

*** SECTION 62 - OFF STREET PARKING AND LOADING, ACCESS, AND CIRCULATION**

62.1 OBLIGATION

Off-street parking and loading shall be provided for any use of land, buildings or other structures in accordance with the standards of the section. Off-street parking and loading shall be permanently maintained and kept available for occupancy in connection with and for the full duration of the use of land, buildings or other structures for which such spaces are required.

62.1.1 Existing Uses: A use existing at the time of the adoption of these regulations shall be maintained in conformance with these parking standards to the extent that it conforms at the time of adoption of this section. If any existing use of land, buildings, or other structure is changed to a use requiring additional offstreet parking and loading under these regulations, additional required spaces shall be provided for the new use in accordance with the standards herein. An existing use which does not conform to the standards of this Section shall not be changed to a use which would require additional off-street parking and loading spaces to conform, unless offstreet parking and loading spaces are provided for the new use as required herein. Any extension or enlargement of a non-conforming building or use shall require compliance with this section.

62.2 PARKING SPACE AND LOADING DIMENSIONS

62.2.1 Parking Spaces: Every parking space shall have suitable access and slope to accommodate an automobile, and shall have a minimum width of nine feet, a minimum length of 18 feet, and a minimum vertical clearance of not less than 7'6", except as follows:

- a. Spaces reserved for use by physically handicapped persons shall have a minimum width of 16 feet and a minimum length of 18 feet, except that the width may be reduced to 12.5 feet when the space is at the end of a row of spaces or is one of two or more reserved spaces side by side in a row.
- b. Spaces located parallel to an access or circulation driveway shall have a minimum width of 8 feet and a minimum length of 22 feet.
- c. Compact Automobiles: Where a use is under single proprietorship and the total number of off-street parking spaces required by the use is greater than 100, the Zoning Commission may authorize a portion of the required number of parking spaces, not to exceed ten percent, with a minimum width of 8 feet and a minimum length of 15 feet, to accommodate smaller automobiles.

62.2.2 Loading Spaces: Every loading space shall have suitable access and slope to accommodate a truck 40 feet in length, and shall have such shape as to contain a rectangle not less than 12 feet in width and 40 feet in length, with a vertical clearance of not less than 16'6". The Zoning Commission may require a space of greater dimensions if

necessary for the type of truck serving uses proposed under site plan submissions. Loading spaces shall be designed in accordance with Section 62.5.

62.3 OFF-STREET PARKING REQUIREMENTS

The following off-street parking standards are minimum requirements. The Zoning Commission may require additional parking spaces where the nature of development, its location or other unique features require such additional parking. In determining the appropriate parking standards to be applied to a specific use, the decision of the Zoning Commission shall be final. For lots fronting on Main Street between Route One and Pennywise Lane, on-street parking spaces located directly in front of the lot may be credited toward the total number of parking spaces required for a particular use.

Where fractional spaces result from calculation of parking space requirements, total parking spaces required shall be the next highest whole number. These parking standards are in addition to space which is required for storage of trucks or other vehicles used in connection with a commercial or industrial use.

62.3.1 Residential uses:

- a. One and two family dwellings: 2 spaces for each dwelling unit; driveways may be included as required space.
- b. Multi-family dwellings: 1.5 spaces for each efficiency or one bedroom unit and 2 spaces for each unit of 2 bedrooms or more.
- c. Elderly housing: 1 space for each efficiency or one bedroom unit, and 1.5 spaces for each two bedroom unit.
- d. Professional offices and home occupations in a dwelling unit: 2 spaces, in addition to spaces required for the dwelling unit.
- e. Renting of rooms: 1 space per boarder, in addition to spaces required for the dwelling unit.

62.3.2 Non-Residential Uses:

- a. Business Offices: 1 space per 200 square feet of gross floor area for buildings under 10,000 square feet in area, and one space per 175 square feet of gross floor area for buildings 10,000 square feet and over in area.
- b. Personal Service Establishments: Generally, 1 space per 150 square feet gross floor area, except for the uses listed below.
 - 1) Undertaker's establishments - 1 space per 75 square feet of parlor or chapel area, or 1 space per each 4 seats.
 - 2) Medical and dental offices and clinics - 1 space per 200 square feet of gross floor area.
 - 3) Repair shops (not including automotive repairs) - 1 space per 200 square feet of gross floor area, with a minimum of 3 spaces.

- c. Financial Institutions: 1 space for every 250 square feet of gross floor area or 4 spaces per teller window, whichever is greater
1) with an automated teller machine - 2 additional spaces
- d. Retail stores: Generally, 1 space for every 175 square feet of gross floor area, except for the uses listed below.
- 1) Supermarkets - 1 space for every 200 square feet of gross floor area
 - 2) Convenience Stores - 1 space per 100 square feet of gross floor area, with a minimum of 5 spaces
 - 3) Furniture, appliance, carpet or hardware store - (requiring significant display areas for large merchandise items) - 1 space per 400 square feet of gross floor area
 - 4) Lumber and building materials - 1 space per 500 square feet of gross floor area and outside display area
 - 5) Bowling Alley - 4 spaces for each lane
 - 6) Shopping Centers - For purposes of establishing off-street parking requirements, a shopping center is herein defined to be a group of no less than four (4) business establishments which may include retail stores, personal services, theaters, and restaurants, with a public vehicle parking area shared in common. A shopping center lot must contain no less than two acres of land and have not less than 20,000 square feet of floor area. Parking for shopping centers shall be provided at a ratio of one parking space for each 175 square feet of floor area in the shopping center, with a minimum of 125 spaces. This requirement is in lieu of other individual parking ratio requirements of Section 62.3.
- e. Motor Vehicle Services
- 1) Gasoline Station (no repair facilities): 1 space per fuel nozzle plus one space per 50 square feet of useable floor area
 - 2) Automotive Service Station (limited repairs): 2 spaces per service bay; in addition, space shall be provided for an additional 3 vehicles per bay stored on the premises for servicing. Such vehicle storage space need not meet the dimensional requirements for aisles, and storage parking space dimensions may be reduced to not less than 8 feet by 15 feet. Storage space must meet buffer requirements.
 - 3) Automotive Repair Shop: 2 spaces per service bay; in addition, space shall be provided on the lot for an additional 4 vehicles per bay stored on the premises for servicing. Such vehicle storage space need not meet the dimensional requirements for aisles, and storage parking space dimensions may be reduced to not less than 8 feet by 15 feet. Storage space must meet buffer requirements..
 - 4) Motor Vehicle Sales: 1 space per 500 square feet of enclosed floor area and 1 space per 3000 square feet of outdoor display area.

- f. Restaurants: one space for every three seats, with a minimum of ten spaces for each restaurant, except for the uses listed below.
- 1) Fast Food Restaurant: 1 space per 50 square feet of gross floor area, with a minimum of 10 spaces.
 - 2) Restaurant with Takeout Window: In addition to restaurant parking which is otherwise required, ten spaces for each take out window. If the window provides drive through service, such spaces shall be arranged so as not to impede pedestrian or vehicular circulation on the site or on any abutting street.
 - 3) Nightclub, Bar, Pub: 1 space for every 50 square feet of area open to the public.
- g. Educational Institutions:
- 1) Elementary and Junior High Schools: 2 spaces per classroom plus 1 space for every 4 seats in the auditorium, gymnasium or other place of public assembly
 - 2) High School: 6 spaces per classroom plus 1 space for every four seats in the auditorium, gymnasium, cafeteria or other place of public assembly
 - 3) Day care centers and nursery schools: 1 space per every 5 children of licensed capacity, plus one off-street passenger loading place for every 6 children of licensed capacity
- h. Churches and Synagogues: 1 space per every three seats in the main assembly hall, plus parking as required for any other related uses.
- i. Residential Life Care Facility: 2 spaces per residential dwelling unit, in addition to required spaces for any convalescent center or nursing home component which is part of the life care facility.
- j. Convalescent Center or Nursing Home: 2 spaces per every three patients of maximum licensed capacity
- k. Hospital: 1.5 spaces per bed, plus 1 additional space for every 150 square feet of gross floor area dedicated to outpatient services
- l. Theaters, auditoriums, and other places of assembly having fixed seats: 1 space for every four seats, with a minimum of 20 spaces
- m. Other places of public assembly or public recreation, including libraries, museums and art galleries: 1 space for every four legal occupants under the State Fire Safety Code.
- n. Marinas: .75 space for each boat slip or rental boat, and .75 space for each commercial mooring, with separate space provided for parking of boat trailers and storage of dinghies.

- o. Manufacturing and Industrial Plants: 1 space for each 800 square feet of gross floor area.
 - p. Research and Development Facilities: 1 space per each 300 square feet of gross floor area.
 - q. Warehousing and other enclosed Storage Uses: 1 space for each 1200 square feet of floor area.
 - r. Hotels, motels, boarding and lodging houses, and similar buildings: 1.25 spaces for every room, plus spaces as required for other related uses including restaurants and places of public assembly.
 - s. Private Clubs, Country Clubs, Yacht Clubs and Commercial Recreation Facilities: 1 space per each 2.5 users who could be utilizing the premises at any one time, plus 1 space for each 3 seats provided for spectator observance. If a restaurant or a place for public assembly is included in the facility, additional parking shall be provided in accordance with the requirements for such related uses.
- 62.3.3 Mixed Uses: In buildings or lots containing mixed uses, the Zoning Commission shall apply the appropriate standard to each such use, and shall aggregate the total parking spaces required.
- 62.3.4 Parking space requirements for uses not specifically listed in this section shall be determined by the commission based on parking requirements for a listed use of similar characteristics, or upon reference to recent parking standards of the Institute of Traffic Engineers or other recognized source.
- 62.3.5 Parking Spaces for Physically Handicapped: Spaces for physically handicapped persons shall be provided for in accordance with the provisions of Connecticut General Statutes and the Basic Building Code of the State of Connecticut. For the purposes of this section, required handicapped parking spaces shall be considered part of the number of parking spaces required under these Regulations and not in addition thereto. Location and arrangement of parking spaces for the physically handicapped shall be provided in accordance with the Basic Building Code of the State of Connecticut.

62.4 MODIFICATION OF STANDARDS

62.4.1 Reserve Parking Alternative

In Commercial and Industrial Districts, where the gross floor area on a site exceeds 20,000 square feet, the Zoning Commission may approve the substitution of a reserve parking area in lieu of up to 20% of the required number of marked spaces. The reserve parking area must be suitable for parking development and shall be designed as an integral part of the overall parking layout and designated as "reserve spaces" on the site plan. The reserve parking area shall be reasonably flat and well-drained, and suitable for overflow parking.

The reserve area shall be suitably grassed, landscaped, and maintained, shall be kept free of obstructions, shall be accessible from the marked parking area and have reasonable direct access to building entrances, and shall be available for overflow parking during peak traffic periods. If the Zoning Enforcement Officer finds that the number of marked parking spaces is inadequate for actual use, or if the condition of the reserve parking area is such as to create a public nuisance, the Zoning Enforcement Officer shall report such findings to the Zoning Commission. The Commission may, at its discretion, notify the owner of the property that the reserve area must be properly maintained, or may require full development of the reserve parking area within six months of notification. Failure of the owner to comply with this requirement may be grounds for revocation of the certificate of zoning compliance and render the property in violation of zoning regulations.

62.5 OFF-STREET LOADING REQUIREMENTS

In the case of industrial, commercial or other uses served by regular truck traffic, space shall be provided for the loading and unloading of trucks at a rate of one space for each 15,000 square feet of gross floor area or fraction thereof. Such truck loading areas shall be located adjacent to the area or doors which shall be used for the loading and unloading of goods and supplies. Truck loading areas shall be located so as to minimize the visibility of trucks from the public street, and shall be located so as to not interrupt the flow of vehicles on access drives or interior aisles. The foregoing loading requirement is a minimum, and the Zoning Commission may require additional loading spaces where the nature of the development, its location, and any unique feature of development or the surrounding area requires additional loading space.

62.6 LOCATION OF REQUIRED PARKING

Required parking facilities shall be located on the same lot as the building or use for which they are required, except as noted below:

- 62.6.1 Joint Use of Off-Street Parking Spaces: The Zoning Commission may authorize a reduction in the number of spaces required in 62.3 when shared parking is approved by the commission. The use of this provision is solely at the discretion of the commission, subject to the requirements stated hereafter.
- a. Where, in a mixed use development, there are two or more uses which have differences in their principal operating hours, thereby allowing the utilization of the same parking spaces.
 - b. Where uses in a mixed use development, although having similar operating hours, will in fact be provided for the same users, thus reducing the demand for parking spaces.
 - c. Where a use is located near another use such as a church or other place of assembly that is not in operation during the same hours or days as the first use, and where such church or place of assembly is willing to make its parking available to the first use through written agreement.

- 62.6.2 Combined Parking Lots: The Zoning Commission may authorize abutting landowners to utilize one common parking area, provided that the common parking area shall contain the minimum number of spaces required by these regulations for each use collectively, and provided that each property owner shall sign cross-easements which will run with the land, binding present and future owners to permit common use of said parking area and requiring said owners to a portion of the costs of maintenance of said the common parking areas.

62.7 **PARKING DESIGN AND LAYOUT WITHIN THE SITE**

All off-street parking areas shall be provided with parking spaces of suitable angle, width and length, and with access aisles of sufficient width and suitable alignment to such spaces to allow safe and convenient use of each required parking space. Provision shall also be made for safe and convenient access into, circulation within, and exit from parking areas as follows:

- 62.7.1 Circulation Driveways: Driveways shall be provided giving access to parking aisles and spaces. Wherever possible, traffic to and from parking areas and aisles shall be directed toward perimeter driveways, away from the primary flow of pedestrian traffic between parking spaces and building entrances.
- 62.7.2 Aisles: Parking areas shall include clear and visible travelways between parking spaces. Such access aisles shall be not less than 24 feet wide for two-way ninety degree angle parking, but may be reduced to not less than 16 feet for one-way, angled parking.
- a. Parking spaces shall be located so as to not obstruct the view of vehicles turning into and out of aisles.
- 62.7.3 Designation of Employee Parking Areas: For retail and service establishments, and for other uses with a frequent exchange of customers or patrons, employee parking shall be designated in parking spaces remote from entrances so as to retain closer spaces for customers or clients.
- 62.7.4 Stacking Space: Where traffic lights, stop signs, intersections, pick up areas or drive-in windows may create conditions where motor vehicles will line up one behind another, adequate stacking space shall be provided. Stacking spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on any abutting street.
- 62.7.5 Pedestrian Safety: Off-street parking shall be separated from the building served in such a way as to assure safe movement of pedestrian traffic to all major entrances of the building. A concrete walk or combination of walk and landscaping shall be provided adjacent to the building and shall be protected from vehicles by wheel stops or other suitable devices. In parking lots containing 100 spaces or more, parking is prohibited adjacent to the front of the building unless a minimum 15 foot wide landscaped area is provided in addition to the concrete walk. All pedestrian walkways shall be constructed of concrete and shall be at least 5 feet wide.

- a. Where topographic and other conditions permit, provision shall be made for pedestrian walkways to adjoining lots with similar existing or potential uses.

62.7.6 Fire Lanes: No parking shall be permitted in areas designated as fire lanes on any site plans approved under these regulations or established by the Town's Fire Marshal.

62.8 ACCESS TO AND FROM THE SITE

Provisions shall be made for safe and convenient vehicular and pedestrian access to every developed lot.

- 62.8.1 All new parking and loading areas shall be designed so that any vehicle entering from or exiting the parking area onto a public street shall be traveling in a forward motion.
- 62.8.2 There shall be no more than one driveway connection from any lot to any street, except that separate entrance and exit driveways may be provided where necessary to safeguard against hazards and to avoid congestion; additional driveway connections may be provided, particularly for but not limited to large tracts and uses of extensive scope, if traffic flow in the street will be facilitated by the additional connection.
- 62.8.3 All driveways providing connection between any non-residential parking or loading area and any public street shall have suitable alignment and grade, not exceeding 10%, as well as transition grades and site distances for safe, convenient and efficient access and shall meet the street line and travelway of the street in such a manner as to conform to the established cross section for the street as may be specified by the Town or by the State of Connecticut. Such driveways shall be finished with bituminous concrete for a minimum distance of 20 feet from the edge of street pavement.
- 62.8.4 All access driveways and curb cuts shall be planned and located to provide as much sight distance as possible at intersections with the connecting public street. Visibility at such intersections shall be sufficient to allow a stopped vehicle at the intersection to see and be seen from a vehicle approaching from either direction along the intersected roads at a distance of not less than 200 feet, or greater distance based on design speed of the intersecting road. A sight line demonstration plan may be required as part of a site plan.
- 62.8.5 The entrances and exits to all parking areas shall be clearly marked. Access drives shall have a minimum width of 14 feet where one-way traffic is anticipated and a minimum width of 24 feet where two-way traffic is anticipated. Driveways in commercial and industrial districts shall not be more than 30 feet wide at the right-of-way line and 55 feet wide at the curb line. Greater widths may be permitted where, in the opinion of the Zoning Commission, such width is necessary to accommodate traffic volumes or traffic movements, public safety requirements, or larger vehicles.

- 62.8.6 Where a lot has frontage on two or more streets, the access to the lot shall be provided across the frontage to the street where there is lesser potential for traffic congestion and for hazards to vehicular and pedestrian traffic.
- 62.8.7 The street giving access to the site shall have a traffic carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use. Where the commission determines that the condition of the existing public street is such that the approval of the site development plan could result in a potential safety hazard, the commission may require that the applicant make improvements to the existing street to assure safety of traffic to and from the site.
- a. Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage road driveways and traffic controls within the street.
- 62.8.8 A permit from the Connecticut State Department of Transportation (CONNDOT) to connect to a state road shall not prohibit or preempt the Zoning Commission from imposing more restrictive requirements in accordance with this section.
- 62.8.9 Where topographic and other conditions permit, provisions shall be made for circulation driveway connections to adjoining lots of similar existing or potential uses when such driveway connections will facilitate fire protection services or when such driveways will enable the public to travel between two uses open to the public without need to travel on a public street.
- 62.8.10 Provision for Sidewalks: The Zoning Commission may require the installation of sidewalks along public streets in places deemed proper by the Commission for public necessity and safety; or, in lieu of construction, the Commission may require that adequate space and grading be established for future sidewalks along public streets. When sidewalk construction is required as part of site plan approval, construction drawings for the sidewalks shall be provided, and sidewalks shall be designed and constructed to conform to the Design and Construction Specifications of the Town of Old Saybrook, adopted pursuant to Town Ordinance 46, as may be amended from time to time.

62.9 DRAINAGE

Parking areas shall be graded and drained to dispose of all surface water in accordance with all drainage standards established by these regulations or by Town Ordinance. No drainage shall be allowed to cross any sidewalk areas. Proposed surfacing and drainage plans shall be submitted to and approved by the Zoning Commission or Zoning Enforcement Officer, whichever has responsibility for site plan review.

- 62.9.1 The Commission may from time to time, by Resolution, adopt technical standards for drainage design to reflect new technologies for controlling the rate, volume and quality of stormwater runoff from developed areas.

62.10 LIGHTING

Adequate lighting shall be provided for all parking areas of more than 20 spaces, except where the Commission may determine that such parking areas are unlikely to ever be used at night. Required lighting shall be arranged and installed to minimize glare on adjacent property and adjacent streets. Such lighting shall conform to all lighting standards established by these Zoning Regulations.

62.11 LANDSCAPING

Landscaping shall be provided in accordance with Section 63 of these Regulations.

62.12 CONSTRUCTION OF PARKING AND LOADING AREAS

- 62.12.1 Marking: All required parking spaces and fire lanes, except those approved as part of a reserve parking area, shall be marked by painted lines maintained in good condition, or by curbs or other means to indicate individual spaces. Signs or markers painted or provided and maintained in good condition shall also be used as necessary to insure efficient traffic flow within all parking lots and between any such lot and the public street serving the lot.
- 62.12.2 Surface of Parking Areas: Except for parking for single family residential dwellings and accessory uses thereto, or as otherwise noted in these Regulations, all off-street parking areas shall be surfaced and maintained with durable and dustless all-weather material approved by the Zoning Commission. Any parking lot which serves more than 20 cars shall be surfaced with bituminous concrete unless otherwise approved under Section 62.
- a. Use of pervious surfaces: On sites where little traffic is anticipated, the Zoning Commission may approve the use of pervious surface materials for all or part of a parking area when such paving is part of an overall drainage design which minimizes concentration of stormwater runoff.
- 62.12.3 Curbing: Appropriate provisions shall be made to prevent vehicles from overhanging walkways and from damaging trees or other landscaping materials.

*** SECTION 63 - LANDSCAPING, SCREENING AND BUFFER AREAS**

63.1 PURPOSE

The landscaping provisions of these Regulations are intended to preserve and enhance the character, appearance and beauty of the community, to preserve property values, and to accomplish transition between areas of unlike character. Further, these standards are intended to reduce excessive heat, glare and accumulation of dust; to provide privacy from noise and visual intrusion; and to control erosion of the soil and excessive run-off of storm water, and avoid depletion and pollution of water resources.

63.2 MINIMUM LANDSCAPE AREA REQUIREMENT (MLA)

For all non-residential uses, and for residential uses with more than three dwelling units per lot, the area of the lot devoted to pervious landscaping shall be not less than the following percentages in each District:

DISTRICT	MLA REQUIREMENT
All Residence Districts	50%
Central Business B-1 District	10%
Shopping Center Business B-2 District	15%
Restricted Business B-3 District	15%
General Business B-4 District	25%
Marine Commercial MC District	15%
Marine Commercial Limited MCL District	20%
Saybrook Point District	20%
Industrial I-1 District	25%
Industrial I-2 District	25%

For purposes of this Section, pervious landscaping shall consist of any of the following, or combination thereof: grass, groundcover, vines, shrubs, hedges and trees. With the approval of the Zoning Commission, existing natural vegetation and unique site features such as existing stone walls, large boulders or rock outcroppings may be included in the area used to satisfy this requirement.

63.3 GENERAL REQUIREMENTS

The following requirements shall apply to all uses for which a site development plan is required:

- 63.3.1 Any portion of a developed lot which is not used for the location of buildings, structures, accessory uses, outside storage areas, off-street parking and loading areas, sidewalks or other paved areas, shall be landscaped in accordance with a landscaping plan. Any area of the lot which will not be disturbed by filling, grading, excavation or other construction activity may be left as natural terrain when having a location, size and shape that supports the landscaping plan for the lot in such a manner as to minimize storm water runoff, sedimentation and erosion.

- 63.3.2 Landscaping, trees and plants required by these regulations shall be planted in a growing condition according to accepted horticultural practices and shall be maintained in a healthy growing condition. Any landscaping, trees and plants which are in a condition that does not fulfill the intent of these regulations shall be replaced by the property owner during the next planting season for the particular plant material.
- 63.3.3 Any screening fence or wall required by these regulations shall be maintained by the property owner in good condition throughout the period of the use on the lot.
- 63.3.4 All landscaping, trees and planting material located adjacent to parking areas, loading areas, or driveways shall be properly protected from damage by vehicles by barriers, curbs, or other means.
- 63.3.5 To the maximum extent possible, existing trees, vegetation, and unique site features such as stone walls, large boulders or rock outcroppings shall be retained and protected. Existing healthy mature plant materials, especially trees, if properly located, shall be fully credited against the requirements of these regulations.
- 63.3.6 For all new landscaping, an ample variety and quantity of ornamental plants shall be provided, with a few dominant types chosen to create unity and subordinate types interspersed for accent. Variety should be achieved with respect to seasonal changes, species selected, texture, color and size at maturity. The use of native plant species indigenous to the region is encouraged.
- 63.3.7 Landscaping shall serve to integrate the proposed development to the site, with particular consideration for natural topography and existing vegetation. Where terrain is uneven, the Commission will consider and may approve parking areas at different levels. Preservation of existing landscape materials and landforms is desirable.
- 63.3.8 Landscape composition shall be complimentary to scale and style of existing and proposed buildings.

63.4 FRONT LANDSCAPED AREAS

Each lot shall be provided with a landscaped area extending the length of the street frontage along the interior side of the front lot line, except where driveway exits and entrances are located. The width of the front landscaped area shall be no less than 10 feet in the B-1 District, no less than 15 feet in the SP-2 Districts and 25 feet or more in other districts. The area of the front landscaped buffer may be included in calculations for the minimum landscaped area required in Section 63.2. The front landscaped area shall be covered with grass or other ground cover and shall include appropriate trees and shrubs. At a minimum, one street shade tree having a caliper of at least 3 inches and a height of at least 6 feet at time of planting shall be planted for each 50 feet or fraction thereof of lot frontage. The purpose of the landscaping is to enhance the appearance of the use of the lot, but not to screen the use from view.

63.4.1 In cases where the edge of the pavement within a public right-of-way does not coincide with the lot front lot line, the property owner shall landscape and maintain the area between the front lot line and the edge of the street pavement. A front sidewalk, where existing or where required, may be considered part of the landscaped area.

63.4.2 Where lot size and shape or existing structures make it infeasible to comply with the requirements for a front landscaped area or other requirements of Section 63, the Zoning Commission may allow the substitution of planters, plant boxes or pots containing trees, and/or flowers to comply with the intent of these regulations.

- a. For lots fronting on Main Street between Route One and Pennywise Lane, landscaping shall be consistent with any comprehensive landscape design established by cooperative efforts of civic, business and governmental organizations and agencies, subject to approval of the Zoning Commission.

63.5 PERIMETER BUFFERS

The purpose of the buffer area is to provide privacy from noise, headlight glare and visual intrusion onto other lots. A perimeter buffer shall be provided along all lot lines other than the front lot line, except where driveways or pedestrian walkways connect to abutting properties. A buffer is required in accordance with this section for each lot, notwithstanding any buffers on adjacent property. Except for single family residential uses, the perimeter buffer shall not be used for parking. The area of the perimeter buffer may be included in calculations for the minimum landscaped area required in Section 63.2.

63.5.1 Buffer Width. The minimum width of perimeter buffers shall be as follows:

- a. For residential uses, the side and rear yard setback areas shall be considered to be perimeter buffers.
- b. For non-residential uses abutting property which is zoned for residential uses - 20 feet
- c. For uses within commercial districts - 10 feet
- d. For uses within industrial districts - 20 feet
- e. Where lot size and shape or existing structures make it infeasible to comply with the minimum widths required above, the Zoning Commission may modify the width requirements provided the perimeter buffer area meets the intent of these Regulations.

63.5.2 Required Landscaping for Buffers. For single family residential uses, there is no specific requirement for landscaping the buffer area. For multi-family and non-residential uses, the buffer area shall be maintained with lawn, shrubs and trees, including evergreen planting of such type, height, spacing and arrangement as, in the judgment of the Zoning Commission, will effectively screen the activity on the lot from the neighboring residential area. At a minimum, the planting shall consist of evergreen trees 6 feet in height planted at intervals of 10 feet on

center, unless otherwise approved by the Commission. Non-evergreen planting may be included to supplement evergreen planting, but not to take its place.

- a. An earthen berm, wall, or fence of location, height, design and materials approved by the Zoning Commission may be substituted for any portion of the required planting and/or buffer area strip; the substituted berm, wall or fence shall not be used to meet the minimum required landscape area of Section 63.2.
- b. Where the existing topography and/or landscaping provide adequate screening, the Zoning Commission may modify the planting and/or buffer area requirements.

63.6 INTERIOR PARKING LOT LANDSCAPING

In addition to front landscaped area and buffer area requirements, parking areas shall comply with the following minimum standards:

- 63.6.1 All uses required to provide 20 or more off-street parking spaces shall have at least 20 square feet of interior landscaping within the paved portion of the parking area for each parking space. Islands shall be provided to indicate and assure safe and efficient channelization of both pedestrian and vehicular traffic and to separate major access ways through the parking area from parking aisles. Each separate landscaped area shall contain a minimum of 100 square feet, shall have a minimum dimension of at least 8 feet, shall be planted with grass or shrubs, and shall include at least one deciduous tree of not less than 3 inch caliper, at least 6 feet in height. Interior landscaping shall be positioned so as to enhance the visual qualities of the site and to break up large expanses of parking. A standard of one island for every ten parking spaces should be used for design purposes. No more than 15 spaces in a row or four rows across shall be permitted without an intervening interior landscape area.
- 63.6.2 A landscaped area shall be provided along the perimeter of any parking area except where the parking area is functionally integrated with an adjoining parking area on an abutting lot. The landscaped area shall have a minimum dimension of 5 feet, shall be planted with grass or shrubs, and shall include at least one deciduous tree of not less than 3 inch caliper, at least 6 feet in height for every 50 feet along the perimeter of the parking area. Where appropriately located, the required front landscaped areas and perimeter buffers may be used to satisfy this requirement.

63.7 VISUAL CLEARANCE

No landscape materials shall be located so as to create a visual hazard for vehicular and pedestrian traffic either within a site or at the intersection of the site access with the public street.

63.8 SUBMISSION OF A LANDSCAPE PLAN

As part of or in conjunction with a required site plan, the following information shall be provided concerning site landscaping:

- a. Location and description of existing vegetation on site and any proposals to protect and preserve existing vegetation during and after construction.
- b. Location and description of existing natural features, including large boulders, rock outcroppings, and water features to be incorporated into proposed site design.
- c. Location and spacing of proposed new plant materials, including types of materials identified by botanical and common names.
- d. A list of plant materials to be used, including size in diameter and height at installation and at maturity; a planting schedule for all plant materials.
- e. Proposed treatment of ground surfaces.
- f. Methods of protecting landscaping from vehicles.

63.9 REQUIREMENT FOR SURETY

The Zoning Commission may require a separate bond or other surety against completion of the requirements of this Section.