

Memo

To: Department Heads: DPW, Police and Fire
From: Kimberly Reed, Planning and Zoning Administrator
Date: December 4, 2018
RE: Land Development Regulations – Encumbrance

Dennis, Mark and Kevin

The Planning Board is completely re-writing the Land Development Regulations for the Town of Rye as it pertains to subdivisions, lot line adjustments, Major and Minor Site Developments and Business/Commercial space in Rye. The LDR does not pertain to individual existing house lots, that is the Zoning Ordinance.

There are sections in the LDR that pertain to streets, sidewalks, curb cuts and pedestrian safety. Therefore, I thought it would be good to reach out to the experts in these areas for your guidance, opinion and suggestions on how to improve the LDR. I have attached some of those excerpts from the current LDR, for you to review. If you would like to view the entire document, I would be happy to email it to you for ease of use on your computer.

I welcome your suggestions on improving our LDR. We are meeting again on Wednesday, February 20th and then again in March.

If you have any questions, please do not hesitate to ask.

Thank you in advance for your assistance.

Kimberly M. Reed, CFM
Planning & Zoning Administrator

**RYE LAND DEVELOPMENT REGULATIONS
DRAFT LANDSCAPING AND SCREENING STANDARDS**

SECTION 1 GENERAL PROVISIONS

Landscaping and screening shall be provided to achieve the following outcomes:

- Define areas for pedestrian and vehicular circulation
- Break up the mass of buildings and impervious areas
- Incorporate existing native vegetation and other natural features into the site design
- Manage and control stormwater at its source to minimize off-site runoff
- Conserve water and reduce outside water use
- Provide screening and buffering between residential and nonresidential uses and nonresidential uses that are highly impactful to the surrounding area
- Reduce heat island effects and improves air quality

SECTION 2 LANDSCAPING REQUIREMENTS

Landscaping is required in the following locations and retention of existing vegetation may substitute for plantings provided all landscaping requirements are met.

1. Lot Frontage(s). A combination of trees, shrubs and groundcover shall be planted with a tree every 30 feet to a minimum width of nine (9) feet as measured from the property boundary.
2. Side and Rear Property Boundaries. The retention of existing vegetation is encouraged along the side and rear property boundaries. At the discretion of the Planning Board, plantings may be required along the side and rear property boundaries to shield high impacts uses from neighboring properties.
3. Interior of Parking Areas with Greater Than 20 Parking Spaces. Within parking areas, landscaped islands shall be provided adjacent to rows of parking and between groups of parking spaces with the goal of breaking up large continuously paved areas. Landscaped islands shall be a minimum of nine (9) feet wide or as necessary to provide adequate room for growth and so as not to interfere with access to vehicles, lines of sight, pedestrian travel, or long-term health of the plantings. Low Impact Development techniques may be integrated into a parking area planting plan. For interior parking lot landscaping shall consist of heat and salt tolerant plants, shrubs and trees.
4. Perimeter of Parking Areas. The perimeter or parking areas shall be landscaped in order to soften the visual impact and light pollution from the street and neighboring properties. For perimeter parking areas landscaping shall consist of heat and salt tolerant plants, shrubs and trees.
5. Building Entrances and Walkways. Landscaping around building entrances and along walkways shall not interfere with or block line of sight, restrict travel, or present a hazard.
6. Storage Areas and Utilities. Vehicle storage areas, dumpsters and outdoor ground-level utilities shall be screened from view with plantings or fencing.
7. Creation of outdoor landscaped seating areas is encouraged.
8. Managed turf and lawn areas shall be minimized by use of perennial plants and ground cover.
9. Low Impact Development techniques such as rain gardens, bioretention areas, and tree box filters and other stormwater management techniques may be incorporated into the planting plan as approved by the Planning Board.

SECTION 3 PLANTING REQUIREMENTS

The following planting requirements are to enhance the long-term survival and ensure that the benefits of the plant materials used for landscaping, screening and buffering are achieved.

1. Planting holes for trees shall be at least two to three times the width of the root ball and shall be no deeper than the root ball.
2. Planting holes for shrubs shall be three to five times the width of the root ball and shall be no deeper than the root ball. Shrubs shall be fully branched with a minimum height of 2.5 feet at the time of planting.
3. Evergreen trees shall be fully branched with a minimum height of 5 feet at the time of planting.
4. Deciduous trees shall be fully branched with a minimum size of 2 inches in caliper at the time of planting.
5. Areas between plantings shall be arranged to cover the area within 3 years of growth. Areas of exposed soil shall be avoided and mulched for retain soil stability.
6. Existing landscaping, trees and vegetation to be retained shall be protected with a snow fence or other durable fencing as necessary during construction to avoid damage to root zones and above ground vegetation.
7. When appropriate for trees placed within sidewalks or walkways, tree grates shall be installed for safety. Tree grates shall be made of a strong, durable materials, installed flush with grade, and provide space to allow for tree growth.
8. Screening and Buffering Criteria. Screening and buffering areas required shall be 50 feet wide measured from the property line. These areas shall include natural or added plantings including evergreen trees and hedges that provide screening year-round. Screening and buffering is required between residential and nonresidential uses and from nonresidential uses that are highly impactful to the surrounding area.
9. Existing invasive plant species shall be removed from the site and disposed of properly.

SECTION 4 PLANTING REQUIREMENTS AND PLANT SELECTION

1. All proposed plantings shall be appropriate for soils, weather and environmental conditions on the site. Particular attention shall be paid to tolerance of potential road salt and sea spray and other deicing treatments.
2. Plantings shall be of specimen quality conforming to the American Standards for Nursery Stock and shall be guaranteed for at least two growing seasons.
3. Plants on the NH Prohibited Invasive Plant Species List shall not be planted. Applicants shall refer to the NH *Prohibited Invasive Plant Species List* maintained by the NH Department of Agriculture at <https://www.agriculture.nh.gov/divisions/plant-industry/invasive-plants.htm>.
4. Trees shall be selected for growing habits appropriate for the location and site. Consideration shall be given to crown height and canopy spread at maturity, particularly for trees used for screening and buffering, so as not to interfere with structures, visibility, pedestrian, cyclists and utilities.
5. Refer to the following resources for different types of landscaping, screening and buffering:
Shoreland/Riparian Buffers
<https://www.des.nh.gov/organization/divisions/water/wetlands/cspa/documents/native-shoreland-plants.pdf>
Raingardens https://www4.des.state.nh.us/SoakNH/wp-content/uploads/2016/03/Native-Plants-for-NH-Rain-Gardens_20160322.pdf
Water Quality
<https://www.des.nh.gov/organization/commissioner/pip/factsheets/sp/documents/sp-5.pdf>

SECTION 5 PLANTING PLAN

A planning plan prepared by a licensed landscaper or landscape architect shall be submitted with the application for Site Plan Review showing:

1. Existing and proposed vegetation including trees, shrubs and groundcover and decorative plants and identify all existing vegetation that will be retained
2. Dimensions of undisturbed areas and measures that shall be used to protect during construction existing natural vegetation that will be retained.
3. A plant schedule that includes botanical and common names, plant sizing and size at maturity, plant quantity, growth habits, tolerance to conditions such as road salt, soil types, compaction, drought and heat.
4. Plantings consisting of a combination of large and small trees, shrubs, perennial and annual flowers and groundcover that provide seasonal variety.
5. A full color planting plan shall include detailed plant and tree specifications and planting schedule.
6. Landscaping plan sheet(s) and maintenance plan shall be referenced on the recorded site plan.

SECTION 6 MAINTENANCE AND REPLACEMENT OF LANDSCAPING, SCREENING AND BUFFERING

Maintenance. A plant maintenance plan shall be submitted with the application for Site Plan Review to be approved as part of the final site plan set. All landscaping screening and buffering areas shall be inspected one year following completion of installation and site construction. The property owner shall be responsible for maintenance, repair, and replacement of all required landscaping, screening and buffering materials. All required plant materials shall be tended and maintained in a healthy growing condition, replaced as necessary, and kept free of weeds, invasive plants, refuse and debris. The property owner shall remove and replaced dead or diseased plants and trees immediately during the growing season and after winter months with the same type, size and quantity of plants materials as originally installed, unless alternative plantings are requested and approved by the Planning Board.

Irrigation. Irrigation should be minimized to the extent possible through use of native drought tolerant species and the use of landscaping that does not require permanent irrigation systems. Plant material and landscape maintenance procedures that incorporate water conservation techniques are preferred. Low Impact Development stormwater management techniques drip lines, rain barrels, cisterns and other water harvesting techniques can be used to supplement irrigation needs.

**RYE LAND DEVELOPMENT REGULATIONS
LANDSCAPING STANDARDS SURVEY**

Stephen Carter

2/1/2019

1. Require landscaping in the following locations?

Along the full lot frontage

Along the side and rear property boundaries

Interior of parking areas with greater than **20 parking spaces (Yes)** or _____ > 40- spaces

Perimeter of all parking areas

Perimeter of access roads longer than **50 feet (Yes)** or _____ > 100 feet

(Note: when access roads are adjacent to parking areas or portions visible from the street)

Building entrances and along walkways

Buffer for material or vehicle storage areas, dumpsters, outdoor ground-level utilities

Use a mix of trees (where feasible), ornamental shrubs and perennial plants

Encourage creation of outdoor landscaped seating areas

Depth of screening needs to be specified.

2. For perimeter and interior parking lot landscaping, develop a list of acceptable or preferred heat and salt tolerant plants, shrubs and trees?

3. Minimize managed turf/lawn with plantings or perennial and/or natural ground cover?

4. Use of bioretention/vegetated areas for stormwater management?

5. Use of native plants and specifically salt tolerant plants near beach/saltmarsh?

6. Any changes necessary for vegetated buffers between residential and non-residential properties in zoning ordinance section 202.10 (e.g. what type of evergreens are acceptable)?

Specify acceptable types of evergreens.

7. Require a landscaping plan with detailed plant/tree specifications and planting schedule?

8. Landscaping plan prepared by a licensed landscaper or landscape architect?

9. Submit a landscaping maintenance plan to be approved with the final site plan set?

10. Landscaping plan sheet(s) and maintenance plan referenced on the recorded site plan?

11. Inspections of landscaped areas 1 year following approval?

RYE LAND DEVELOPMENT REGULATIONS – 2019 UPDATE

Complete Streets Standards (draft Dec. 21, 2018)

VISION:

Enable equitable safe access and movement for pedestrians, bicyclists and all users of the transportation system that considers the community's transportation, land use and resource management needs.

INTENT:

Complete Streets standards serve to improve safety and access for all users, encourage walking and biking for health and recreation, reduce transportation costs and emissions, and strengthen community connections.

OBJECTIVES:

Complete Streets elements are incorporated in the siting and design of improvements or development plans for State and municipal transportation projects, municipal facilities and infrastructure, and private developments.

COMPLETE STREETS ELEMENTS:

Safe Access Elements

- Wide paved/unpaved shoulders
- Bike lanes
- Multi-use paths (right-of-way and off-road connections)
- Marked crossings (pavement, signage etc)
- Flashing beacons at intersections and other frequented crossings
- Improved non-vehicular mobility and connections
- Map access connections to amenities and frequent travel routes

Access Management Elements

- Curbs and curb extensions
- Median islands
- Narrower roads
- Roundabouts
- Pedestrian access in interior parking and travel areas

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