition Zone:

Required Plant Units
per 100 Lineal Feet

2 Deciduous Trees
and
2 Evergreen Trees



“B” Landscape Transition Zone:

Required Plant Units
per 100 Lineal Feet

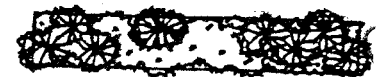
4 Deciduous Trees
and
4 Evergreen Trees
and
20 Shrubs



“C” Landscape Transition Zone:

Required Plant Units
per 100 Lineal Feet

8 Deciduous Trees
and
8 Evergreen Trees
and
30 Shrubs



“D” Landscape Transition Zone:

Required Plant Units
per 100 Lineal Feet

10 Deciduous Trees
and
10 Evergreen Trees
and
40 Shrubs

