

ZONING

550 Attachment 5

City of Watertown

Appendix E
Landscaping and Bufferyard Regulations

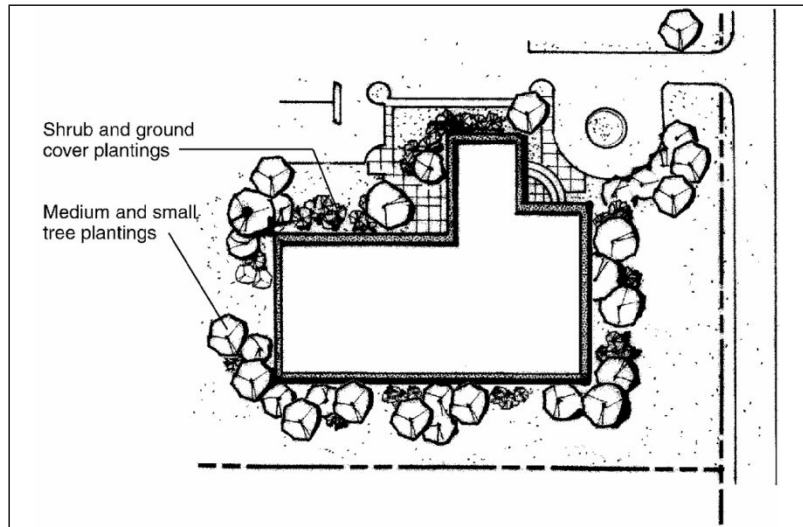
Sample Landscaping Schemes (§ 550-95B)

Alternative A:

Best Suited for
Building
Foundations

750 Landscaping Points:

- 20 medium trees
- 15 small shrubs
- 60 shrubs

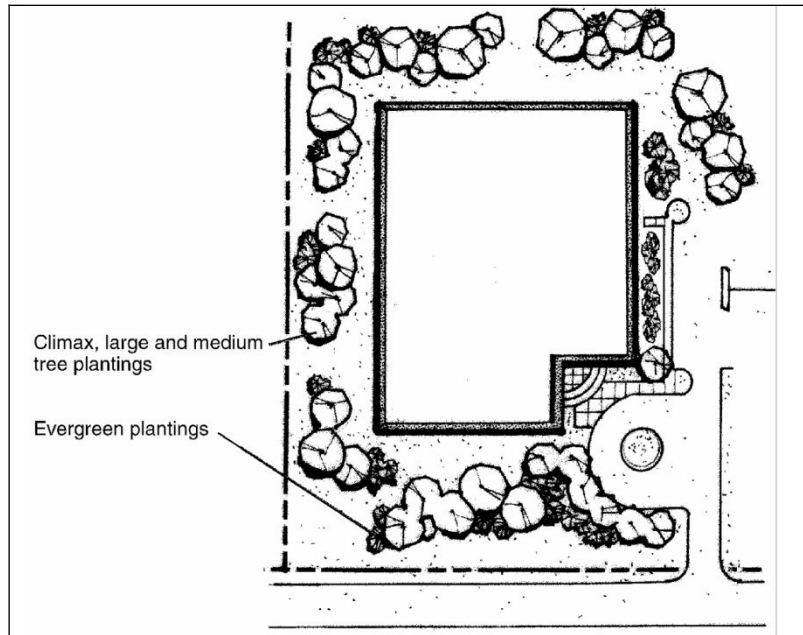


Alternative B:

Best Suited for
Developed Lots

1,250 Landscaping Points:

- 6 climax trees
- 8 tall trees
- 20 medium trees
- 41 evergreen plantings



WATERTOWN CODE

Alternative C:

Best Suited for Street Frontages

Option 1

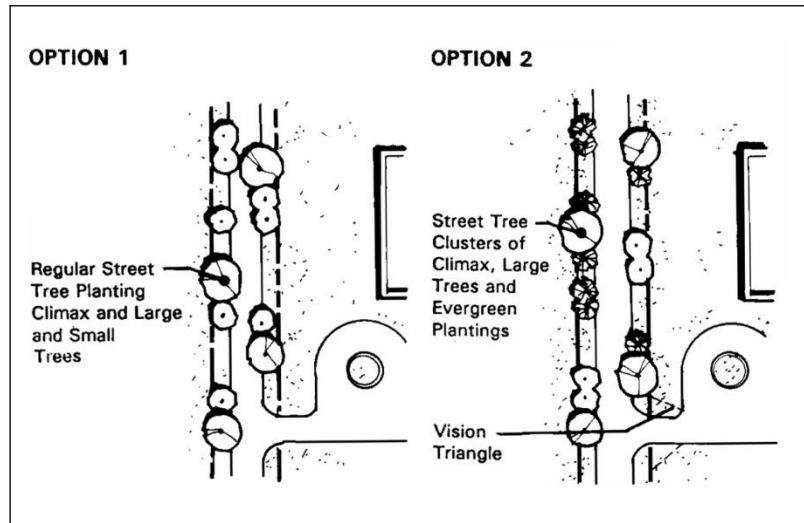
280 Landscaping Points:

- 2 climax trees
- 2 tall trees
- 8 small trees

Option 2

280 Landscaping Points:

- 2 climax trees
- 2 tall trees
- 4 small trees
- 8 evergreen shrubs



Alternative D:

Best Suited for Paved Areas

Option 1

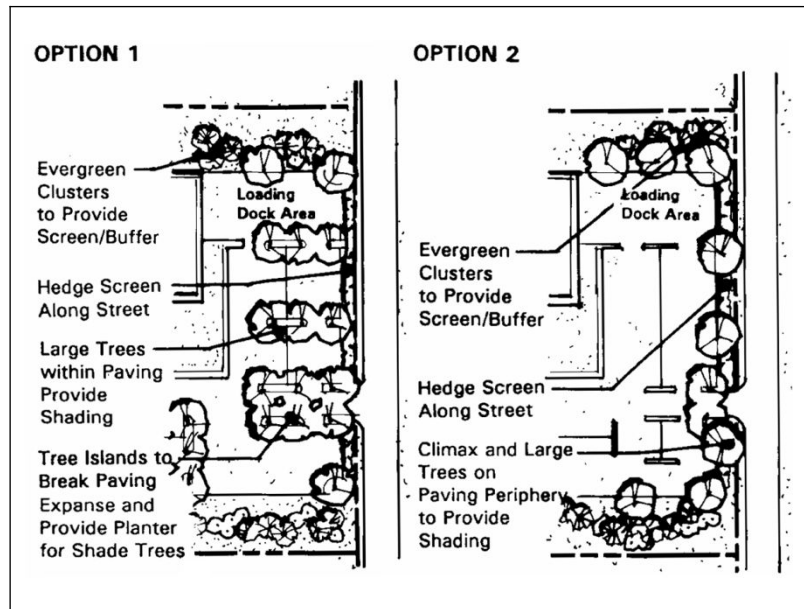
880 Landscaping Points:

- 2 climax trees
- 13 tall trees
- 68 evergreen shrubs

Option 2

880 Landscaping Points:

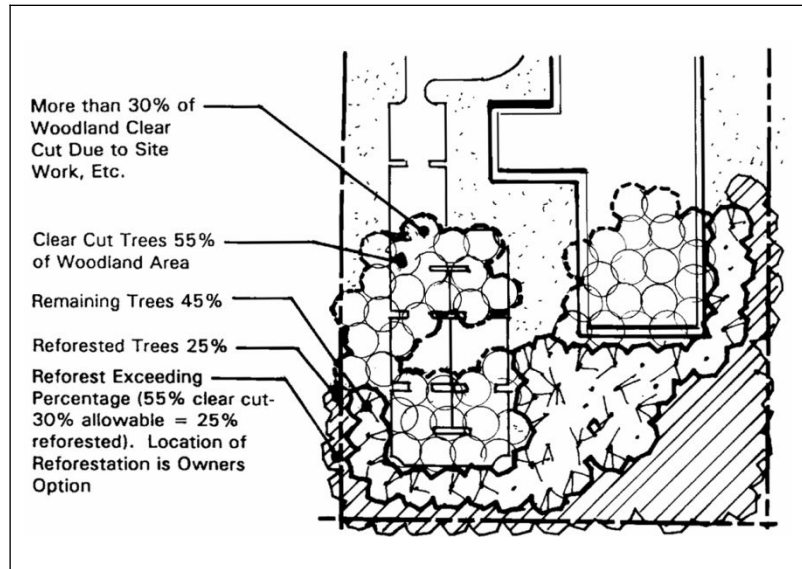
- 5 climax trees
- 6 tall trees
- 68 evergreen shrubs



ZONING

Alternative E:

Best Suited for Reforestation



Alternative F:

Best Suited for Bufferyards

OPTION 1

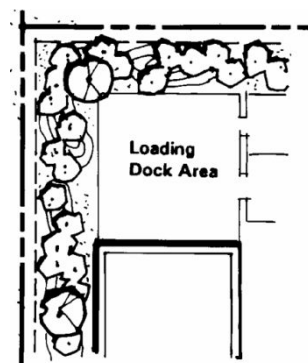
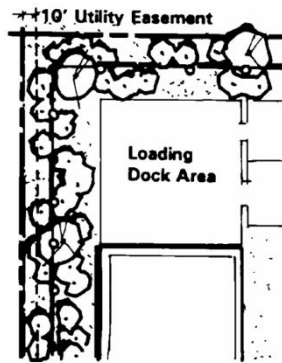
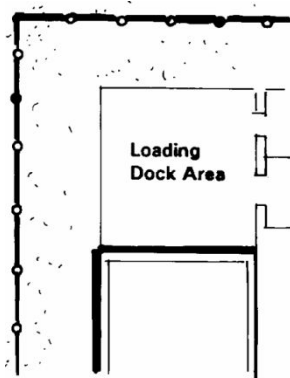
6-foot opaque fence on property line minimum 5-foot setback to paving. (No plants)

OPTION 2

4-foot transparent fence, 20 feet from property line. Stagger plants to both sides. (Stay out of 10-foot Utility Easement.)

OPTION 3

10-foot zone with no plantings adjacent to property line. 10-foot wide berm minimum (1.5-foot height minimum) and plantings.



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Landscaping Requirements for Regular Development (§ 550-96)

		Components			
		Building Foundation	Street Foundation	Paved Areas	Developed Lots
<i>Note: Landscaping is not required for single-family (§ 550-49) or agricultural (§ 550-50) land uses</i>					
Types of Landscaping		Climax trees and tall trees shall not be used to meet this requirement	Shrubs not allowed; a minimum of 50% of points devoted to climax/tall trees and 30% to medium trees	A minimum of 30% of points devoted to climax/tall trees and 40% to shrubs	All plant categories can be used to meet requirements
Placement of Landscaping		Located so that at maturity the plant's dripline is located within 10 feet of building foundation	Located within 10 feet of the public right-of-way	Within paved area or within 10 feet of the paved area	Located away from areas that meet other landscaping requirements (i.e., building foundation, street frontage, paved areas)
Calculation of Landscaping Points		Points per 100 feet of building foundation	Points per 100 linear feet of street frontage	Greater of: points per 20 parking stalls or 10,000 square feet of parking area	Points per 1,000 square feet of building footprint
Zoning Districts	Rural Holding (RH)	20	20	40	10
	Countryside Residential (CR-10ac)	50	50	100	30
	Exurban Residential (ER-1)	45	45	90	25
	Single-Family Residential-4 (SR-4)	40	40	80	20
	Two-Family Residential-6 (TR-6)	45	45	90	20
	Multifamily Residential-8 (MR-8)	50	50	100	20
	Multifamily Residential-10 (MR-10)	50	50	100	20
	Institutional Residential (IR)	50	50	100	20
	Neighborhood Office (NO)	45	45	80	20
	Planned Office and Institutional (PO)	40	40	80	15
	Neighborhood Business (NB)	40	40	80	15
	Planned Business (PB)	40	40	80	10
	General Business (GB)	20	20	40	5
	Central Business (CB)	0	0	20	0
	Planned Industrial (PI)	40	40	80	10
	General Industrial (GI)	20	20	40	5
Heavy Industrial (HI)	20	20	40	5	

ZONING

Required Bufferyard Opacity Values (§ 550-99)

Adjacent Property's Zoning District	Subject Property's Zoning District																
	RH	CR 5ac	ER-1	SR-4	TR-6	MR-8	MR-10	IR	NO	PO	PB	NB	GB	CB	PI	GI	HI
RH	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
CR-10ac			0.1	0.1	0.2	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.5	0.6	1.0
ER-1				0.1	0.2	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.4	0.5	1.0
SR-4					0.2	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.4	0.5	1.0
TR-6						0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.4	0.5	0.3	0.4	1.0
MR-8							0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1.0
MR-10								0.1	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1.0
IR									0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1.0
NO										0.1	0.2	0.2	0.3	0.4	0.2	0.3	0.6
PO											0.1	0.1	0.2	0.3	0.1	0.2	0.6
PB												0.1	0.2	0.3	0.1	0.2	0.6
NB													0.1	0.2	0.1	0.1	0.6
GB														0.1	0.2	0.1	0.6
CB															0.1	0.1	0.6
PI																0.2	0.6
GI																	0.5
HI																	

NOTE:

* For properties zoned in the Rural Holding District (RH), refer to the Comprehensive Plan's Future Land Use Map to determine the proposed zoning district for said property. Bufferyard requirements shall be taken from this proposal.

WATERTOWN CODE

Detailed Bufferyard Requirements (§ 550-99)

Opacity	Number Landscaping Points/ 100 feet	Width (feet)	Required Structure
0.05	00	10+	Minimum 44-inch picket fence*
	00	10+	Minimum 4-foot wood rail fence*
	40	10	—
	36	15	—
	33	20	—
	31	25	—
	29	30	—
0.10	00	10+	Minimum 44-inch picket fence*
	38	10+	Minimum 4-foot wood rail fence*
	91	10	—
	80	15	—
	73	20	—
	68	25	—
	65	30	—
	62	35+	—
	00	35+	Minimum 4-foot berm
0.20	00	10+	Minimum 6-foot solid fence*
	84	10+	Minimum 44-inch picket fence*
	133	15+	Minimum 4-foot wood rail fence*
	198	15	—
	173	20	—
	158	25	—
	149	30	—
	140	35	—
	10	35+	Minimum 4-foot berm
	135	40+	—
	00	40+	Minimum 5-foot berm
0.30	00	10+	Minimum 6-foot solid fence*
	198	15+	Minimum 44-inch picket fence*
	320	20	—
	240	20+	Minimum 4-foot wood rail fence*
	276	25	—
	252	30	—
	235	35	—

ZONING

Opacity	Number Landscaping Points/ 100 feet	Width (feet)	Required Structure
	104	35+	Minimum 4-foot berm
0.30 (contd)	223	40	—
	44	40+	Minimum 5-foot berm
	215	45	—
	209	50+	—
	00	50+	Minimum 6-foot berm
0.40	53	10+	Minimum 6-foot solid fence*
	330	20+	Minimum 44-inch picket fence*
	440	25	—
	362	25+	Minimum 4-foot wood rail fence*
	385	30	—
	349	35	—
	208	35+	Minimum 4-foot berm
	327	40	—
	148	40+	Minimum 5-foot berm
	310	45	—
	299	50+	—
	56	50+	Minimum 6-foot berm
0.50	135	15+	Minimum 6-foot solid fence*
	564	30	—
	405	30+	Minimum 44-inch picket fence*
	492	30+	Minimum 4-foot wood rail fence*
	499	35	—
	319	35+	Minimum 4-foot berm
	454	40	—
	261	40+	Minimum 5-foot berm
	422	45	—
	405	50	—
	160	50+	Minimum 6-foot berm
	388	55	—
374	60+	—	
0.60	221	20+	Minimum 6-foot solid fence*
	433	35+	Minimum 4-foot berm
	541	35+	Minimum 44-inch picket fence*
	630	35+	Minimum 4-foot wood rail fence*
	626	40	—

WATERTOWN CODE

Opacity	Number Landscaping Points/ 100 feet	Width (feet)	Required Structure
	379	40+	Minimum 5-foot berm
060 (contd)	570	45	—
	525	50	—
	270	50+	Minimum 6-foot berm
	500	55	—
	480	60+	—
0.80	415	30+	Minimum 6-foot solid fence*
	655	40+	Minimum 4-foot berm
	627	45+	Minimum 5-foot berm
	873	45+	Minimum 44-inch picket fence*
	910	50	—
	505	50+	Minimum 6-foot berm
	809	50+	Minimum 4-foot wood rail fence*
	804	55	—
	744	60	—
	710	65	—
	677	70+	—
1.00	636	40+	
	732	50+	
	751	50+	
	867	55+	
	1091	60+	
	1136	60+	
	1083	65	
	994	70	
	934	75	
892	80+		

NOTE:

* Fences contributing to landscaping requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet bufferyard requirements, a minimum of 50% of all plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence. A building wall, which does not contain doors (except those used for emergency exit), may be used to satisfy the required fence portions of the bufferyard requirements.

NOTE: Opacity standards provided courtesy of Lane Kendig, Inc.