

DOWNTOWN CODE

287 Attachment 1

**Table 1
Minimum Planting Guidelines
Borough of Downingtown**

Improvement/Conditions	Deciduous		Evergreen	
	Trees	Shrubs	Trees	Shrubs
Per 1,000 square feet gross building area	2	4	2	4
Per 1,000 square feet paved area	1	2	1	2
Per 100 linear feet of existing road frontage:				
With hidden view	*	*	*	*
With filtered view	*	*	*	5
With unobstructed view	1	5	1	5
Per 100 linear feet of property boundary along adjoining residential or institutional properties:				
With hidden view	*	*	*	*
With filtered view	*	*	2	5
With unobstructed view	*	*	3	10

Explanatory notes for Table 1:

1. Asterisk (*) indicate additional plantings at the applicant's discretion.
2. Minimum sizes of plantings should be:
 - Trees: 3.5 inches DBH, eight feet in height; and
 - Shrubs: 24 inches in height.
3. The left column's description of views from public road frontages and property boundaries refers to views of the proposed improvements as they would exist without any additional plantings. The proposed additional plantings for road frontages would achieve a more highly filtered view; those for property boundaries would achieve a hidden view.
4. In the case of public roads with existing filtered views of the proposed improvements, plantings are indicated to be evergreen shrubs; deciduous shrubs may be substituted by the applicant if acceptable to the Borough.
5. Fractions of plants calculated from Table 1 should be rounded up to the nearest whole number.
6. The number of plants indicated is the total of the two deciduous and evergreen categories.