III. LANDSCAPING AND SCREENING

A. PRESERVATION OF EXISTING TREES

The general location of tree-covered areas within a development site shall be illustrated. Specific identification is required for all existing trees proposed to be removed with a diameter of eight (8”) inches or greater at a point four and one-half (4.5’) feet above the ground level. The extent of the proposed grading shall be shown where trees are to be retained.

Measures shall be taken to protect mature healthy trees. Grading, construction, or materials storage should not disrupt their vitality. If ground alterations are of necessity within or near the drip line, or within critical distance of mature trees, they should be planned and executed in consultation with a tree expert. Adequate protection measures shall be performed for trees to be preserved on a construction site and shall comply with the guidelines outlined in the Zoning Ordinance (Article 8.9.4, Protection of Existing Tree Cover). Protection measures shall be maintained during construction to ensure the protection of trees to be preserved.

Tree planting specifications shall meet the minimum tree density criteria as specified in Town of Arlington Zoning Ordinance (Article 8.9.7 Tree Planting Specifications) and shall be illustrated in table form on the Landscape Plan.

B. LANDSCAPE PLAN

All new developments, whether public or private, and all existing commercial, industrial or multifamily residential projects where the site or the exterior of the building is to be modified shall be required to submit a Landscape Plan. All Landscape Plans shall be prepared by a licensed landscape architect or experienced landscape designer.

Landscaped areas shall include all designated open space, and landscaping should be located along the public boundaries of a site, including site entrances and parking areas, around buildings and building entries, along drainage or storm water management structures and retention areas, provide visual and physical separation of conflicting land uses, and hide views or to conceal areas from public view such as loading areas, dumpsters, HVAC units, electrical boxes and meters.

Landscape Plans shall illustrate proposed new trees, shrubs, and ground covers with plant common names and size. A plant list shall be provided denoting plant names, quantities and sizes. All landscaped areas shall be irrigated with an irrigation system approved by the Town.
C. STREETSCAPE

The streetscape is generally defined as the visual appearance of a roadway formed by the location of physical features such as street trees, lawns, and landscape buffers. The streetscape area is located behind and adjacent to the road right-of-way line. A consistent landscape treatment along public streets enhances the appearance of the public domain. All streetscapes shall adhere to the following provisions:

1. No parking or structures, other than signage and approved street furniture, shall be permitted in a designated streetscape area.

2. The streetscape for non-residential developments and single-family residential developments which utilize reverse frontage lots shall be a minimum depth of 25 feet from the public right-of-way. The streetscape for multi-family residential developments shall be a minimum depth of 30 feet from the public right-of-way. For larger non-residential developments that require surface parking of greater than 100 parking spaces, additional streetscape depth may be required to provide a buffer from the street right-of-way. Berms and additional plantings may also be appropriate. The Design Review Committee should consider site location, building and parking lot location, and the quantity of parking spaces in determining the appropriate streetscape. Properties within the Depot Square boundary are not subject to these requirements. These properties will be reviewed pursuant to the Depot Square Design Guidelines found in Appendix F, and the Depot Square Master Development Plan.

3. All streetscape areas shall lie within defined common open space areas or landscape easements owned and/or maintained by established property owner associations.

4. Streetscape plantings shall include a mixture of tree and understory plantings. Street trees should be planted no further apart than thirty (30’) feet on center, unless it is shown that the proposed species would be ultimately crowded at that distance. All new street tree plantings shall be a minimum of two and one-half (2.5”) inches in caliper at the base of the trunk and multi-stemmed ornamental trees should have a minimum caliper of one (1”) inch.

5. The sidewalk should be set back a minimum of four and a half (4.5’) feet from the back of the curb, unless otherwise approved. Where sidewalks are incorporated within a larger landscaped pedestrian way, street trees may be planted between the curb and sidewalk, unless such plantings would interfere with overhead utility lines or underground utilities. In such cases ornamental trees shall be planted behind the sidewalk and shall be of a species that will not interfere with overhead wires at maturity.

Suggested street trees for the Arlington streetscape planting are identified in the tables found in the Appendices.

Streetscape for Airline Road should use the Streetscape Landscape Plate found in the Appendices

Appropriate Streetscape (Commercial Area)

Appropriate Streetscape (Residential)

Appropriate Streetscape
D. PERIPHERAL SCAPE AND SCREENING
The peripheral scape is defined as the area in the side and rear yard between the property line and any paved area or structure. All peripheral scapes shall adhere to the following provisions:

1. No parking, dumpsters or other structures shall be permitted in a designated peripheral scape area.

2. The peripheral scape shall be a minimum of ten (10’) feet in depth; however, when the lot adjoins a residential district, the depth shall be fifteen (15’) feet and may be increased to twenty-five (25’) feet by the Planning Commission.

3. Evergreen trees should be planted at a minimum one tree for every twenty (20’) lineal feet or portion thereof to obtain a dense planting. Two to three rows shall be provided of planting where appropriate with trees alternately spaced to provide an adequate screen. All new tree plantings shall be a minimum of two and one-half (2.5”) inches in caliper and should be six (6’) feet in height at time of planting.

Screening is designed to provide a visual, physical, or sound separation of service areas and/or adjacent conflicting land uses, and should be designed so that it is an orderly part of the landscape and does not dominate the view. Screening should not compromise safety by blocking vision at intersections, and elements requiring screening should not be placed to impede vision of any street corner or obstruct visibility of vehicles entering or leaving driveways. Required screening between conflicting land use should consist of densely planted strips or areas and should be an effective buffer for all seasons of the year. Mature vegetation should be retained in such areas and supplemented as necessary by new evergreen vegetation to screen sight lines.

Screening shall be required in the Town of Arlington in the following instances:

1. In all multi-family residential, commercial or industrial developments that are adjacent to a conflicting land use, residentially zoned property or a residential development.

2. In all developments that propose the use of double frontage lots.

3. In all developments that have outdoor work areas for vehicles, provide for the storage of vehicles, or provide auto service functions such as the storage of cars while they are being repaired.

4. In all developments that provide for the self-storage of goods.

5. Around all waste disposal or garbage collection sites of all multi-family residential, commercial and industrial developments.
Types of Screening:

1. **Vegetative Screening:** Vegetative screening method in the Town of Arlington where industrial and commercial developments adjoin less intensive developments or zones. When vegetative screening is required for conflicting land uses or transitional land uses, the screening, at a minimum, unless otherwise directed by the Design Review Committee, shall form a solid continuous visual screen. All new plantings shall be at least six (6’) feet in height upon planting. The proposed vegetative screening strip shall be composed of trees and shrubs that are of a major deciduous and major evergreen nature. Use and preservation of existing, mature vegetation for screening is encouraged.

2. **Fencing:** Fencing is the preferred screening method in the Town of Arlington for multi-family developments that adjoin a conflicting land use or a residential development proposing double frontage lots. All required fencing, which is used to screen or create privacy in the Town of Arlington, shall adhere to the following requirements:
   
   a. The preferred fencing type is brick/masonry or stone. Fencing constructed of treated wood or ornamental metal may be approved by the Design Review Committee and reviewed on a case-by-case basis. The use of untreated wood, plain concrete block, chain link, wire, metal mesh, or corrugated metal panels shall not be used as fencing or screening.
   
   b. The fencing shall provide an opaque view of the screened area.
   
   c. Fences shall be set back from the street right-of-way to allow a clear area for utilities and landscaping. Landscaping shall not conflict with any utility easements.
   
   d. Where approved, wood fences shall have brick or stone columns located a maximum of 50 feet on center, and shall be constructed with a wood cap.
   
   e. Fences shall not create a stockade appearance. This can be accomplished by staggering fencing materials between columns to add depth to the screening. Fences over 100 feet long on double frontage lots facing streets shall have no more than 50 percent of their length in a straight line and shall provide a setback of five feet or more from the fence line.
   
   f. Fencing shall be designed to facilitate maintenance and shall not modify natural drainage so as to endanger adjacent property.
   
   g. The maximum height of the fence may not exceed a height of eight (8’) feet.
   
   h. The use of berms with appropriate dense screen planting along the top of the berm is encouraged. Landscaping shall include trees planted 50 feet on center and shrub groupings.
   
   i. Fencing shall lie within defined common open space areas or easements owned and/or maintained by established property owner associations.
D. PERIPHERAL SCAPE AND SCREENING—cont.

3. **Berms:** The berm is the preferred screening method for the Town of Arlington for more intensive commercial and industrial developments; in particular, developments that will have loading docks, storage areas, and large parking areas or drives that adjoin or infringe upon a residential area or zone. The use of the berm may be imposed upon any development as a screening method along a major thoroughfare or between a sidewalk and parking or road. When a berm is required as a screening method or is incorporated into a landscaping plan, the berm shall be a minimum of three (3’) feet in height with the Design Review Committee having the option of requiring a five (5’) foot high berm depending upon the use being buffered. The slopes on all berms within the Town of Arlington shall not exceed a ratio of 3 to 1. In instances of industrial developments adjoining a residential development or zone, the Design Review Committee shall require a twenty-five (25’) foot wide, five (5’) foot high landscaping berm with a minimum six (6’) foot high vegetative screen.

**Appropriate privacy screening (double frontage lots)**

**Inappropriate privacy screening (double frontage lots)**
E. PARKING LOT LANDSCAPING

1. Orientation/Layout

Parking areas should be designed to complement the streetscape of the adjacent roadway. Areas should include landscaping to minimize the visual impact of large expanses of asphalt and a large number of vehicles. Parking lots shall conform to the requirements set forth:

a. Landscaping shall be provided around the perimeter to serve as a buffer screen and assist in minimizing the impact from public view.

b. Parking islands shall be landscaped and be covered with shredded bark, turf, low shrubs and shall have at least one tree per island, or two trees if there is a double row of parking. Shade trees and trees of sufficient size at maturity shall be planted in parking lot landscape islands. Parking islands shall include trees of two and one-half (2.5”) inch caliper for large trees; two (2”) inch caliper for medium and small trees; and three (3) gallon shrubs with a minimum twelve (12”) inches tall at time of planting. Container grown trees are preferred over burlap for this application.

c. All plantings shall be selected from the list of “Acceptable Vegetation for Parking Lot Islands” found in the Appendix.

d. Plant material should not interfere with visibility for motorists at road intersections, or at entrances and exits of parking areas.

e. Maintenance and management of all landscaped areas is the responsibility of the property owner.

f. All landscaped parking islands shall be irrigated. Backflow preventors shall be less conspicuously located and screened.
Inappropriate landscaped parking island

Inappropriate landscaped parking island

Inappropriate parking lot landscaping

Clear site visibility at entrances/exits
F. STORMWATER MANAGEMENT

Overland drainage and detention are required to minimize the impact of peak water discharges on downstream facilities. The rate of peak run-off at site boundaries cannot be greater than peak run-off prior to development. Where site run-off requires detention areas, the areas shall be designed as a visual amenity for the site and be incorporated into the overall landscaping of the site.

All drainage must conform to the Town of Arlington Subdivision Regulations and shall be approved by the Town Engineer prior to construction, or alteration in the case of existing stormwater facilities.

All detention areas shall incorporate the following standards:

1. Detention basins must be fully sodded.
2. A concrete swale shall be provided for adequate drainage flow to drain outlets.
3. Earth cut slopes of 3:1 horizontal to vertical shall be preferred for erosion control and maintenance.
4. Landscaping shall be provided adjacent to the basin so as to provide a visual amenity within the overall landscaping of the site.
5. In basins that shall retain water so as to provide an aesthetic feature of the development, water should not remain stagnant. Fountains shall be provided to aerate the water surface.

G. MAINTENANCE AND IRRIGATION

1. All planted areas installed by the developer shall be privately maintained as originally designed and approved by the Design Review Committee for the life of the project. All dead and/or dying landscape material shall be removed by the property owner and replanted per the Committee’s originally approved Landscape Plan. Any revisions to the landscaping not in conformance with the approved plan require prior approval of the Design Review Committee.

2. Irrigation shall be provided to ensure longevity and health of the planting areas on all new construction. Existing and renovated landscaped areas will be evaluated individually based on the complexities of providing irrigation.

3. Irrigation backflow preventors shall and screened or concealed. Backflow preventors shall be placed on the side or rear of buildings not to be located within a required streetscape area.

4. Irrigation systems must be installed below ground, with spray heads flush with the ground surface. Mainlines shall be at a minimum depth of 18 inches; lateral line shall be a minimum depth of 12”.

5. Turf and landscape shall be on separate zones and not watered together on the same zone. The system shall provide head to head coverage with 100% coverage.

6. Rotors are not appropriate for landscaped areas and shall not shoot beyond turf onto any sidewalk or hard surfaces.

7. Irrigation controllers shall be mounted on the side, rear, or inside of a building. All controllers shall be installed with a rain sensor.