

LANDSCAPING REVIEW STANDARDS

93 Attachment 1

Town of Phelps

Exhibit A, Landscaping Example

Landscaping Example in a C-1 Zone

Assume a rectangular one-acre lot of 43,600 sq. ft., the outside dimensions of which are 200 feet at the front and 218 feet on its side.

- Minimum front yard @ 25 feet in width x 200 feet long = 5,000 sq. ft. for the front yard
- 2 minimum side yards @ 25 feet in width x 178 feet long = 8,900 sq. ft. for the two side yards
- Minimum rear yard @ 15 feet in width x 200 feet long = 3,000 sq. ft. for the rear yard

Recommended minimum number of plant materials:

Trees:

Front yard @ 5,000 sq. ft. ÷ 1,250 sq. ft. = 4 trees

Side yards @ 8,900 sq. ft. ÷ 1,250 sq. ft. = 7.12, which is rounded down to 7 trees

Rear yard @ 3,000 sq. ft. ÷ 1,250 sq. ft. = 2.4, which is rounded down to 2 trees

Shrubs:

Front yard @ 5,000 sq. ft. ÷ 250 sq. ft. = 20 shrubs

Side yards @ 8,900 sq. ft. ÷ 250 sq. ft. = 35.6 which is rounded up to 36 shrubs

Rear yard @ 3,000 sq. ft. ÷ 250 sq. ft. = 12 shrubs

Notes: When a calculation obtains a fraction of a whole number, 50% and more will be rounded up, and below 50% will be rounded down.

For the purpose of calculating the amount and size of plant material, the applicant will use the square footage contained within the minimum yard dimensions for the zone in which the property is located. In designing the site plan for the location of plant materials, the applicant may choose to locate the plant materials outside of the designated yard areas anywhere on the property. Similarly, during its review of an applicant's plan, the reviewing body may require the applicant to modify the amount and location of plant materials taking the entire property in question in order to meet the purpose and intent of this chapter.