

ARTICLE NINE: To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-5.2 (Landscaping), by deleting the ~~striketrough~~ text and inserting the underlined text, as follows:

A. Purpose. It is the intention of this Bylaw to ensure that landscaping is an integral component of site design:

- (1) To enhance the visual appearance and character of the built environment through the use of vegetated landscaping;
- (2) To reduce the visual impact of parking areas, buildings, and paved surfaces on abutting properties and public ways;
- (3) To encourage the use of vegetated landscaping practices that incorporate stormwater best management practices, including but not limited to vegetated buffers, infiltration areas, and shade tree coverage;
- (4) To promote environmental sustainability by supporting biodiversity, reducing heat island effects, and improving air and water quality;
- (5) To support the health, safety, and general welfare of the public through the thoughtful integration of natural elements in site development.

~~A.~~ B. Applicability.

- (1) The requirements of this subsection shall apply to any proposed outdoor parking lot for 10 or more parking spaces and to any alteration of an existing parking lot which will contain 10 or more spaces. However, a lot of any size abutting a parcel used for residential purposes shall provide a minimum of a five-foot landscaped buffer strip, or other type of screening as determined by the Board, along all property lines of such parking lot abutting the residential use. The Planning Board acting through Site Plan Approval may require additional buffer. ~~The specific requirements and standards for landscaping is within Site Plan Approval Design Manual as most recently amended.~~
- (2) Existing parking lots covered by § 280-5.1 may proportionally reduce the requirements of this subsection to the ratio of the existing unbuilt-upon space to the space needed to meet the requirements of this Section; or take any action relative thereto.

C. Maximum lot coverage.

- (1) In Research Development and Office (RDO) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.
- (2) In Highway Business (HB) zoning districts, the maximum allowable lot coverage shall be 70% of the total lot area.
- (3) In Limited Manufacturing A (LMA) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.

Any project subject to Zoning Bylaw § 280 9.5 (Site Plan Review) shall include a lot coverage calculation, expressed as both square footage and percentage of total lot area, to demonstrate compliance.

~~€~~ D. Landscaped areas.

- (1) Frontage strip. Only landscaping shall be allowed in the landscaped buffer zone which extends across the entire frontage of the lot on a street or highway and for a depth of 20 feet in the Highway Business and Research Development and Office districts, and five feet in the Local Business, General Business, and Limited Manufacturing districts, or of the required minimum front yard, whichever is less. Any commercial, industrial, institutional, or other nonresidential use located in a residential district shall provide a landscaped buffer zone of 20 feet in Single Residence A districts, 10 feet in Single Residence B districts, and five feet in General Residence districts. Existing healthy trees and shrubs shall be preserved within this landscaped buffer zone and planted to supplement and not prevent existing vegetation from surviving. Shrubs shall be planted between each two trees. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

(2) Lot interior. Trees and shrubs shall also be preserved or planted in the interior of the parking lot (defined as the space enclosing the parking spaces, maneuvering areas, and aisles) so that such landscaped space shall comprise not less than 15% of the paved parking area. This interior landscaped area shall not include the landscaping provided in the frontage strip. Trees and shrubs shall be planted near the middle of rows of parking spaces extending more than 180 feet and to separate parts of the parking lot, and shrubs shall be planted in the landscaped rounding between the end of a row of parking and the curved wedge-shaped spaces or narrow strips not large enough for a tree. The interval between trees shall not be more than 25 feet, and the distance from a tree to the paved area shall be at least five feet. The distance from a shrub or other vegetation to a paved area shall be at least two feet. Landscaping that is less than two feet from the paved area shall not block the line of sight. Other unpaved areas on the lot shall be suitably landscaped with trees, grass, hedges, occasional trees, and flower beds or benches and ornamental structures. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

~~D.~~ E. Planting requirements. Screening by trees, especially evergreens, and shrubs shall be provided between parking lots and residential areas, highways or streets, and buildings on abutting lots, as specified herein. Trees to be planted shall have a minimum height of 12 feet and a minimum diameter of three inches at four feet height at the time of planting, and shall be planted in one cubic yard of loam, wrapped and guyed to facilitate survival. They shall be of species characterized by rapid growth, hardiness, and suitable for New England climate. Shrubs to be planted shall be of at least five gallon size, and suitable for the purpose of visual screening.

~~E.~~ F. Seasonal planting waiver. Landscaping may be delayed due to seasonal changes with the approval of the zoning enforcement officer for up to six months from the date of issuance of a building permit. A temporary occupancy permit may be issued if the record owner of the property upon which the landscaping is to be completed posts a bond or other acceptable security with the Town Treasurer, such bond to be in the amount of one-and-a-half times the estimated cost of such delayed landscaping construction, as indicated on the approved parking or site plan. Upon completion of all landscaping, substantially in accordance with the approved plan, the zoning enforcement officer shall authorize in writing the release of said security and shall issue a permanent occupancy permit. The owner shall be responsible for the continued vitality of landscaped areas.

~~F.~~ G. Waiver of landscaping, lot coverage, and planting requirements. Where soil conditions, lot shape, topography, architectural or structural conditions make literal compliance with the terms of this § 280-5.2 impracticable or infeasible, the Planning Board may approve a site plan showing alternative means of complying with the objectives of this § 280-5.2 and may allow the use of ground cover and ornamental screening or buffers, as long as such action is in the public interest and not inconsistent with the intent and purpose of this § 280-5.2. In these

instances, the Planning Board shall make detailed written findings of:

- (1) Those specific conditions that render literal compliance with the terms of this § 280-5.2 impracticable or infeasible;; -
- (2) The specific nature of alternative means of complying with the terms of this § 280-5.2;; and -

Or take any other action relative thereto.

VOTED: That it be so voted.

AS DECLARED BY A 2/3RD MAJORITY