

SECTION 5. GREEN SPACE REQUIREMENTS

All new or expanding commercial development shall designate a minimum of 15% of the total site area for green space. A minimum of 50% of the required green space shall be located along the street frontage with the most traffic and visibility. All green space at a minimum shall be planted in grass, mowed on a regular basis and kept weed and litter free by the property owner.

Although not required, planting of trees and other live vegetation to provide a more pleasing view from the travel ways and to provide a continuity of vegetation throughout town is preferred, however, not required.

5.1 Incentives for Additional Green Space and Landscaping

In addition to the 15% minimum green space requirement, incentives are available for creating additional green space and/or adding landscaping to the site. For every five percent increase in green space, ten percent can be reduced from the total parking requirement. Thirty percent or greater green space provisions will allow up to a thirty percent reduction in total parking spaces required. If trees are planted or preserved, parking spaces may also be reduced. A minimum of 15% net green space is still required. For every 3 large trees planted/preserved or 8 ornamental trees planted/preserved per acre, 5 parking spaces may be reduced from the total spaces required. At least 5 large shade trees shall be planted/preserved and/or at least 10 ornamental trees planted/preserved per acre to qualify for a thirty percent reduction in total parking spaces required.

Green Space and Landscaping Incentives Table

	Net Green Space		Trees per acre	Parking Reduction
Minimum Req	15%	and	2 Large or 5 Ornamental	None
Incentive A	20%	and	3 Large or 8 Ornamental	10 % reduction in total parking
Incentive B	25%	and	4 Large or 9 Ornamental	20 % reduction in total parking
Incentive C	30% or greater	and	5 Large or 10 Ornamental	Up to a 30% reduction in total parking

5.2 Preservation of Existing Trees for Incentives

1. If existing trees are within the 50% required green space area along the street with the most traffic and visibility or in portions of the remainder of the total required 15% net green space, they may be accepted for the incentive if they meet or exceed the requirements of 5.3 (1) or (2) of this section.

2. If existing trees are within the 50% required green space area along the street with the most traffic and visibility or in portions of the remainder of the total required 15% net green space, they may be accepted for the incentives if they are combined with new trees to meet or exceed the requirements of 5.3 (1) or (2) of this section.

5.3 Tree Size at Planting for Incentive Landscaping

1. Large shade tree: Each tree shall be a minimum of two (2) inches caliper, have a minimum height of ten (10) feet from the ground surface, and not be within the right-of-way.
2. Small size ornamental tree: Each tree shall be a minimum of one (1) inch caliper, have a minimum height of six (6) feet from the ground surface, and not be within the right-of-way.

5.4 Site Plan Review Required

The development plan shall be the following:

- a. Proposed land uses, location of various land uses, their types and densities;
- b. Proposed circulation pattern for vehicles and pedestrians;
- c. Proposed parks and other common open space areas, proposed means of dedication of any common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space;
- d. Delineation of the units or phases to be constructed in progression;
- e. Relation of land uses in surrounding areas and to the general development plan;
- f. The layout of car parking and loading areas, service areas, entrances, exits, yards, courts and landscaping, control of signs, lighting, noise or other potentially adverse influences as to protect the residential character within and/or adjacent to the planned development; and the setbacks' size and screening of various land uses.
- g. Any other information that the Planning Staff or Planning Board may deem necessary in making an informed decision.

A Zoning Compliance permit shall not be issued until all required plans have been approved. A certificate of occupancy shall not be issued until all requirements of the site plan have been met and approved.

5.5 Exceptions

It is the intent of this section that development existing as of the date of its enactment shall not be required to comply with the regulations contained in this section unless such development is expanded or substantially altered.