

ZONING

175 Attachment 5

Town of Lake George

Appendix I

Commercial Development Design Guidelines and Regulations [Adopted 7-11-2005 by Res. No. 62-2005]

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1.0 INTENT

The purpose of these guidelines and regulations is to provide positive examples of forms and patterns of development that are desirable in the Town of Lake George. Additionally, these guidelines and regulations address development forms and patterns considered undesirable.

In general, these guidelines and regulations are intended to encourage development that is in keeping with the Town's Adirondack character. These guidelines and regulations generally describe Adirondack character as the use of native building forms, materials, colors, and patterns.

Preparation of these commercial development guidelines and regulations implements one of the major recommendations of the Town of Lake George Comprehensive Plan (2001). The adoption of these guidelines and regulations is intended to help build a distinctive Town image and appearance of which residents will be proud and which visitors will remember fondly. In so doing, both the economic viability and the quality of life for residents of the Town will be enhanced.

The design guidelines and regulations provide a reference framework to assist applicants in understanding the Town's goals and objectives for high quality commercial development. They address site design, landscaping, lighting, architectural elements, and the Route 9 streetscape. The Planning Board may interpret the application of the design guidelines to specific projects with flexibility. It is hoped that this flexibility will encourage creativity on the part of project designers.

2.0 APPLICABILITY

These guidelines and regulations shall apply to the construction, addition, remodeling or alteration of all commercial, light industrial, multi-family uses (but not including duplexes), office and recreation uses in the Town of Lake George. *The Lake George Commercial Development Design Guidelines and Regulations* contains both recommendations and mandatory regulations. Applicants must comply with the mandatory regulations, referred to as Requirements, included in this document. If the Planning Board finds that a particular project meets the intent in ways not identified by these guidelines and regulations, it has the authority to waive specific requirements.

3.0 GLOSSARY OF TERMS

Buffer Zone: A strip of land covered with sufficient permanent planting (generally consisting of both trees and shrubs) to provide a continuous physical screen to mitigate conflicts of land use between two or more areas. No parking or storage of vehicles of any kind or objects within the buffer zone is permitted.

Cambium: The layer of living cells immediately beneath the bark of a woody plant. The cambium is critical to the movement of water and nutrients through a plant.

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Girdling: Damage to cambium layer of a woody plant. A stem or trunk that is girdled around its entire circumference will die. Any amount of girdling will compromise a plant's vigor.

Hardiness Zones: A classification system of regions of similar climate. This document refers to the simplified United States Department of Agriculture system that has 10 zones designated zone 1 through zone 10. The lower the number of the zone designation, the colder the climate.

Integrated Pest Management: A sustainable approach to pest control that combines the use of prevention, avoidance, monitoring and suppression strategies in a way that minimizes economic, health, and environmental risks.

Landscaping: The act of preserving, altering, or creating natural features and built structures within an area of land so as to protect public health, safety and welfare, and/or to enhance the land's aesthetic character or screening value. These goals will be accomplished wherever possible through the preservation of existing habitat, including meadows, canopy trees, under-story trees and shrubs, and ground cover. Where existing habitat must be disturbed during land development for the purpose of grading, as much of the disturbed area should be restored to its original cover type as is feasible. In areas where habitat restoration is inappropriate, landscaping may consist of planted lawns, trees, shrubs, perennials, and annual flowers. Landscaping also includes; the act of terrain sculpting; the construction of retaining and ornamental walls, stormwater management ponds, pedestrian and vehicular circulation routes, parking areas, and pedestrian plazas; the placement of boulders and mulch; and the installation of exterior lighting, fences, benches, and other site amenities.

Glare: The sensation produced by luminance within the visual field that are sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility. The magnitude of the sensation of glare depends on such factors as the size, position, and luminance of a source; the number of sources; and the luminance to which the eyes are adapted.

Light Pollution: Any adverse effect of man-made light including sky glow, glare, light trespass, and light clutter.

Luminaire (light fixture): A complete lighting unit consisting of a lamp or lamps and ballast(s) (when applicable) together with the part designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

Luminance: The intensity of light per unit area of its source. The condition or quality of emitting light, especially self-generated light.

Substantial Performance: A measure of the health and adaptive success of planted materials at the end of the one-year warranty period. Substantial performance has been achieved if a particular plant meets the following criteria:

1. The plant must leaf out in the first spring following planting.
2. Shoot growth during the subsequent growing season must be within normal limits.

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3. The plant must exhibit leaf color normal for the species.
4. The plant must be free of any insect or disease pest that cannot be controlled through normal cultural practices, and threatens the survival of the plant. Ex: fire blight on crabapples.
5. The plant must not exhibit signs of environmental stress damage that compromise its aesthetic value (Ex: windburn on evergreens) or threaten its survival (Ex: frost cracks in tree trunks).

Tree Caliper: The diameter of a trees trunk measured four (4) feet above the base of the tree.

Uniformity Ratio: The ratio between the luminance of the brightest area and the darkest area of the site.

4.0 GENERAL PROVISIONS

Desirable Elements of Project Design

The qualities and design elements for commercial, multi-family structures, office, industrial and recreation uses that are most desirable include:

- Richness of surface and texture
- Significant wall articulation (insets, canopies, wing walls, trellises)
- Multi-planed pitched roofs
- Roof overhangs, arcades
- Regular or traditional window rhythm
- Articulated building mass and bulk
- Use of native materials (log, stone, wood)
- Use of earth tone colors that blend with the natural landscape and Adirondack setting
- Attractive landscape and hardscape elements
- Prominent access driveways and road definition
- Landscaped and screened parking
- Coordinated signage

Undesirable Elements of Project Design

Qualities and design elements for commercial, multi-family structures, office, industrial and recreation uses that are undesirable include:

- Large, blank, unarticulated stucco or block wall surfaces
- Highly reflective surfaces
- Metal siding
- Plastic siding
- Square 'boxlike' structures
- Mix of unrelated styles (i.e. rustic wood shingles and polished chrome)
- Visible outdoor storage, loading and equipment areas

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- Parking areas with confusing circulation patterns
- Ill-defined entrances and road edges
- Large unsheltered parking lots
- ‘Signage clutter’, i.e., uncoordinated signage
- Lack of landscaping and buffering

5.0 SITE PLANNING

Site planning involves the placement and orientation of structures and landscaping relative to the existing topography, built environment, and transportation elements. *Figure 1A, Site Analysis — Topography and Natural Features*, provides an example of the type of information which will be required at the time of application to the Planning Board. For an example of the type of practices which will be discouraged in all site plans, see *Figure 1B, Discouraged Site Planning Practices*. For an example of the types of practices which will be encouraged, see *Figure 1C, Preferred Site Planning Practices*.

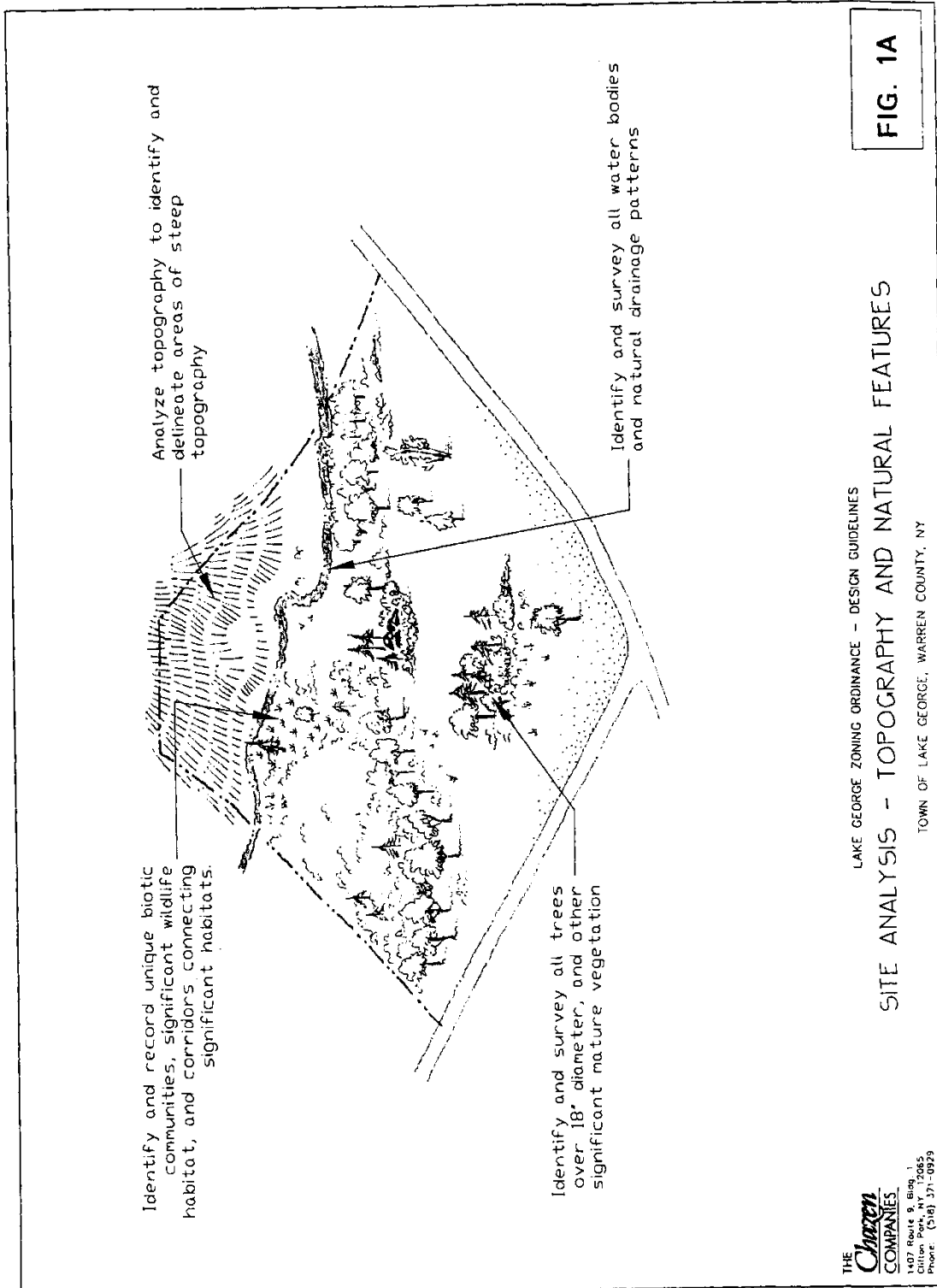
5.1 Recommended Guidelines for Site Planning

- 5.1.1 Orderly Development. Structures should be sited in a manner that will complement adjacent structures. Sites should be developed in a coordinated manner to provide order.
- 5.1.2 Clustering Of Structures and Open Spaces. If more than one structure is proposed, they should be clustered to create pedestrian open space. When clustering of structures is impossible, a visual link between separate structures should be established. Outdoor spaces should reflect careful planning and should not simply be leftover areas. Such spaces should provide pedestrian amenities such as shade and benches.
- 5.1.3 Orientation of Structures. Freestanding, single commercial structures should be oriented with their major entry toward the street where access is provided, as well as their major facade parallel to the street.
- 5.1.4 Loading Facilities. Loading facilities should not be located at the front of structures where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site.
- 5.1.5 Circulation. Structures should be located and circulation systems designed to minimize pedestrian/vehicle conflicts. See Section 5 for more details.
- 5.1.6 Topography and Natural Features. Where possible, site design should protect, incorporate, and showcase the natural features of the site which have the function of projecting an ‘Adirondack’ theme and environmental quality. These natural features may include trees, a scenic vista, rock outcrops, drainage areas, glacial features, and wildlife corridors connecting significant habitats.

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- 5.1.7 Northern Climate. Site design should be cognizant of the northern climate in the Town of Lake George. Techniques should be used minimize the harsh effects of winter weather. For example, space should be allocated for snow removal and storage, screening should be utilized to create a more hospitable pedestrian environment, and building orientation should maximize solar gain.

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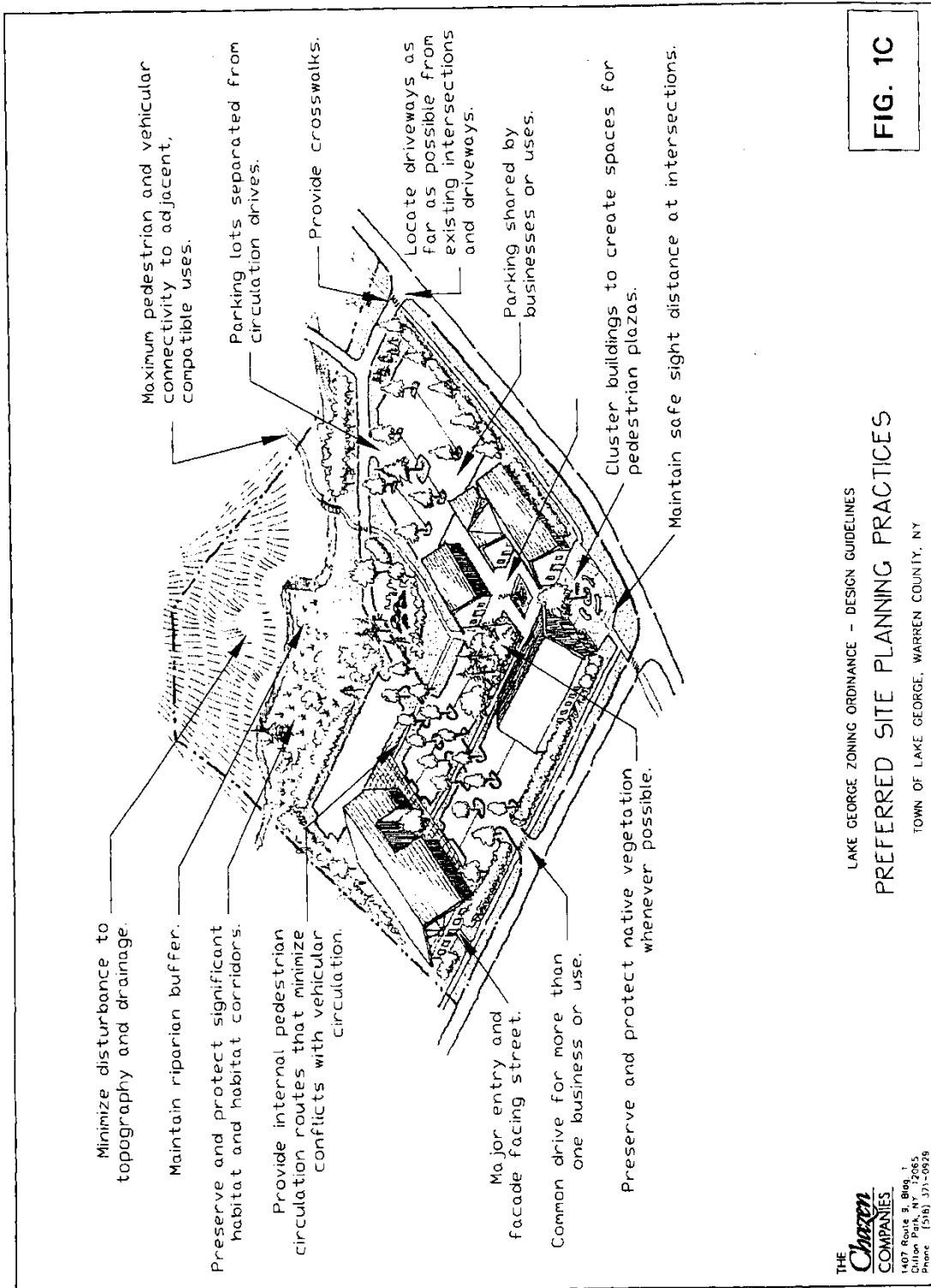


FIG. 1C

LAKE GEORGE ZONING ORDINANCE - DESIGN GUIDELINES
 PREFERRED SITE PLANNING PRACTICES
 TOWN OF LAKE GEORGE, WARREN COUNTY, NY

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0 PARKING AND CIRCULATION

ZONING

Parking lot design can be a critical factor in the success or failure of a commercial use. When developing a new parking area, the following factors should be considered: the location and relation of ingress and egress in relation to the street, pedestrian and vehicular conflicts, on-site circulation and service vehicle zones, overall configuration and appearance of the parking area. *Figure 2, Parking and Circulation*, identifies preferred design options for parking and circulation.

6.1 Recommended Guidelines for Parking and Circulation

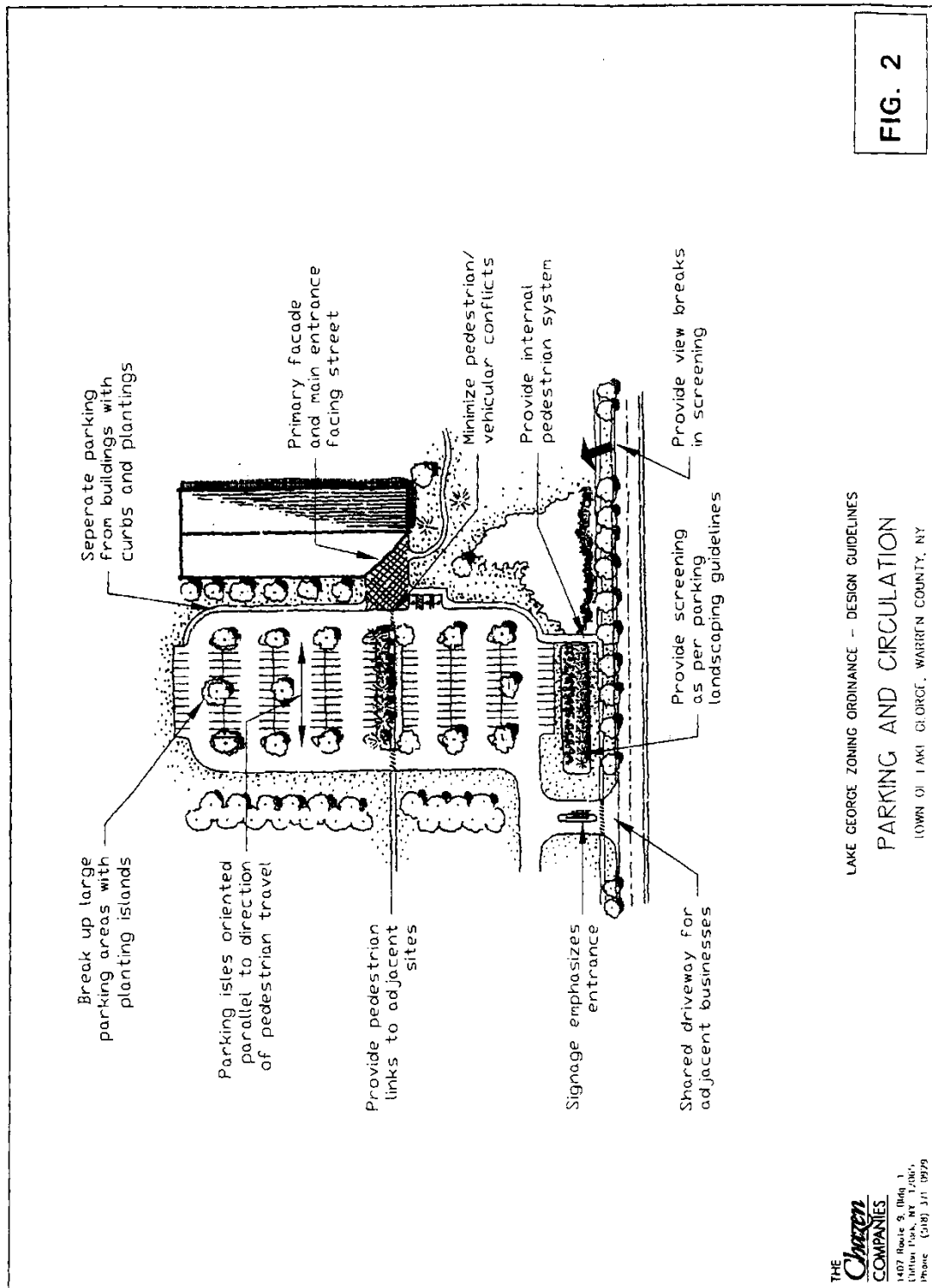
- 6.1.1 Pedestrian linkages between uses in commercial developments should be emphasized.
- 6.1.2 Parking aisles should be separated from vehicle circulation routes whenever possible.
- 6.1.3 Common driveways which provide vehicular access to more than one site are encouraged.
- 6.1.4 Enhance the pedestrian environment by providing sidewalks, interior pedestrian walkways and pedestrian links to compatible neighboring uses.
- 6.1.5 Shared parking between adjacent businesses is encouraged.
- 6.1.6 Where parking areas are connected, interior circulation should allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.
- 6.1.7 Wherever possible, locate site entries on side streets in order to minimize pedestrian/vehicular conflicts. When this is not possible, design the front site entry with appropriately patterned concrete or pavers to differentiate it from the sidewalks.
- 6.1.8 Parking access points should be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points should be limited to the minimum necessary to provide adequate circulation.
- 6.1.9 Parking areas should be designed so that pedestrians walk parallel to moving cars, rather than perpendicular.
- 6.1.10 Parking areas should be separated from structures by a raised concrete walkway and/or landscaped strip. Situations where parking spaces directly abut the structures should be avoided.

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6.2 Requirements for Parking and Circulation

- 6.2.1 Separate vehicular and pedestrian circulation systems shall be provided.
- 6.2.2 Parking lots shall be landscaped according to Section 8.

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7.0 ARCHITECTURAL DESIGN

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The purpose of this section is to encourage the design, development and redevelopment of buildings that are compatible with the existing architecture in the Town of Lake George. *Figure 3, Architectural Design Guidelines* presents illustrations of discouraged and preferred architectural principals.

7.1 Recommended Guidelines for Architectural Design

- 7.1.1 Corporate Styles. The use of standardized ‘corporate’ architectural styles associated with chain-type restaurants or businesses is strongly discouraged.
- 7.1.2 Height. Heights of structures should relate to adjacent open spaces to allow maximum sun and ventilation, protection from prevailing winds, enhance public views of surrounding mountains and minimize obstruction of views from adjoining structures. New development should ‘transition’ from the height of adjacent development to the maximum height of the proposed structure.
- 7.1.3 Large Buildings. Large buildings that give the appearance of box-like structures are generally unattractive and detract from the overall scale of most buildings. There are several ways to reduce the appearance of large scale, bulky structures.
 - 7.1.3.1 Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in one continuous direction for more than 50 feet without an offset.
 - 7.1.3.2 Vary the height of the buildings so that it appears to be divided into distinct massing elements.
 - 7.1.3.3 Articulate the different parts of a building’s facade by use of color arrangement of facade, or a change in materials.
 - 7.1.3.4 Avoid blank walls at the ground floor levels. Utilize windows, trellises, wall articulations, change in materials or other features.
 - 7.1.3.5 Structures can be broken up by: 1) creating horizontal emphasis through the use of trim, 2) adding awnings, eaves, windows, or other architectural ornamentation, 3) use of combinations of complementary colors, and 4) landscape materials.
- 7.1.4 Color. Due the Town’s setting at the gateway to the Adirondack Park, the use of earth tones (e.g., forest green, sage, browns, taupe, burnt orange, and muted yellows) is desired. Large areas of intense white color should be avoided. Wherever possible, minimize the number of colors appearing on the structure’s exterior.
- 7.1.5 Mechanical Equipment. Screening materials of the same nature as the structure’s basic materials should screen rooftop equipment from public view. Mechanical equipment should be located below the highest vertical element of the building.

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7.1.6 Awnings.

7.1.6.1 The use of awnings along a row of contiguous structures should be restricted to awnings of the same form and structure.

7.1.6.2 Canvas, treated canvas, matte finish vinyl, and fabric awnings are encouraged.

7.1.7 Adirondack Style. Incorporate traditional Adirondack architectural styles and materials wherever possible, such as cedar log work or cobble walls.

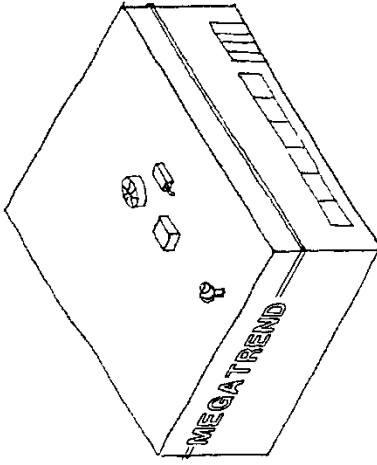
7.2 Regulations for Architectural Design

7.2.1 Roofs.

7.2.1.1 Materials. The use of galvanized metal roofs, corrugated metal, highly reflective surfaces and illuminated roofing shall be prohibited.

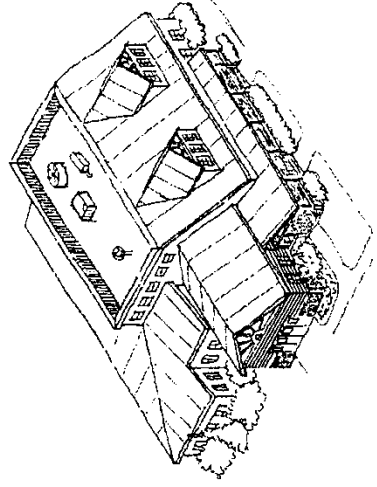
7.2.1.2 Colors. The following colors shall be prohibited: red, blue and bright yellow. The following roof materials should not be used: 1) corrugated metal, 2) highly reflective surfaces, 3) illuminated roofing.

7.2.2 Awnings. Plexiglas, metal, and glossy vinyl illuminated awnings are prohibited.



DISCOURAGED 

- Unbroken wall planes more than 50' long.
- Uniform height.
- Uniform color and textures.
- Visible mechanical equipment.
- Lack of detail.
- Large areas of reflective surface.



PREFERRED 

- Multiple directional offsets in wall planes.
- Divide building mass by varying height.
- Articulate facade by using 2 or 3 compatible material and/or colors.
- Screen mechanical equipment.
- Provide architectural details - particularly at pedestrian eye level.
- Incorporate traditional Adirondack architectural styles.
- Use window patterns, awnings, and wide eaves to add interest.

THE
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LAKE GEORGE ZONING ORDINANCE - DESIGN GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES

TOWN OF LAKE GEORGE, WARREN COUNTY, NY

FIG. 3

8.0 LANDSCAPING AND SCREENING

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The purpose of this section is to improve the quality of life for those living, working and visiting Lake George by enhancing the appearance of properties as viewed from rights-of-way. Proper landscaping also provides environmental and health benefits by reducing soil erosion and stormwater runoff, glare from vehicles, wind, heat, noise, dust and other offensive conditions. These regulations are intended to maintain and enhance property values; enhance the appearance of all nonresidential developments; provide adequate buffers between different land uses; improve the character and appearance of the Town; and reduce erosion and stormwater runoff.

8.1 Recommended Guidelines for Landscaping and Screening

- 8.1.1 The developer/owner shall make every effort to preserve and protect trees over eighteen inches in caliper and areas of significant habitat. These trees and areas shall be located during the site survey, and considered in the site planning process.

8.2 Regulations for Landscaping and Screening

- 8.2.1 A Landscape Plan must be submitted as part of the Site Plan Review process. Landscape plans must meet the design guidelines set forth in these regulations and are subject to approval by the Town of Lake George Planning Board where Site Plan Review is required, and subject to review by the Adirondack Park Agency where a project is classified as a Class A or Class B Regional Project.
- 8.2.2 Landscaping plans may not include the introduction of any man-made objects that exceed the maximum height limitation for structures in the zoning district in which the parcel under review is located.
- 8.2.3 Where the location of existing overhead or underground utility lines conflict with the required landscaping or screening, the Planning Board may approve an alternative plan to meet the intent of the ordinance.
- 8.2.4 Plant Selection Criteria. The appendix provides a 3-step process for selecting plants, along with a recommended plants list from which to choose. Where post-development site conditions allow, species present on the site (and within contiguous habitats) prior to development shall be given preference when selecting species for planting.
 - 8.2.4.1 Genetic Diversity. Increased genetic diversity within a planting reduces the impact of epidemics on the planting as a whole, and improves long-term sustainability of the landscape. Two measures can be taken to increase genetic diversity when selecting plants for a landscape plan. First, select as many species as can reasonably be incorporated into a plan as possible, while maintaining a pleasing landscape composition. Second, species propagated from seed should be given preference over named varieties and cultivars that are cloned through vegetative propagation.
 - 8.2.4.2 Use of Evergreens. Where site conditions allow, evergreen plants shall comprise one-quarter of the total plant materials. The Planning Board may at its discretion require a greater ratio than 1:3 of evergreen to deciduous plants,

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where it determines that a greater ratio would be desirable. Plants that provide winter interest with berries, cones, branching patterns, and textured or colored bark should comprise a proportion of the deciduous plant materials.

8.2.4.3 Climate. The Town of Lake George lies within USDA hardiness zone 4. The recommended species list found in the appendix only includes plant species and varieties hardy in Zones 2, 3 and 4. All requests to the Planning Board for the use of plants not found on these lists must be for species or varieties rated as being hardy in zones 2, 3 and 4, or demonstrated to thrive on another site in the Lake George area with similar site conditions to the site proposed for development.

8.2.4.4 Available space. In order to create landscapes that are in keeping with the character of the Lake George region, plants shall be allowed to develop their natural form and will not be sheared (see the Pruning section under Landscape Maintenance). This will only be possible if plant size is an integral component of species selection and placement. Plants shall be located where they can achieve their full mature height and width without interfering with architectural components or vehicular and pedestrian access.

8.2.4.5 Site and Soil Conditions. The initial viability and eventual longevity of landscape plants is largely dependent on their adaptability to site and soil conditions. Therefore, it is critical that analysis of the site and its soils be the first step in landscape planning. Plant selection must then be based on the ability of individual species to survive in the conditions in which they are to be placed.

8.2.5 Landscape Installation

8.2.5.1 Soil Preparation. Soils in planting areas that are compacted during construction must be broken up and aerated to a minimum depth of 18" prior to planting. The incorporation of organic matter into planting beds is recommended to increase survival rates and enhance plant growth.

8.2.5.2 Warranty. A one-year warranty of substantial performance must be provided by the installation contractor for all planted trees and shrubs prior to the issuance of a land use Certificate of Occupancy. The warranty will contain an agreement between the contractor and the owner that assigns responsibility for maintenance of the plantings during the one-year warranty period. In particular, this agreement will establish irrigation criteria and schedules that will increase plant survival rate, and will clearly state which party will implement the irrigation plan. The warranty must include all costs relating to the replacement including transportation, removal labor, materials, disposal and planting labor. In the case of disputes between the contractor and owner over the condition of plant materials, the Zoning Officer may be asked to make a ruling.

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While the design intent of an approved Landscape Plan must be followed, landscapes are dynamic over time and the owner and landscape contractor will be allowed to make changes when the original plant selections are not performing adequately. If it appears that a plant has not performed because it is not suited for the conditions in which it was planted, it may be replaced with another species selected from the Recommended Plant Lists for the site condition that appears to be prevalent. Replacement plants must meet all specifications set forth by the approving agencies(s) of the Landscape Plan.

- 8.2.6 Landscape Maintenance. Required landscape plantings must be permanently maintained in a healthy growing condition using techniques that are compatible with the character of the Town of Lake George. The site must be maintained so that no hazards to public health, safety, or welfare are present. Landscape maintenance operations shall endeavor to protect water quality, air quality, and ecological integrity. The discussion that follows addresses two types of landscapes: Undisturbed and restored habitat; and Planted areas.

- 8.2.6.1 Undisturbed and Restored Habitat. Maintenance of undisturbed or restored habitat will be limited to garbage removal and restrained pruning for the purposes of safety, height clearance, and the promotion of essential air circulation and light penetration.

Humus and decomposing leaves shall not be removed from the ground in these areas. The process of decomposition supports organisms that reside in the soil, improves soil structure, and releases nutrients that become available for absorption by plant roots. Leaf removal disrupts the nutrient cycle that supports ecosystems.

Areas to be maintained as meadows should be mowed or brushed annually to control the growth of woody plants. Cutting operations should occur in the fall to reduce the impact to nesting birds. At the Planning Board discretion, open meadows may be allowed to succeed to forest by allowing woody plants to grow, if the Board decides forest is an appropriate cover type for the area in question.

The maintenance practices explained above will reduce maintenance costs and the need for fertilizers, protect wildlife habitat, allow natural regeneration and senescence processes to proceed, and foster a wilderness aesthetic appropriate to the Lake George Region.

- 8.2.6.2 Planted Areas. In planted areas not designated as undisturbed or restored habitat, more intensive maintenance is required. The property owner is responsible for planning and implementing a maintenance plan that will include the following tasks in the manner recommended:

- 8.2.6.2.1 Pruning - These guidelines attempt to establish a unique style for commercial development in Lake George that is consistent with the sense of place offered by the Town's location in the

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Adirondack Mountains. Pruning techniques can play an important role in creating that style. A loose, informal and natural appearance is desired. This can be accomplished by allowing plants to express their natural form. Pruning will be limited to the minimum required to constrain growth where it interferes with architectural components or vehicular and pedestrian access. Pruning may also be done to remove damaged or diseased plant parts, and to eliminate hazards to property or public safety.

Professionals familiar with proper pruning techniques and timing, and the response of plant growth to pruning should conduct all pruning operations. Plants shall not be sheared into formal geometric shapes.

8.2.6.2.2 Weeding. Weeding should be frequent and routine, whenever weeds appear. Pulling weeds before they set seed reduces maintenance costs. A thick mulch layer helps control weeds and makes their removal easier. Herbicides will only be used in extreme cases, where hand pulling cannot reasonably control the pest species.

8.2.6.2.3 Mulching - A three to five inch thick layer of mulch will be maintained in all planting beds. The mulch will be replenished every one to three years as needed to maintain the recommended depth. Mulch shall be a fine textured organic material such as shredded hardwood bark that will decompose, thereby increasing soil humus content and improving soil texture, fertility, and moisture retention. Stones, crushed brick, pine bark "nuggets", and any mulch containing color dyes shall not be used.

The use of landscaping fabric between the soil and mulch layers is not recommended. Fabrics prevent the free movement of soil biota, such as earthworms, between the organic humus layer and the inorganic subsoil. Fabrics thus disrupt the nutrient cycle. Decomposing mulch and leaves cannot be incorporated into the subsoil where they benefit plant roots. Landscape fabrics do suppress weeds that germinate in the subsoil, but weeds eventually become established in the fine sediment that collects on top of the fabric. Weed roots subsequently become entangled in the weave of the fabric and are impossible to remove. A thick mulch layer does a good job of suppressing weeds, and it is easier to remove weeds without the fabric present.

All trees and shrubs planted in lawn areas will have a ring of mulch surrounding them. The ring will extend a minimum of two feet in radius from the base of the tree or shrub. The mulched ring will be kept weeded at all times. String trimmers will not be

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used within the mulched area, as they frequently cut through the bark killing the cambium and girdling the affected stem.

- 8.2.6.2.4 Lawn Maintenance - Lawns shall be cut regularly on a schedule appropriate to their rate of growth. Lawn irrigation is not required.

The widespread use of lawn care chemicals poses a potential threat to the water quality of Lake George. Lawn fertilization must be done in a manner that minimizes the migration of nutrients into the groundwater and into Lake George. The minimum quantity and least concentrated formulation that will provide effective results shall be used. Fertilization shall be applied when the soil is warm and the grass is actively growing. This strategy will maximize nutrient uptake by the grass, thereby reducing nutrient runoff into the Lake.

- 8.2.6.2.5 Pesticide and Herbicide Application. The use of pesticides and herbicides on lawns is discouraged. These chemicals should only be used for severe pest problems after improved cultural practices and organic control methods have been tried, and have failed. Chemicals must be applied by a licensed applicator. Laws concerning notification and posting must be followed. Applicators should use Integrated Pest Management practices to reduce the use of chemicals and the impact of their use.

- 8.2.6.2.6 Trash removal - Trash removal shall be frequent and routine, whenever trash appears. Provide trash receptacles and ashtrays near building entrances.

- 8.2.6.2.7 Walkways Maintenance - All pedestrian paths, including public sidewalks, shall be kept clear and safe at all times. Snow and ice will be removed promptly in winter, and sidewalks will be swept as needed at other times of the year.

8.2.7 Parking Lot Landscaping

- 8.2.7.1 General Parking Lot Landscaping. Parking lot landscaping requirements shall be met for all customer and employee parking. Parking lot landscaping requirements shall apply to storage and standing parking spaces incidental to uses such as sales and rental of motor vehicles, mobile homes, boats, trailers, or other similar uses if such storage is visible from any public rights-of-way. See *Figure 2, Parking and Circulation*, for additional information relative to landscaping in parking areas.

To calculate the total parking area and the subsequent percentage of required interior lot landscaping, the square footage of parking spaces, planting islands, curbed areas, and all interior driveways and aisles, except those with

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no parking spaces located on either side, should be totaled. Landscaped areas located outside the parking lot may not be used to meet the interior landscape requirement.

The required landscaping for parking lots shall be more or less evenly distributed throughout the parking lot, although adjustments may be approved by the Planning Board reviewing the landscape plan, where shape or size of the parking lot, the location of existing trees, or other natural constraints reasonably prevent such distribution. In general, existing habitat should be left undisturbed wherever possible.

All landscaped areas, including permeable areas and drip lines around trees and planting beds used for visual screening which abut any parking lot or vehicular travel area shall be protected with curbs, parking blocks, or similar barriers sufficient to protect them from vehicular intrusion. Such areas shall have a minimum pervious area of sixty (60) feet if they are for the purpose of housing landscaping including trees and twenty-five (25) feet if they house landscaping other than trees. Landscaped islands will be a minimum five (5) feet in any dimension and must be a minimum of nine (9) feet wide when adjacent to parking spaces where a car door would open into the island.

8.2.7.1.1 Screening of Parking Lots and Access Drives. Where parking lots and access drives abut a street right-of-way, evergreen shrubs selected from the list below should be provided for screening. The screening must be a minimum of four (4) feet high and extend along the entire street frontage of the parking lot, exclusive of driveways and visibility clips. A landscaped berm may be provided in lieu of required shrubs. The berm must be eighteen (18) to forty (40) inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If a parking lot is located fifty (50) feet or more from the street right-of-way line, no screening shrubs or berm will be required.

8.2.7.1.2 Interior Parking Lot Landscaping. Interior parking areas shall be landscaped in accordance with the following regulations:

8.2.7.1.2.1 Trees must be provided in each parking lot at a minimum average density of one (1) shade tree (3" caliper) for each fifteen (15) parking spaces, or any fraction thereof, except that no landscaping is required for the first 50 spaces.

8.2.7.1.2.2 Interior parking lot landscaping shall be provided in accordance with the following table:

Table 1: Interior Parking Lot Landscaping	
Total Parking Area	Interior Landscaped Area
< 20,000 square feet	0

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20,000 – 49,999 square feet	5%
50,000 square feet or larger	8%

8.2.7.1.3 Exterior Parking Lot Landscaping. A landscaped strip shall be provided around the perimeter of the site exclusive of driveways. The landscaped strip shall be a minimum of five (5) feet wide for sites 20,000 square feet or greater and three (3) feet wide for sites less than 20,000 square feet, except for any area abutting a public street, in which case the requirements of Section D (iii) above shall apply. Within the perimeter landscaped strip, one (1) shade tree (3" caliper minimum) shall be provided per every two hundred fifty (250) square feet, or any portion thereof, of landscaped strip.

8.2.8 Types of Buffer Zones Between Uses

8.2.8.1 Buffer Requirements. The purpose of buffer zones is to separate land uses and offer visual screening between uses that may not be compatible. The level of general compatibility dictates the level of screening. Three different types of buffers are specified. The buffer types are designated as Type A, Type B and Type C buffers. The following table illustrates the types of buffers required between adjacent uses.

Table 2: Buffer Requirements Between Adjacent Uses				
Existing Land Use	Single-Family	Multi-Family	Commercial	Light Industrial
Proposed Land Use				
Single Family	None	A	B	C
Multi-Family	A	None	B	C
Commercial	C	B	None	A
Light Industrial	C	C	A	None

8.2.8.2 Description of Buffer Types. Each buffer type contains certain minimum requirements, which are outlined in the table below. Trees and shrubs are to be from the recommended lists in Appendix A, *How to Choose Plants for Your Site*. An opaque fence may be substituted for trees or shrubs of the minimum specified height, at the discretion of the Planning Board.

Parking or storage of vehicles of any kind or objects associated with the use of the property is not permitted within the buffer yards. When not inhabited with natural woody plants (i.e., trees and shrubs) sufficient to visually screen adjoining uses or zones, such buffer area shall be planted, re-graded and/or fenced.

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Buffer yards are in addition to landscape requirements outlined in these guidelines and in the Zoning Law and may not be used as a substitution for any part of the required landscaping.

Table 3: Buffer Types

Buffer Yard Type	Minimum Landscaped Yard Width	Number of Trees Required per 100 Linear Feet of Buffer	Minimum Height of Required Trees at Time of Planting
A	10 feet	1	NA
B	20 feet	3	6 feet
C	50 feet	5	10 feet

8.2.8.3 Additional Buffering Requirements. All light industrial uses shall maintain a 50 foot Type C buffer between the use and the adjoining lot line of any cemetery. *Article V of the Town of Lake George Zoning Ordinance* provides additional landscaping requirements in the Shoreland Overlay District.

8.2.9 Tree and Root Protection and Tree Replacement. During the development and construction of any commercial site, adequate protection measures shall be provided to minimize damage to existing trees and other vegetation to be preserved.

Trees or shrubs that are part of a commercial site plan that die or become sickly within three years of construction completion, as a result of negligence of the preservation plan specifications, shall be removed and replaced with trees from the approved list according to the following replacement schedule:

Table 4: Tree Replacement Schedule

Size of Tree to be Replaced	Number of 3" Caliper Replacements
> 36" caliper, dbh	Five
29"-36" caliper, dbh	Four
21"-28" caliper, dbh	Three
12"-20" caliper, dbh	Two
< 12" caliper, dbh	One

9.0 LIGHTING

It is the intent of these lighting regulations to minimize glare and light pollution while providing the minimum amount of lighting on commercial sites necessary to ensure the safe use of the property.

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9.1 Regulations for Lighting

- 9.1.1 All exterior lights and illuminated signs shall be designed and located in a manner as to prevent objectionable light and glare from spilling across property lines. The horizontal lumination levels described in the following table, *Maximum Horizontal Luminance*, shall be observed.

Table 5: Maximum Horizontal Luminance	
Use	Horizontal Luminance (footcandles)
Commercial Parking Lot	2.5
Industrial Parking Lot	1.0
Office Parking Lot	1.0
Recreation Parking Lot	2.5
Multi-family Parking Lot	2.5
Churches/Education	1.0
Building Entrances	5.0
Building Exteriors	1.0
Loading/Unloading Areas	20.0
Gas Station Approach/Driveway	2.0
Gas Station Pump Island	10.0
Gas Station Service Areas	3.0
Seasonal Stands	25.0
Driveways and Road Approaches	2.0
Sidewalks and Bikeways	1.0

For uses not listed in the *Maximum Horizontal Luminance* table, the Planning Board may determine the appropriate horizontal lumination level by referencing the values found in the reference titled *The IESNA Lighting Handbook*, published by the Illumination Engineering Society of North America. The Planning Board may vary these standards, making them more or less restrictive, where it finds it to be in the interests of these guidelines and the Town to do so. In particular, the Planning Board may vary the standards with reference to the brightness and use of the surrounding environment.

- 9.1.2 At the property line of the subject property, illumination from light fixtures shall not exceed 0.1 footcandles on adjacent residential property, or 0.5 footcandles on adjacent business property, measured in a vertical plane.
- 9.1.3 All luminaries shall be architecturally compatible with the primary building. Luminaries shall be shielded and have cut-offs to direct light directly to the ground. This must be accomplished so that light dispersion or glare does not shine above a 90 degree horizontal plan from the base of the fixture. Cut-off fixtures must be installed in a horizontal position as designed. Flat lens cut-offs are required. Luminaries shall generally be of dark colors. Pole mounted luminaries shall not exceed 20 feet in height. High pressure sodium lights are preferred. Lexan lenses or similar low glare materials are preferred.

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- 9.1.4 All lighting shall maintain a uniformity ratio of 4:1.
- 9.1.5 Lighting shall not interfere or impair with pedestrian or motorist vision.
- 9.1.6 Any use subject to site plan review shall submit a lighting plan describing the lighting component specifications such as lamps, poles, reflectors and bulbs. The lighting plan shall show the illumination levels for the entire site and shall be at a scale consistent with the site plan. The Planning Board may require specific lighting plans to address portions of the site, such as parking lots, pedestrian walkways, and / or roads, for evaluation purposes.
- 9.1.7 The Planning Board may ask a licensed professional with expertise in evaluating lighting plans to review and comment on submitted lighting plans. All expenses relative to this task shall be borne by the applicant.

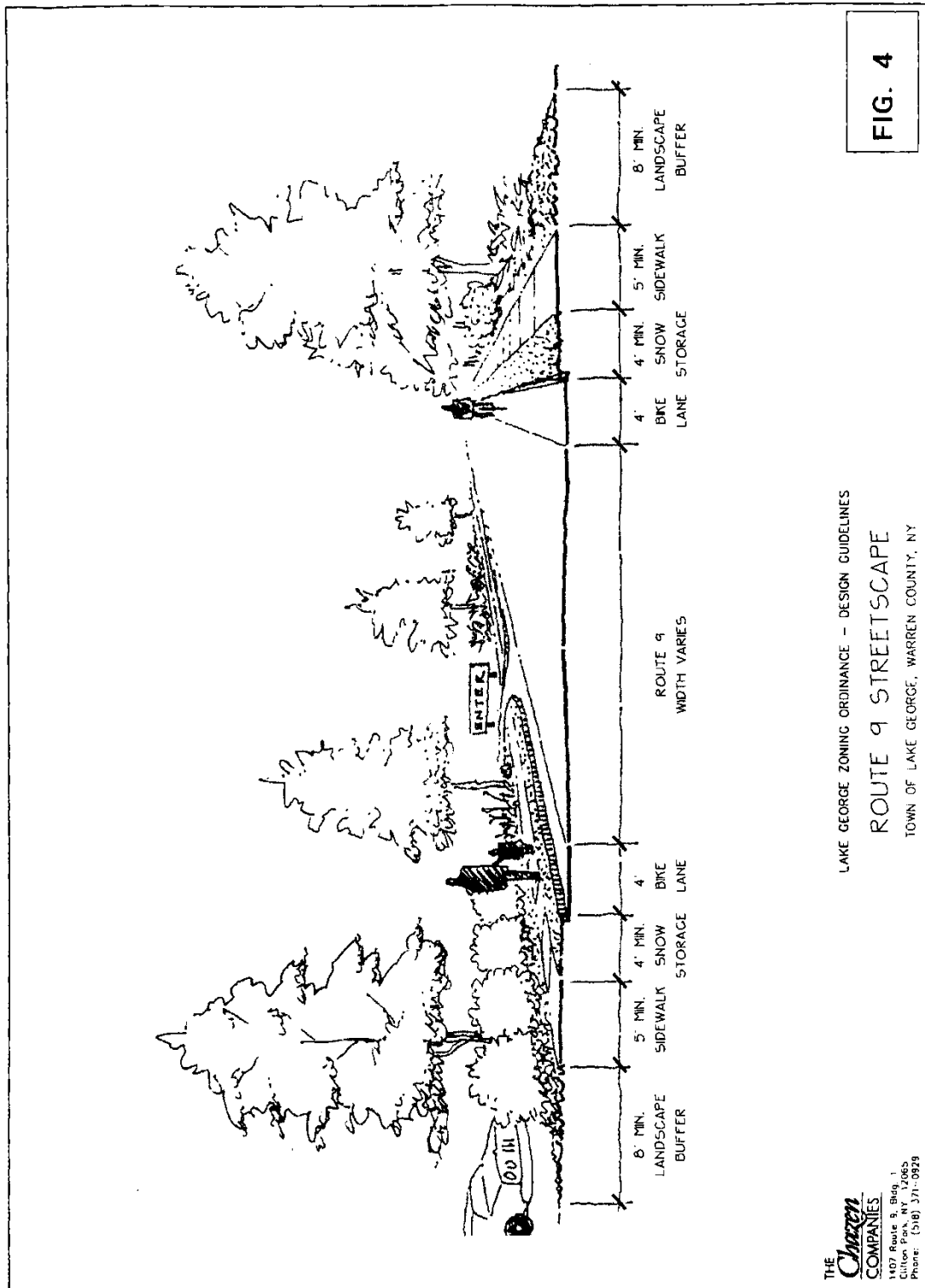
10.0 ROUTE 9 STREETSCAPE

U.S. Route 9 is the major north-south commercial corridor in the Town of Lake George. It is the intent of these guidelines to enhance the appearance of this thoroughfare and encourage development that is compatible with the existing Adirondack style architecture of the Town of Lake George. Figure 4, Route 9 Streetscape provides an illustration of the preferred design for streetscapes along Route 9.

10.1 Recommended Guidelines for Route 9 Streetscape.

- 10.1.1 Shoulder. A paved shoulder of four feet in width should be provided to accommodate bicycle travel. A solid white line should be used to clearly delineate this shoulder to vehicles and cyclists. Concrete or granite should be used for curbing along the shoulder to create a defined roadway edge.
- 10.1.2 Snow Storage Area. A landscaped area of four feet in width should be provided between the shoulder and sidewalk for snow storage.
- 10.1.3 Sidewalks and sidewalk ramps should be constructed in compliance with the New York State American Disabilities Act requirements immediately adjacent to the curb. A minimum of a 5 foot sidewalk width will be needed.
- 10.1.4 Landscape Strip. A landscaped strip of a minimum of eight feet wide should be constructed adjacent to the sidewalk. This area should be landscaped with shrubs and trees found in the recommended plant list found in the appendix. Plants should be selected from the 'extreme conditions' plant list due to the harsh highway environment.
- 10.1.5 The style and height of the roadside light pole should be consistent with U.S. Route 9 in the Village of Lake George.

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11.0 SIGNAGE

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The following provides general guidance on how to create attractive signage and is intended to supplement Article V of the Town of Lake George Zoning Ordinance that regulates signage. It is the intent of these guidelines to encourage the development of signs that utilize as few words and colors as possible; to clearly and concisely convey a message; compatibly fits with its surroundings; and promotes a visual image easily associated with the entire community.

These regulations shall apply to all commercial, multi-family structures, office, industrial and recreation uses in the following district(s):

Village Center Corridor

11.1 Recommended Guidelines for Signage

- 11.1.1 Brevity. Keep your message brief. The fewer the words, the more effective the sign will be. A sign with a brief, succinct message is simpler and faster to read, looks cleaner, is more attractive and is safer.
- 11.1.2 Typeface. Avoid typefaces that are overly intricate and hard-to-read as they reduce the sign's ability to communicate. Consider the proportion of the letter area to the overall sign background area. If the letters take up too much of the sign area, they may be difficult to read. In general, letters should not appear to occupy more than 75% of the sign panel area.
- 11.1.3 Sign colors and materials. Colors and materials should be selected that will contribute to legibility and attractive design. Significant contrast between the background and letter or symbol color should be used. If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read. Avoid too many different colors on a sign; too many colors overwhelm the basic function of communication.
- 11.1.4 Location of signs.
 - 11.1.4.1 Access. Signs should be placed at or near the entrance to a budding or site to indicate the most direct access to the business.
 - 11.1.4.2 Rhythm, scale and proportion. Wall signs should be placed so that they are consistent with the proportions of building elements within the facade. For instance, a pedestrian sign that is appropriate near the building entry may look tiny and out of place in an expansive space above the ground level. Similarly, a larger sign may fit well on a plain wall area, but would overpower the finer scale and proportion of the lower storefront. Where facade rhythm is weak, such as on a plain storefront, signs can be used to establish an appropriate design rhythm.
 - 11.1.4.3 Pedestrian scale. Signs that are oriented to pedestrians should be smaller. A pedestrian oriented sign is usually read from a distance of 15 to 20 feet, while a vehicle oriented sign is viewed from a greater distance. The closer

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a sign's viewing distance and the slower the viewer's rate of travel, the smaller the sign needs to be.

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Appendix A

How to Choose Plants for Your Site

How To Select Plants for Your Site

This appendix provides a 3-step system that will enable the applicant to select plants that meet the plant selection criteria as described in Section 7(C) of the *Town of Lake George Commercial Design Guidelines*. Following a description of the 3-step process, is a list of recommended plants and the conditions in which they grow best.

STEP 1 — Analyze Site and Soil Conditions

A site visit should be made to observe site and soil conditions. Changes in conditions likely to occur as a result of proposed development should then be considered. The site should then be divided into areas of extreme, normal, and protected site conditions, and areas of poor and normal soils. In addition wet areas and areas subject to salt exposure should be noted. The areas shall be delineated on the landscape plan. Descriptions of the site and soil categories are as follows:

Extreme Conditions - One or several conditions inhospitable to plant growth are present. Inhospitable conditions include:

- unmitigated exposure to prevailing winds
- excessive reflected heat from paving or structures
- soil compaction
- steep south facing slopes
- air pollution in high traffic areas

Note that road salt is treated separately under soils

Normal Conditions - Neither Extreme or Sheltered conditions are present.

Sheltered Conditions - Most of the conditions listed as conducive to plant growth are present. Conducive conditions include:

- protection from prevailing winds
- no frost pockets present
- soils high in organic matter and with excellent moisture retention
- cool moist air
- winter shade combined with summer sun

Poor Soils - Sandy and/or gravelly texture with little to none silt, clay and/or loam content. These soils are excessively well drained, infertile, and acid.

Normal Soils - Sufficient silt, clay, and/or loam content to provide better moisture retention and fertility than poor soils.

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Wet Areas - Low lying areas where storm water runoff collects, or the edges of streams and drainage swales. Areas of seasonal flooding such as the perimeter of detention ponds are included.

Areas Subject to Salt Exposure - There are two categories of salt damage. Areas that receive surface water runoff from melting snow containing road salt have an impact on all plants and require the selection of salt tolerant plants. Areas subject to salt laden spray primarily impact evergreens. Deciduous plants that are not rated as salt tolerant may be grown in these spray areas.

STEP 2 - Choose Plant List Based on Site Condition

Use the table below to determine which lists may be used for the site conditions delineated on the Landscape Plan.

SITE CONDITION	USE PLANTS IN LISTS
Extreme	A only
Normal	A and B
Sheltered	A and B and C

STEP 3 - Narrow the Plant List Based on Soil Type

Use the codes that are listed in the table below to narrow the choice of plants from the Recommended Plant Lists selected in Step 2.

CODE	SELECTION CRITERIA
1	grows in poor soil only
2	grows in normal soil only
3	grows in poor soil or normal soil
W	tolerant of wet soil
S	salt tolerant

The introduction of topsoil will not influence the soil type used in the selection of trees and shrubs over ten feet tall. Shrubs under ten feet tall listed as only growing in normal soil may be grown in a minimum of six inches of top soil improved with organic matter over a poor subsoil.

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PLANT TABLES

TABLE A - PLANTS THAT TOLERATE EXTREME CONDITIONS			
<i>Scientific Name</i>	<i>Common Name</i>	<i>Soil Conditions</i>	<i>Average Mature Height</i>
DECIDUOUS TREES			
Amelanchier sp.	serviceberry	2	
Betula papyrifera	paper birch	1	
Celtis occidentalis	hackberry	1,2 S	
Crataegus sp.	hawthorns	2 S	
Catalpa speciosa	northern catalpa	1,2	
Fraxinus pennsylvanica	green ash	1,2 S	
Ginkgo biloba	ginkgo	1,2	
Larix laricina	eastern larch	1,2 W	
Ostrya virginiana	hophornbeam	2	
Platanus occidentalis	american sycamore	1,2 W	
Populus balsamifera	balsam poplar	1	
Populus tremuloides	quaking aspen	1 S	
Prunus sargentii	Sargent cherry	1,2	
Prunus virginiana	red cherry	1	
Quercus macrocarpa	burr oak	1,2	
Quercus prinus	chestnut oak	1,2	
Quercus rubra	red oak	1,2 S	
Quercus velutina	black oak	1,2	
Sorbus sp.	mountain ash	1	
Tilia cordata	littleleaf linden	1,2 S	
Viburnum lentago	nannyberry	1,2	
EVERGREEN TREES			
Juniperus virginiana	eastern red cedar	1,2 S	
Pinus banksiana	jack pine	1 S	
Pinus nigra	austrian pine	1 S	
Pinus rigida	pitch pine	1 S	
DECIDUOUS SHRUBS			
Aronia melanocarpa	black chokeberry	1,2	4'
Caragana sp.	pea shrubs	1 S	varies
Comptonia peregrina	sweet fern	1,2 W	6'
Cornus sp.	red twigged dogwoods	1,2 W	3'
Diervilla lonicera	dwarf bush honeysuckle	1,2	3'
Potentilla fruticosa	bush cinquefoil	1,2 S	6'
Rhododendron viscosum	swamp azalea	2 W	4'
Rhus aromatica	fragrant sumac	1,2 S	4'
Rosa rugosa	rugosa rose	1 S	5'
Spiraea sp.	spireas	1,2	varies
Syringa sp.	lilacs	1,2	6' to 20'
Viburnum acerfolium	mapleleaf viburnum	1,2	5'
Vaccinium angustifolium	lowbush blueberry	1,2	2'
Salix discolor	pussy willow	1,2	15'
NARROW LEAF EVERGREEN SHRUBS			
Microbiota decussata*	Russian cypress	1,2	1 1/2'
Pinus mugho	mugho pine	1	8' to 50'

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TABLE B - PLANTS THAT GROW IN NORMAL CONDITIONS			
<i>Scientific Name</i>	<i>Common Name</i>	<i>Soil Conditions</i>	<i>Average Mature Height</i>
DECIDUOUS TREES			
<i>Acer saccharinum</i>	silver maple	1 2 W	
<i>Acer saccharum</i>	sugar maple	2	
<i>Acer rubrum</i>	red maple	1,2	
<i>Betula lenta</i>	sweet birch	2 W	
<i>Carpinus caroliniana</i>	blue beech	2	
<i>Carya ovata</i>	shagbark hickory	2	
<i>Fagus grandifolia</i>	american beech	2	
<i>Fraxinus americana</i>	white ash	1,2 S	
<i>Juglans cinerea</i>	butternut	2	
<i>Malus sp.</i>	apples/crabapples	1,2	
<i>Prunus serotina</i>	black cherry	2	
<i>Quercus alba</i>	white oak	1,2	
<i>Quercus bicolor</i>	swamp white oak	2 W	
<i>Quercus coccinea</i>	scarlet oak	1,2	
<i>Salix nigra</i>	black willow	1,2 W	
<i>Tilia americana</i>	basswood	2	
EVERGREEN TREES			
<i>Abies concolor</i>	white fir	1	
<i>Picea abies</i>	norway spruce	1,2	
<i>Picea glauca</i>	white spruce	1,2	
<i>Picea pungens</i>	colorado spruce	1,2	
<i>Pinus resinosa</i>	red pine	1	
<i>Pinus strobus</i>	white pine	1	
<i>Thuja occidentalis</i>	arbor-vitae	1,2 W	
DECIDUOUS SHRUBS			
<i>Aesculus parviflora</i>	bottlebrush buckeye	1,2	10'
<i>Clethra alnifolia</i>	summersweet	1,2 W	5'
<i>Cornus racemosa</i>	gray dogwood	1,2 W	12'
<i>Daphne mezereum</i>	February daphne	2	4'
<i>Forsythia</i> (hardy varieties)	'Northern Sun', 'Northern Gold', 'Meadowlark'	2	6'
<i>Ilex verticillata</i>	winterberry	2 W	8'
<i>Hamamelis virginiana</i>	common witch hazel	1,2	15'
<i>Hydrangea arborescens</i>	smooth hydrangea	2	4'
<i>Ligustrum amurens</i>	Amur privet	2	5'
<i>Myrica pennsylvanica</i>	bayberry	1 S	8'
<i>Physocarpus opulifolius</i>	ninebark	1,2	7'
<i>Philadelphus sp.</i>	mockorange	1,2	varies
<i>Rhododendron periclymenoides</i>	pinxterbloom	2	5'
<i>Rhododendron roseum</i>	roseshell azalea	2	6'
<i>Rhododendron vaseyi</i>	pinkshell azalea	2	6'
<i>R. x Northern Lights hybrids</i>	Northern Lights R.	2	varies
<i>Sambucus canadensis</i>	American elder	2	6'
<i>Stephandra incisa 'crispa'</i>	cutleaf stephandra	1,2	3'

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TABLE B - PLANTS THAT GROW IN NORMAL CONDITIONS			
<i>Scientific Name</i>	<i>Common Name</i>	<i>Soil Conditions</i>	<i>Average Mature Height</i>
DECIDUOUS SHRUBS (cont'd)			
Vaccinium corymbosum	highbush blueberry	2	10'
Viburnum trilobum	American cranberrybush	2	12'
Viburnum trilobum compactum	compact American cranberrybush	2	5'
Viburnum dentatum	arrowwood	1,2 S	12'
Xanthorhiza simplicissima	yellowroot	1,2	2.5'
NARROW LEAF EVERGREEN SHRUBS			
Chamaecyparis pisifera	Japanese falsecypress	1,2	
C. p. filifera	Threadleaf J.f.	1,2	10'
C. p. filifera aurea	Goldthread J.f.	1,2	15'
C. p. filifera nana	Compact goldthread J.f.	1,2	6'
Juniperus chinensis	Chinese juniper	1,2	
J. c. 'Hetzii'	Hetz juniper	1,2	7'
J. c. 'Hetzii Columnaris'	Hetz Pyramid juniper	1,2	15'
Picea sp.	spruces-dwarf varieties		varies
Thuja occidentalis	Arbor-vitae	1,2 W	varies
BROAD LEAF EVERGREEN SHRUBS			
Rhododendron maximum	rosebay	2	15'

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TABLE C - PLANTS THAT REQUIRE SHELTERED CONDITIONS			
<i>Scientific Name</i>	<i>Common Name</i>	<i>Soil Conditions</i>	<i>Average Mature Height</i>
DECIDUOUS TREES			
Cornus alternifolia	pagoda dogwood	2	
Magnolia x loebneri 'Merrill'	Merrill magnolia	2	
Magnolia stellata	royal star magnolia	2	
EVERGREEN TREES			
Abies balsamea	balsam fir	1,2 W	
Picea rubens	red spruce	1,2	
Taxus cuspidata	Japanese yew	2	
Tsuga canadensis	eastern hemlock	1,2	
NARROWLEAF EVERGREEN SHRUBS			
Taxus cuspidate sp.	Japanese yew cultivars	2	varies
BROAD LEAF EVERGREEN SHRUBS			
Pieris floribunda	mountain pieris	2	3'
Rhododendrons catawbiense	Catawba rhododendron	2	6'
Rhododendron x 'Aglo'	small leaved hybrid	2	5'
Rhododendron x 'PJM'		2	5'
Rhododendron 'Roseum Elegans'	Catawba hybrids*	2	6'
Rhododendron 'Alba'		2	6'

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TABLE D - INVASIVE EXOTIC SPECIES NOT TO BE PLANTED	
<i>Scientific Name</i>	<i>Common Name</i>
Alnus altissima	tree of heaven
Berberis thunbergii	Japanese barberry
Celastrus orbiculatus	asiatic bittersweet
Elaeagnus umbellata	autumn olive
Euonymus alatus	winged euonymus
Frangula alnus	european buckthorn
Lonicera x bella	Bella honeysuckle
Lonicera japonica	japanese honeysuckle
Lonicera morrowii	morrow's honeysuckle
Lythrum salicaria	purple loosestrife
Phragmites australis	common reed
Polygonum cuspidatum	Japanese knotweed
Rhamnus cathartica	buckthorn
Rosa multiflora	multiflora rose
Acer platanoides	norway maple
Berberis vulgaris	barberry
Elaeagnus angustifolia	russian olive
Ligustrum obtusifolium	border privet
Lonicera maackii	amur honeysuckle
Lonicera tatarica	tatarian honeysuckle
Lonicera xylosteum	european fly-honeysuckle
Populus alba	white poplar

