

AGENDA
ORDINANCE COMMITTEE MEETING

Thursday, October 12, 2023 – 4:00 p.m.
Hybrid Meeting

TO VIEW THE ORDINANCE COMMITTEE MEETING & OFFER PUBLIC COMMENT:

<https://scarboroughmaine.zoom.us/j/88032086748>

TO VIEW THE ORDINANCE MEETING ONLY:

<https://www.youtube.com/watch?v=MmsudOtPvgM>

Item 1. Call to Order.

Item 2. Roll Call.

Item 3. Approval of the minutes from the September 12, 2023, meeting.

Item 4. Consideration of clarifying language to Chapter 601 - Traffic Ordinance.

Item 5. Public Comment.

Item 6. Receive a presentation from Efficiency Maine concerning the Commercial Property Assessed Clean Energy Program (C-PACE) and provide input to Sustainability Committee.

Item 7. Public Comment.

Item 8. Discussion and possible action on proposed amendments to Chapter 405B, Site Plan Review Ordinance, Section F Landscape and Screening Standards.

Item 9. Public Comment.

Item 10. Next agenda items.

Item 11. Adjournment.

MEMO

To: Ordinance Committee

From: Mark Holmquist, Chief of Police
Angela Blanchette, P.E., Town Engineer
Doug Howard, Public Works Director

Date: October 12, 2023

Re: Chapter 601 – Traffic Ordinance Updates

Background

The Scarborough Traffic Ordinance language has not had a substantial update in decades. As a result, information continues to be added to this Ordinance, however a holistic review of the document has not taken place. Based on recent questions from residents regarding traffic control signage and enforcement, staff is requesting edits, which have no substantive change in the intent, but will provide clarification for patrol officers, staff, and the general public. These edits have been provided as a redline mark-up in the attached document and are summarized below:

Chapter 601, Section 25.A.IV Pine Point (No-Parking Areas)

Staff proposes a change in the language to better delineate the intended limits of the no-parking area along the easterly side of East Grand Avenue (beach side of the street).

Chapter 601, Section D.25.D Speed Limits in Certain Areas

Staff continuously receives calls and requests associated with speed limits on our local town ways, collector roads, and State corridors throughout Town. While there is language in Chapter 601 associated with speed limits on some roadways in Town, this list is not complete and may not be accurate based on the Maine Department of Transportation (MaineDOT) database, who has jurisdiction over speed limits in Town. Staff is requesting that Section 25.D, be revised to refer to the governing body that has the authority to set and modify speed limits based on State Statute, MaineDOT. The Town does not have the authority to set or change speed limits and by including this section in the Ordinance there leaves room for errors, omissions, and interpretations that are not enforceable by the Police Department.

ATTACHMENTS

- A. Revised Chapter 601 Traffic Ordinance

ATTACHMENT A
Revisions to Chapter 601

- (ii) 1 hour parking shall be allowed, from 6:00 a.m. to 10:00 p.m., in designated metered parking spaces, on the ocean side only of Bayview Avenue. From the end of the drop-off zone to Morning Street from September 16th to April 30th, the 1 hour parking shall not be in effect. [amended November 4, 2015]
- (iii) On all other areas of Bayview Avenue there shall be no parking at any time, except during the off-season [September 16th to April 30th] on the ocean side of Bayview Avenue from Morning Street to Vesper Street. (amended 02/16/2011)
- (iiii) there shall be no parking on any of the other streets year round unless otherwise noted herein.
- c. Upon either side of Spurwink Road (Route #77), from Pleasant Hill Road continuing to the Southerly side of Dorado Drive.
- d. A five-minute drop-off zone, year round, on the ocean side of Bayview Avenue only outside the travel lane beginning at Pearl Street and continuing approximately 90 feet north toward Ashton Street.
- e. Vehicles found in the Higgins Beach Parking lot outside of the posted operational hours will be subject to ticketing as established in Section 22 of this Ordinance.

III. PROUTS NECK (from May 1 to September 15 of each year).

- a. Upon any of the public streets or highways within the area known as Prouts Neck area. For the purpose of this Ordinance, the Prouts Neck area is defined as including the area generally South of the property at 364 Black Point Road, now or formerly owned by Eucharist Archambault on the Prouts Neck Road. (Black Point Road). [Amended 07/16/14]
- b. Black Point Road from Kirkwood Road to Ferry Road. [Amended 11/14/94]

IV. PINE POINT (from May 1 to September 15 of each year). Revised February 1980 [09/06/17].

- (1) Upon certain of the public streets or highways within the Pine Point area known as Oak, Granite, Bliss, Dover, Pine, Beach, Sea Rose Lane, Bay, Ninth, or Eleventh Streets.
- (2) King Street (or Front Street) from Pine Point Road to Avenue Seven - both sides. [Amended 07/21/77]
- (3) Entire length of Riversands Drive - both sides.
- (4) On the Easterly side of Avenue Five from Jones Creek Drive to King Street.
- (5) On both sides of Avenue Five from King Street to the Ocean.
- (6) Driftwood Lane (the entire length - both sides).
- (7) Upon East Grand Avenue Except in accordance with the following: [Amended 09/21/03]
 - a. On the Northerly side of East Grand Avenue in front of number 3 East Grand Avenue at CMP Pole #116 back to Pine Point Road – No Parking. [Amended 09/06/17]
 - b. On the Ocean side of East Grand Avenue from the Old Orchard Line to ~~a point opposite the Westerly side of 27 East Grand Avenue~~ Granite Street - No Parking. [Amended ~~07/16/14~~ xx/xx/xxxx]

- (5) Houghton Street shall be one-way from Bayview Avenue northwesterly to Greenwood Avenue. [Amended 12/06/00]
- (6) Bayview Avenue shall be one-way from Ocean Avenue southwesterly to Houghton Street. [Amended 12/06/00]
- (7) Bayview Avenue shall be one-way from Ocean Avenue northeasterly to Morning Street. [Amended 12/06/00]
- (8) Berry Road shall be one-way from 1,525 feet easterly of Beech Ridge Road to the roundabout on Berry Road, 150 feet westerly of Barley lane. [Adopted 03-01-2023]

D. SPEED LIMITS ~~IN CERTAIN AREAS.~~

- I. Maine State law (29-A § 2073 §-1 and 2075, §-3) authorizes the Maine Department of Transportation (MaineDOT), with the approval of the chief of the State Police, as the only legal entity to create or change a speed limit on a public way which includes, state and state aid highways and townways. Speed limits for roadways within the Town of Scarborough can be found at: <https://www.maine.gov/mdot/mapviewer/> and by contacting MaineDOT Region 1 office.
- II. Except when conditions or other regulations as determined by MaineDOT require a lower speed, the following are maximum rates of speed:
 - 15 m.p.h. in a school zone at specific times of the day.
 - 25 m.p.h. in a business or residential area or built up portion, unless otherwise posted.
 - 45 m.p.h. on all other public ways, unless otherwise posted.

~~I. DUNSTAN AREA.~~

- ~~(1) Broadturn Road from U.S. Route One to Urban line. Maximum speed limit 30 M.P.H.~~
- ~~(2) Old Blue Point Road from U.S. Route One to Urban line. Maximum speed limit 35 M.P.H.~~

~~II. PINE POINT AREA.~~

- ~~(1) Pine Point Area — All streets easterly of Depot Street including Depot Street. Maximum speed limit 25 M.P.H.~~
- ~~(2) Ross Road from Pine Point Road ½ mile on Ross Road. Maximum speed limit 25 M.P.H.~~

~~III. HIGGINS BEACH AREA.~~

- ~~(1) All streets including Ocean Avenue. Maximum speed limit 25 M.P.H.~~

~~IV. PLEASANT HILL AREA.~~

- ~~(1) Highland Avenue from Pleasant Hill Road to Chamberlain Road. Maximum speed limit 35 M.P.H.~~
- ~~(2) Gunstock Road, entire length. Maximum speed limit is 25 M.P.H. 06/01/94~~
- ~~(3) Powder Horn Drive, entire length. Maximum speed limit is 25 M.P.H. 06/01/94~~
- ~~(4) Schooner Road, entire length. Maximum speed limit is 25 M.P.H. 06/01/94~~

- ~~(5) — Honeysuckle Lane. Maximum speed limit 25 M.P.H. starting at the junction of Lilac Lane and extending northeasterly to the end of the pavement, a total distance of 0.25 miles. 09/06/2000~~
- ~~(6) — Magnolia Lane. Maximum speed limit is 25 M.P.H. starting at the junction of Highland Avenue and extending southeasterly to the junction of Honeysuckle Lane, a total distance of 0.04 miles. 09/06/2000~~
- ~~(7) — Lilac Lane. Maximum speed limit is 25 M.P.H. starting at the junction of Highland Avenue and extending southeasterly to the end of the pavement, a total distance of 0.20 miles. 09/06/2000~~

~~V. MAPLE AVENUE~~

- ~~(1) — Maple Avenue from U.S. Route #1 to Route #114. Maximum speed limit 25 M.P.H. 06/01/94~~

~~VI. SAWYER ROAD:~~

- ~~(1) — Sawyer Road from U.S. Route #1 to Route #114. Maximum speed limit 35 M.P.H.~~

~~VII. OLD MILLBROOK AREA:~~

- ~~(1) — Old Millbrook Area — All streets. Maximum speed limit 25 M.P.H.~~

~~VIII. FOGG ROAD:~~

- ~~(a) — Fogg Road from Route #207 to and extending easterly to a point opposite CMP/NET Pole #19 a total distance of .80 mile. Maximum speed limit 35 M.P.H. (8/8/75).~~
- ~~(b) — Fogg Road from a point opposite CMP/NET pole #19 easterly to the junction of Pleasant Hill Road a total distance of .70 mile. Maximum speed limit 30 M.P.H. (8/8/75)~~

~~IX. WINNOCK'S NECK ROAD:~~

- ~~(1) — Starting at the junction of the Winnock's Neck Road and the Black Point Road and extending southerly to the end of the road a total distance of 1.40 miles. Maximum speed limit 30 M.P.H. (12/4/75).~~

~~X. ASH SWAMP ROAD:~~

- ~~(1) — The Ash Swamp Road. Starting at the junction of Broadturn Road and extending westerly to the Scarborough/Saco town line, a total distance of 2.00 miles. Maximum speed limit 40 M.P.H. (8/23/77).~~

~~XI. MILLIKIN MILLS ROAD:~~

- ~~(1) — The Millikin Mills Road. Starting at the junction of Old Blue Point Road in Scarborough and extending southwesterly to the junction of Portland Avenue in Old Orchard Beach a total distance of 1.00 mile. Maximum speed 45 M.P.H. (7/15/86).~~

~~XII. HOLMES ROAD:~~

- ~~(1) — The Holmes Road. Starting at the junction of Payne Road and extending westerly to the junction of Two Rod Road, a total distance of 0.80 mile. Maximum speed 40 M.P.H. (7/10/90)~~
- ~~(2) — Holmes Road. Starting at the junction of Two Rod Road and extending westerly to the Saco town line, a total distance of 3.20 miles. Maximum speed 35 M.P.H. (7/10/90)~~

~~XIII. NEW ROAD.~~

- ~~(1) The New Road. Starting at the junction of Route 114 and extending northerly to the junction of Running Hill Road a total distance of .60 mile. Maximum speed 35 M.P.H. (6/21/88).~~

~~XIV. SPRING STREET.~~

- ~~(1) Spring Street. Starting at the junction of Route 114 and extending northerly to the junction of Payne Road a total distance of .50 mile. Maximum speed 35 M.P.H. (9/13/89).~~

~~XVI. MERRILL BROOK AREA.~~

- ~~(1) Beaver Brook Road, entire length. Maximum speed limit is 30 M.P.H. 06/01/94~~
~~(2) Longmeadow Road, entire length. Maximum speed limit is 30 M.P.H. 06/01/94~~
~~(3) Merrill Brook Drive, entire length. Maximum speed limit is 30 M.P.H. 06/01/94~~

~~XVI. ELMWOOD AVENUE.~~

- ~~(1) Elmwood Avenue, entire length. Maximum speed limit is 25 M.P.H. 06/01/94~~

~~XVII. SUNSET AVENUE.~~

- ~~(1) Sunset Avenue, entire length. Maximum speed limit is 25 M.P.H. 06/01/94~~

MAINE DEPARTMENT OF TRANSPORTATION - SCARBOROUGH

ASH SWAMP ROAD (T.W.)

~~40 MPH starting at the junction of Broadturn Road and extending westerly to the Scarborough/Saco town line, a total distance of 2.00 miles.~~

BEECH RIDGE ROAD (S.A. #8)

~~40 MPH starting at the junction of Route 114 and extending southerly to the junction of the Payne Road, a total distance of 5.80 miles.~~

BROADTURN ROAD (S.A. #2, I.R. #70602)

~~30 MPH starting at the junction of Route 1 (Node 7006) and extending westerly to Phillips Brook or a point 0.03 mile east of the junction of Martin Avenue (Node 6805), a total distance of 0.25 mile. (7/24/98).~~

~~35 MPH starting at Phillips Brook or a point 0.03 mile east of the junction of Martin Avenue (Node 6805), and extending westerly to a point 0.22 mile west of the junction of Martin Avenue (Node 6805), a total distance of 0.25 mile. (7/24/98).~~

~~45 MHP starting at a point 0.22 mile west of the junction of Martin Avenue (Node 6805) and extending northerly to the junction with Route 22 (Node 6456), in the town of Buxton a total distance of 5.56 miles. (12/21/01)~~

BURNHAM ROAD (T.W. #493)

~~35 MPH starting at the Scarborough/Gorham town line and extending westerly to the Scarborough/Saco town line, a total distance of 2.10 miles. (5/21/91).~~

CHAMBERLAIN ROAD (I.R. #70201, T.W.)

~~25 MPH starting at the junction of Pleasant Hill road (Node 5413) and extending southwest to a point 0.35 mile northeast of the junction of Highland Avenue (Node 5418), a total distance of 0.41 mile. (6/17/98)~~

~~35 MPH starting at a point 0.35 mile northeast of the junction of Highland Avenue (Node 5418) and extending westerly to the junction of Highland Avenue (Node 5418), a total distance of 0.35 mile. (6/17/98)~~

CUMBERLAND WAY (T.W., I.R. #78115)

~~25 MPH starting at the junction of Route 114 in Scarborough (Node 00882) and extending northeasterly to the end of the public way located 0.06 mile northeast of the junction of Jameco Mill Road in Scarborough (Node 00883), a total distance of 0.29 mile. (09/03/98)~~

CUMMINGS ROAD (this section was f.k.a. section of SPRING STREET)

~~35 MPD starting at the junction with Payne Road (Node 06829) and extending northerly to the Scarborough-South Portland town line (Node 06681), a total distance of 0.37 miles. *Note: This 35 MPH speed zone extends northerly 0.17 miles into the City of South Portland, for a total distance of 0.54 miles.*~~

DEERING DRIVE (T.W.)

~~25 MPH starting at the junction of Route 22 (Node 1008) in Scarborough and extending northerly through the town line with Buxton (Node 1009) and then northeasterly to its termination (Node 2534) in Buxton, a total distance of 0.95 miles. (01/16/02)~~

EASTERN ROAD

~~25 MPH starting at the intersection of Route 207 (Node 5436) and extending north easterly to the intersection of Portland Farms Road (Node 6739), a distance of 0.90 miles. (06/06/97)~~

FOGG ROAD (T.W.)

~~35 MPH starting at the junction of Fogg Road and Route 207 and extending easterly to a point opposite CMP/NET Pole #19, a total distance of 0.80 mile.~~

~~30 MPH starting at a point opposite CMP/NET Pole #19 and extending easterly to the junction of Pleasant Hill Road, a total distance of 0.70 mile.~~

HAIGIS PARKWAY

~~35 MPH starting at the junction of US Route 1 and extending westerly to a point 250' west of the centerline of Scottow Hill Road, a total distance of 0.30 mile.~~

~~45 MPH starting at a point 250' west of the centerline of Scottow Hill Road and extending westerly to the intersection of Payne Road, a total distance of 1.00 mile.~~

HIGHLAND AVENUE (I.R. #70203, S.A. #13)

~~35 MPH beginning at the junction with Route 207 (Node 05006) and extending northeasterly to a point 0.21 miles beyond the junction with Chamberlain Road (Node 05418), a total distance of 1.18 miles. (06/17/2004)~~

~~25 MPH beginning at a point 0.21 miles east of the junction with Chamberlain Road (Node 05418) and extending northeasterly to the junction with Pleasant Hill Road (Node 05409), a total distance of 0.57 miles. (06/17/2004)~~

~~45 MPH beginning at the junction with Pleasant Hill Road (Node 05409) and extending northeasterly to the Scarborough/South Portland town line (Node 05378), a total distance of 0.80 mile. (06/17/2004)~~

HOLMES ROAD (S.A. #12)

~~40 MPH starting at the junction of Payne Road and extending westerly to the junction of Two Rod Road, a total distance of 0.80 mile. (7/10/90).~~

~~35 MPH starting at the junction of Two Rod Road and extending westerly to the Saco town line, a total distance of 3.20 miles. (7/10/90).~~

JAMECO MILL ROAD (T.W., I.R. #78120)

~~25 MPH starting at the junction of Cumberland Way in Scarborough (Node 00883), and extending southeasterly to the end of the public way (Node 00883), a total distance of 0.43 mile. (09/03/98)~~

MILLIKEN MILLS ROAD (T.W. I.R. #932)

~~45 MPH starting at the Town of Old Orchard Beach/Town of Scarborough municipal boundary (Node 53476) and extending easterly to the junction with the Old Blue Point Road (Node 10886), a total distance of 0.41 mile. (06/20/2006).~~

MITCHELL HILL ROAD

~~35 MPH starting at the junction with Holmes Road (Node 01016) extending northerly to Scarborough Gorham town line, (Node 01021), a total distance of 1.28 miles. (07/10/02)~~

MUSSEY ROAD (S.A. #14)

~~40 MPH starting at the Scarborough/South Portland town line and extending westerly to a point 0.20 mile east of the junction of Spring Street, a total distance of 0.50 mile.~~

~~25 MPH starting at a point 0.20 mile east of the junction of Spring Street and extending westerly to the junction of the Payne Road, a total distance of 0.70 mile.~~

NEW ROAD (T.W. #507)

~~35 MPH starting at the junction of Route 114 and extending northerly to the junction of Running Hill Road, a total distance of 0.60 mile. (6/21/88).~~

OLD BLUE POINT ROAD (S.A. #7)

~~25 MPH starting at the junction of Route 1 and extending 0.30 mile southeast to CMP Pole #10/NET #520.10, a total distance of 0.30 mile. (9/30/87)~~

~~40 MPH starting at a point opposite CMP Pole #10/NET #520.10 and/or at a point 0.30 mile southeast of the junction of Route 1 and extending south then east to the southern junction of Burnham Woods Drive, a total distance of 1.00 mile. (9/30/87)~~

~~30 MPH starting at the southerly junction of Burnham Woods Drive and extending northeasterly to the junction of Route 9, a total distance of 0.40 mile. (9/30/87)~~

ORCHARD HILL ROAD

~~25 MPH beginning at the junction with Winnocks Neck Road (Node 08507) and extending southwest to the junction with High Point Road (Node 08509), a total distance of 0.28 mile. (06/20/2006)~~

PAYNE ROAD (S.A. #8 & S.A. #9)

~~35 MPH starting at a point opposite the South Portland/Scarborough town line and extending southerly to a point opposite CMP Pole #28 and/or 0.10 mile south of the junction of the Payne Road and the Gorham Road, a total distance of 0.75 mile.~~

~~45 MPH starting at a point opposite CMP Pole #28 and/or 0.10 mile south of the junction of Payne Road and Gorham Road and extending southerly to CMP Pole #19/58, a total distance of 1.10 miles. (11/24/92)~~

~~35 MPH starting at a point opposite CMP Pole #19/58 and extending southerly to the junction of Payne Road and U.S. Route 1, a total distance of 2.80 miles. (11/24/92)~~

PLEASANT HILL ROAD (S.A. #11)

~~35 MPH starting at the junction of Route 1 and extending easterly to the junction of Fogg Road, a total distance of 2.50 miles.~~

~~40 MPH starting at the junction of Fogg Road and extending easterly to the junction of Route 77, a total distance of 0.80 mile.~~

PORTLAND FARMS ROAD (T.W., I.R. #70111)

~~25 MPH starting at the junction of Route 1 (Node 7028) and extending southeasterly to the junction of Eastern Road (Node 6739), a total distance of 0.33 mile (05/28/98)~~

PORTLAND AVENUE (S.A. #2)

~~25 MPH starting at the junction of Route 98 and extending northerly to a point opposite NET Pole #J40, a total distance of 0.50 mile.~~

~~35 MPH starting at a point opposite NET Pole #J40 and extending northerly to a point opposite NET Pole #J89, a total distance of 1.20 miles.~~

~~45 MPH starting at a point opposite NET Pole #J89 and extending northerly to the junction of Old Blue Point Road, a total distance of 1.20 miles.~~

ROSS ROAD

~~35 MPH beginning at the junction with Route 9 (Node 06014) and extending southwesterly to the Town of Scarborough/Town of Old Orchard Beach municipal boundary (Node 01300), a total distance of 0.84 miles (08/24/2005).~~

ROUTE ONE

~~50 MPH beginning at a point 0.13 miles north of the MDOT Garage Entrance (Node 16592) and extending northerly to the junction with Southgate Road (Node 16596), a total distance of 0.97 miles, and~~

~~40 MPH beginning at the junction with Southgate Road (Node 16596) and extending northerly to a point 0.12 miles beyond the junction with Sawyer Road (Node 16602), a total distance of 1.34 miles. (05/22/2006)~~

~~35 MPH starting at a point 0.35 mile south of the junction of US Routes 1 and 114 at Oak Hill in Scarborough and extending northerly to the signalized junction of US Route 1 and Sunset Avenue in Scarborough, a total distance of 1.40 miles (5/29/91).~~

~~45 MPH starting at the signalized junction of Sunset Avenue and US Route 1 and extending northerly to a point 0.20 mile south of the junction of US Route 1 and Pleasant Hill Road in Scarborough, a total distance of 0.70 mile. (5/29/91)~~

~~35 MPH starting at a point 0.20 mile south of the junction of US Route 1 and Pleasant Hill Road in Scarborough and extending northerly to the junction of the I-95 spur in South Portland, a total distance of 0.50 mile. (5/29/91)~~

ROUTE NINE

~~25 MPH beginning at the Saco/Old Orchard Beach town line (Node 05107) and extending easterly to the junction of Pine Point Road and Jones Creek Drive in the Town of Scarborough (Node 06008), a total distance of 3.79 miles, (06/17/2004)~~

~~35 MPH beginning at the junction of Pine Point Road and Jones Creek Drive in the Town of Scarborough (Node 06008) and extending northerly to a point 0.15 miles beyond the junction with Primrose Lane in the Town of Scarborough (Node 00451), a total distance of 1.96 miles, (06/17/2004)~~

~~45 MPH beginning at a point 0.15 miles beyond the junction with Primrose Lane in the Town of Scarborough and extending northerly to a point 0.66 miles beyond same junction (Node 00451), a total distance of 0.51 miles, and, (06/17/2004)~~

~~35 MPH beginning at a point 0.66 miles east of the junction with Primrose Lane in the Town of Scarborough (Node 00451) and extending northerly to the junction with U.S. Route 1 and Broadturn Road in the Town of Scarborough (Node 07006), a total distance of 0.63 miles. (06/17/2004)~~

~~ROUTE TWENTY TWO (MPH ID#05-0508-8908)~~

~~40 MPH~~ starting at a point 0.18 miles west of junction of Route 22 and the entrance to Union Mutual in Portland (Node 0508) and extending westerly to a point 0.55 miles west of the Westbrook/Scarborough town line (Node 5429) a total distance of 2.96 miles. (10/18/96)

~~RUNNING HILL ROAD (S.A. #10)~~

~~35 MPH~~ starting at the Scarborough/South Portland town line and extending westerly to the junction of Route 114, a total distance of 1.90 miles.

~~SCOTTOW HILL ROAD (T.W. — IR #78102)~~

~~35 MPH~~ starting at the junction of Payne Road (Node 1042) and extending easterly to the junction of Haigis Parkway (Node 0752), a total distance of 0.93 miles. (01/05/98)

~~SOUTH PORTLAND/SCARBOROUGH CONNECTOR F.A.P. 1-1 SPUR~~

~~40 MPH~~ starting at the junction of Route 1 in Scarborough and extending northerly to a point 0.15 mile north of said intersection in Scarborough, a total distance of 0.15 mile.

~~55 MPH~~ starting at a point 0.15 mile north of the junction of Route 1 and extending northerly to the junction of I-295 in South Portland, a total distance of 1.80 miles.

~~SPRING STREET (T.W. #473)~~

~~35 MPH~~ starting at the junction of Route 114 and extending northerly to the junction of Payne Road, a total distance of 0.50 mile. (9/13/89).

~~TWO ROD ROAD (T.W.)~~

~~25 MPH~~ starting at the junction of the Scottow Hill Road and extending westerly to a point opposite CMP Pole #34/C, a total distance of 0.90 mile.

~~35 MPH~~ starting at a point opposite CMP Pole #34/C and extending westerly to the junction of the Holmes Road, a total distance of 1.00 mile.

~~WEST BEECH RIDGE ROAD (T.W.)~~

~~30 MPH~~ starting at the junction with Beech Ridge Road (Node 01035) and extending westerly to its end (Node 01034), a total distance of 0.67 miles.

~~WINNOCK'S NECK ROAD (T.W.)~~

~~30 MPH~~ starting at the junction of Winnock's Neck Road and Black Point Road and extending southerly to the end of the road, a total distance of 1.40 miles.

MEMO

To: Ordinance Committee

From: Autumn Speer, Director of Planning and Codes

Date: October 12, 2023

Re: Commercial Property Assessed Clean Energy Program (C-PACE)

BACKGROUND

In 2021, the Legislature enacted [L.D. 340, An Act to Allow for the Establishment of Commercial Property Assessed Clean Energy Programs](#) (The “C-PACE Act”). The C-PACE Act authorizes Efficiency Maine Trust (the “Trust”), a third party contracted by the Trust, or a municipality that has adopted a C-PACE ordinance to establish a C-PACE program.

Commercial PACE (C-PACE) means commercial property assessed clean energy. C-PACE is an economic development tool for municipalities to encourage energy-efficient buildings and create a more competitive environment for retaining and attracting new businesses by lowering energy costs.

A Municipality can: (1) Establish its own C-PACE program and administer the functions of the C-PACE Program itself; or, (2) Participate in the Efficiency Maine Trust C-PACE Program and enter into a contract with the Trust to administer certain functions of the C-PACE Program for the Municipality.

In option 1, Municipalities would have more control over the program design within their municipality, but they would be subject to significantly greater administrative burden, including developing and implementing their own program guidelines, recruiting and registering Capital Providers, accepting project applications and reviewing and approving projects for adherence to the rules and regulations. Municipality-based programs are typically less successful in large part to the unwillingness of Capital Providers to participate in smaller market size C-PACE programs. In option 2, Municipalities are relieved of the majority of administrative burdens while still able to stimulate the adoption of energy savings improvements for commercial properties within their communities. Under both options 1 and 2, Municipalities wishing to participate in the C-PACE Program

Planning & Code Enforcement

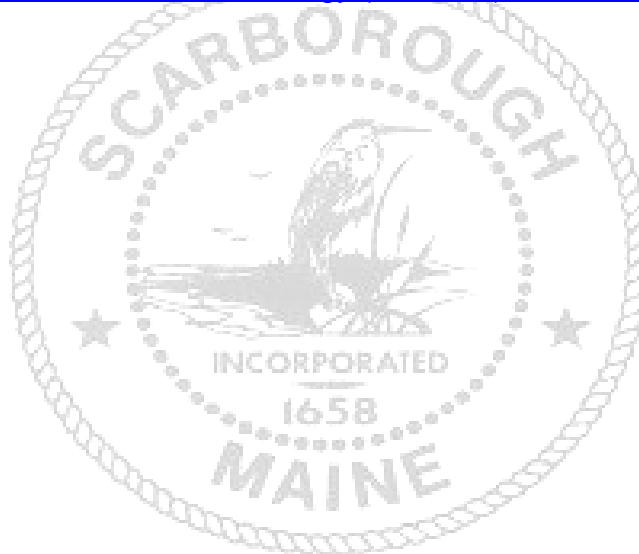
must adopt a C-PACE Ordinance as required by the Maine C-PACE Act. The Trust has developed a model C-PACE Ordinance. A municipality that wishes to exercise option 2 must also enter into a C-PACE Municipality Participation Agreement with the Trust that establishes the Trust as the Municipality's C-PACE Program Administrator for certain designated functions.

SUSTAINABILITY COMMITTEE REVIEW

The Sustainability Committee received an overview presentation from James Neal from Efficiency Maine at their meeting on September 27, 2023. At the meeting the Sustainability Committee requested the item move to Ordinance Committee for consideration. Mr. Neal has agreed to provide a brief overview of the program at the Ordinance Committee on October 12, 2023. The Sustainability Committee will work on a draft ordinance for review if the Ordinance Committee is in favor.

More information is available at the following:

[Commercial Property Assessed Clean Energy \(C-PACE\) - Efficiency Maine](#)



MEMO

To: Ordinance Committee

From: Autumn Speer, Director of Planning and Codes

Date: October 10, 2023

Re: Site Plan Amendments – Landscape and Screening Standards

BACKGROUND

The Comprehensive Plan identifies five *Visions* for the Town of Scarborough:

Vision 1: The Scarborough Marsh is central to the Town's identity, creating a special awareness by our residents of the importance of all of the Town's natural resources, therefore future land use will follow a pattern of development that is sensitive to protecting our beaches, dunes, rivers, open spaces, farmlands, and other elements that comprise our unique ecosystem.

Visions 2: Future land use patterns will create opportunities for the efficient delivery of municipal services and infrastructure, resulting in fiscal sustainability.

Vision 3: Our ordinances will support the diversity and characteristics of existing and emerging neighborhoods, centers and open spaces. – Simplify Zoning Ordinance

Vision 4: Scarborough's economy will support a broad assortment of businesses that provides stability for the tax base, respects the Town's natural resources, and that supports opportunities for residents.

Vision 5: Scarborough's transportation network will support current and future land uses that create efficiencies which reduce the impact of traffic on residents and businesses.

Under each of these visions are action items that have been assigned to various boards and committees within the Town.

Planning & Code Enforcement

The Planning Department is working on a long-term project that includes simplifying our existing ordinances (Vision 3) and finding opportunities to incorporate changes where recommended with these consolidations.

The project includes reviewing the Zoning Ordinance, Site Plan Ordinance, Commercial Design Guidelines, Subdivision Ordinance and other policies in the Town for opportunities to consolidate/merge ideas and review and enhance existing requirements. The overall goal is to create a more cohesive set of standards, while removing ambiguity and subjectivity in the review process.

These efforts also consider the other visions of the Comprehensive Plan and Town goals and seeks to incorporate those ideas as well.

The **Zoning Ordinance**, Chapter 405 includes the following related elements:

- Uses and Bulk Standards
- Buffers
- Performance Standards
- Signage
- Parking

The **Site Plan Ordinance** Chapter 405 B Includes the following related elements:

- Site Design and Access
- Parking Areas and Circulation
- Pedestrian Spaces and Transportation
- *Landscape and Buffers*
- Stormwater Management
- *Lighting*
- *Architectural Standards*
- Signage
- Utilities
- *Outdoor Storage*
- Preservation and of Resources
- Environmental Considerations

The **Design Standards for Commercial Districts** published in 2001, amended in 2009 includes the following elements:

- Circulation Planning
- Parking Areas
- Pedestrian Spaces
- Sidewalks
- *Service Areas*
- *Buffering and Screening*

- Stormwater Management
- *Architectural Standards*
- *Materials*
- *Landscape Standards*
- *Plant List*
- Sign Standards
- *Lighting*

All of the various pieces of these ordinances and standards have been divided up and assigned to the board or committee that is best suited for review and additions. The items in italics are included in current work plans.

To date the project has been proceeding as follows:

- Lighting – Sustainability Committee (In Adoption Phase)
- Landscape Plant List – Conservation Commission
- Landscaping Requirements – Long Range Planning Committee
- Architectural Standards – Long Range Planning Committee
- Environmental Standards – Conservation Commission/Long range planning Committee

Near Term Efforts:

- Parking – Transportation Committee – Long Range Planning Committee

ORDINANCE COMMITTEE REVIEW

The second section for review is the proposed **Landscape and Screening Standards** that will be incorporated in Chapter 405B Site Plan Review ordinance. The landscape and screening standards found in Design Standards for Commercial Districts will be repealed. Over time, the Design Standards for Commercial Districts will be repealed in its entirety and its contents will be merged into Chapter 405B Site Plan ordinance or other applicable sections.

When presenting these items before the committees for review, staff starts with a color-coded markup to better understand the merging of the two/three documents and suggestions.

The Long Range Planning Committee (LRPC) reviewed the drafts on June 6, July 12, August 9. On September 15, 2023, the LRPC recommended the draft be moved forward to Ordinance Committee. Also included in this draft is an expanded version of the Conservation Commissions recommendation to the plant list, that they recommended for

approval on April 10, 2023. Staff has also sought landscape profession input.

The changes proposed include:

- Clarified applicability, adding language to ensure redevelopment must comply with standards
- Added definitions
- Added specific requirements for minimum landscaping required based on the type of use proposed
- Combined all streetscape buffer yard requirements into one table (this requires amendments to several zoning districts as well)
- Established specific distances and planting required for residential adjacency
- Provided clear parking lot landscape requirements, including screening and parking lot islands
- Defined foundation planting requirements
- Defined screening requirements for service, mechanical areas and outdoor storage
- Provided requirements for tree preservation, if proposed
- Include site amenity requirements and bicycle facility specifications
- Included snow storage requirements and expanded location requirements
- Updated the approved plant species list, including native and North American species
- Defined what percentages are required and provided opportunity for some flexibility in planting
- Updated the minimum size requirements for plantings
- Consolidated the installation, guarantee and maintenance requirements as well as included time limits for installation
- Added specific requirements for the landscaping plan and provided a table to be included on all plans, enabling a much more efficient staff and Planning Board review
- Added specific waivers that are available with Planning Board approval

ATTACHMENTS

1. Draft Landscape and Screening Standards Ordinance – Markups
2. Draft Landscape and Screening Standards Ordinance – Color Source Markup

**CHAPTER 405B
TOWN OF SCARBOROUGH
SITE PLAN REVIEW**

IV. Performance & Design Standards [amended 04/21/2021; 07/19/2023]

The following minimum performance and design standards shall apply to all site plans and shall serve as the minimum requirements for approval of any application. However, where the Planning Board or Town Planner (together the “Applicable Reviewing Authority”) as applicable finds that due to the nature or special circumstances of a particular plan the requirements of certain standards are not requisite to the interest of public health, safety and general welfare, the Applicable Review Authority may waive such requirements, subject to appropriate conditions to achieve the intent of this ordinance. Requirements set forth in Chapter 419 Town of Scarborough Post-Construction Stormwater Infrastructure Management Ordinance and in Chapter 420 Town of Scarborough Erosion and Sedimentation Control at Construction Sites Ordinance are required by the Maine Department of Environmental Protection and the Environmental Protection Agency and are not waivable.

D. Parking Areas [amended 04/21/2021]

~~5. — Parking areas shall be landscaped and screened in accordance with the following standards:~~

- ~~a. Paved surfaces of parking areas shall be separated from buildings by a minimum of five (5) feet of landscaping and a five (5) foot walkway. Beyond the 5 foot minimum, the width of the landscaping shall be proportional to the height of the building.~~
- ~~a. The seal and impervious area of parking lots with more than 15 spaces shall be broken up with trees, landscaped islands, grade changes, low walls, or other features.~~
- ~~b. At a minimum, between 10% and 15% of the parking lot shall be landscaped. The higher percentage (15%) shall be used for larger parking lots consisting of 40 or more spaces. The lower percentage of 10% shall be used for smaller parking lots containing fewer than 40 parking spaces. Planting islands shall be a minimum of 9 feet in width. All parking lot landscaping shall be hearty and appropriate for parking lot conditions. Existing natural groupings or clusters of trees shall also be preserved.~~
- ~~c. Where front parking is permitted between the building and the road it shall be screened by trees, berms, fencing, shrubs, low walls, perennial masses, or a combination of these elements. The height of the screening shall be approximately 3 feet to minimize the view of the parking lot and vehicles, while providing a clear view of the building and signage.~~

E. Pedestrian Ways, Space & Alternative Transportation
[amended 11/07/2007; 04/21/2021]

Developments shall provide attractive, safe, and functional walkways within the site and for connection of the site to the Town's sidewalk system when a public sidewalk exists or is planned in the vicinity of the site. Walkways shall be designed to direct pedestrians to the main entrances of the buildings from the public right-of-ways, abutting properties and businesses, and the parking areas on the site. Entrances to buildings shall also be designed to provide some outdoor space for pedestrian use, such as seating, dining, or lawn area.

1. Continuous internal walkways shall be provided from any existing or planned public sidewalk in the street(s) adjacent to the site to the principal customer entrances on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as transit stops, street crossings, and building entrances.
2. If a sidewalk does not exist in the street(s) adjacent to the site but the Town has identified the construction of a sidewalk for this portion of the street(s) in the Town Wide Transportation Study (March 2005) the applicant shall be responsible for the construction of a sidewalk along the full width of the frontage or in a location otherwise determined by the Applicable Reviewing Authority. The applicant shall not be responsible for the construction of a sidewalk in a location for which the Town Council has already adopted and funded a Sidewalk Capital Improvement Plan.
3. If a sidewalk is required to be constructed, the sidewalk shall be located within the right-of-way of the public street unless the width of the right-of-way will not allow for this. In this case, the sidewalk shall be located on the parcel in the area immediately adjacent to the street right-of-way unless the topography or natural characteristics of the site or existing development make this impractical. When determining the location and alignment of new sidewalks, existing street trees shall be avoided and preserved to the extent possible to further the goals of "subsection F Landscaping, Buffering and Greenspace" of this Ordinance.
4. If the sidewalk will be located outside of the street right-of-way, the applicant shall convey an easement to the Town for the sidewalk area.
5. When a sidewalk is constructed wholly within the street right-of-way it must conform to the design and construction requirements set forth in the Town's Street Acceptance Ordinance (Chapter 701) for the class of street. When a sidewalk is constructed wholly or partly outside of the street right-of-way the location and design of the sidewalk must be approved by the Applicable Reviewing Authority as part of the site plan approval.

6. Internal walkways shall be a minimum of 4 feet in width for ADA compliance and shall be raised and separated from vehicular traffic by 6 inch curbing except at crosswalks and access areas.
7. Within larger parking lots where the main building entrance will be 50+ feet from at least half of the parking spaces, a network of walkways shall be provided. These walkways shall be separated from parking bays and travel aisles by raised curbing or landscape buffering and shall be aligned with the main entry or a focal point on the building for way finding. The width of these internal parking lot walkways shall be five feet or more to enable the use of shopping carts or heavy pedestrian traffic.
8. Walkways shall be located where motorists can anticipate pedestrians. Likewise, walkways shall be designed to give pedestrians a view of oncoming vehicles and shall avoid bisecting drive-through lanes, access and service drives, and other high-traffic routes.
9. Internal crosswalks shall be provided and marked by a change in pavement texture, pattern, or color to maximize pedestrian safety. The materials selected shall be highly durable and low maintenance. Raised crosswalks shall be considered at key locations as a traffic calming device as well as to make crosswalks more visible.
- ~~10. Areas adjacent to walkways shall be landscaped with trees, shrubs, ground cover, benches or other materials. Walkways in parking areas shall include landscaped islands for visual relief, shade, and scale.~~
- ~~11. All walkways and sidewalks shall be designed for efficient snow removal to enable year-round use.~~
- ~~12. Major entrances to new or renovated buildings shall be complemented with outdoor seating or use areas. Canopies, recessed entrances, seating areas, decorative plantings, lawn areas and other elements may be incorporated around the building entry to serve as pedestrian space or gathering areas.~~
- ~~13. Provisions shall be made for alternative transportation if the site is located on a bus or bicycle route. Such provisions may consist of bus shelters, bicycle racks, or individual travel lanes for either mode of transportation.~~

F. Landscaping, Buffering & Greenspace [amended 04/21/2021]

~~Landscaping shall be used to complement the architecture, enhance the human scale, reinforce circulation paths, highlight entrances, provide shade, and add color and seasonal interest. Buffering shall be used to minimize any adverse impacts or nuisances on the site or from adjacent areas. Greenspace shall be designated to preserve the natural features or resources of a site, to provide areas for active or passive recreation, or for visual and aesthetic benefits.~~

- ~~1. Native species shall be used to the greatest extent possible in all landscaping designs. If site improvements will create ten (10) or more new parking spaces or create 2,000 sq. ft. or more of new building footprint, a landscape plan shall be prepared by a landscape architect registered in Maine.~~
- ~~2. The applicant shall use plant material and species that require a low degree of maintenance and that are hearty and resistant to insect infestation, drought, disease, road salt, and auto emissions, and are tolerant of local winter conditions.~~
- ~~3. Wherever practical, existing specimen trees, tree clusters or other significant vegetation shall be preserved. The landscape plan shall illustrate which vegetation will be preserved and what protection measures will be implemented. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.~~
- ~~4. A varying, but simple, collection of plant materials and species is encouraged to create a distinctive, yet low maintenance environment. A list of suggested plantings in Scarborough is included in an appendix to this ordinance. Plant materials shall meet the following minimum sizes, unless alternative sizes are required given a particular site or location:~~

VEGETATION	MINIMUM SIZE
Canopy Trees	2 ½" caliper
Flowering Trees	2" caliper
Evergreen Trees	5 to 7' in height
Deciduous Shrubs	24" in height
Evergreen Shrubs	18" height / spread
Perennials	2 year clumps
Ornamental Grasses	2 year clumps
Ground Covers	3" pots

- ~~5. Landscaping is necessary in parking lots to enhance their appearance, lessen the scale of paved areas, define edges, and provide shade and cover. The following standards shall apply within parking areas:~~
 - ~~a. At a minimum, between 10% and 15% of the parking lot shall be landscaped. The higher percentage (15%) shall be used for larger parking lots consisting of 40 or more spaces. The lower percentage of 10% shall be used for smaller parking lots containing fewer than 40 parking spaces. Planting islands shall be a minimum of 9 feet in width. All parking lot landscaping shall be hearty and appropriate for parking lot conditions and snow storage.~~
 - ~~b. Trees in parking lots shall be planted in informal groups, straight rows, or concentrated in certain areas. Trees shall be planted at least five feet from the end of parking lot islands for both motorist visibility and tree health.~~

- ~~e. Plantings, trees, and other landscape elements shall separate parking lots from neighboring streets to minimize views of vehicles and paved areas, while still enabling views of the building.~~
- ~~d. Trees and shrubs in and near parking areas shall be trimmed and maintained so that they do not block views needed for safe movement of motorists and pedestrians.~~
- ~~6. Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting.~~
- ~~2. Large spreading deciduous trees shall be planted in appropriate locations along town roads and private access drives to define the edge of the travelway, provide shade for pedestrians, clean the air, and add scale to transportation corridors and commercial developments.~~
- ~~3. Landscape plans presented to the Applicable Reviewing Authority shall anticipate a 3 to 8 year growing cycle to achieve maturity for shrubs and 15 to 20+ years for trees. The plan shall be designed and plantings selected with due consideration for maintenance requirements.~~
 - ~~a. A written maintenance plan shall be provided for the landscape elements to be installed on the site. The plan shall include initial installation, guarantee period, replacement policy, annual maintenance, and irrigation provisions. All lawns and plant materials shall be guaranteed for a period of not less than 2 years.~~
 - ~~b. The use of plant materials and landscape elements that require a low degree of maintenance is strongly encouraged. Vegetation to consider includes drought resistance, tolerance to auto emissions, disease resistance, and relatively light leaf litter.~~
- ~~4. Buffers shall be provided to shield structures and uses from the view of abutting properties, where the abutting properties would otherwise be adversely impacted. In particular, buffers shall be used to screen garbage collection areas, loading areas, waste storage, commercial vehicle parking and the like. Buffers may include fences, plantings, berms, and walls used to minimize any adverse impacts and nuisances on a given site or abutter.~~
- ~~5. Special landscaping and buffer requirements pertain to development along the Route One Corridor. Sites abutting Route One shall provide a green strip buffer along Route One at a depth of no less than 15 feet from the sideline of Route One. This 15 ft. may include trees, grass, plantings, berms, and mounds as well as sidewalks, fences or other landscape elements. The trees and plant materials within this buffer shall also conform to the planting schedule of the document entitled: Guiding Growth & Public Improvement on Route One, Scarborough, Maine, authored by Terrence J. Dewan & Associates, dated June 1993.~~

- ~~6. In cases where the Scarborough Zoning Ordinance requires buffers for commercial or industrial developments that abut residential zoning districts or uses, the Applicable Reviewing Authority may require evergreen or deciduous trees within these buffer areas. An evergreen buffer requires three (3) rows of staggered plantings. The rows shall be eight (8) feet apart and the evergreens planted six (6) feet on center. Deciduous buffers require trees with a minimum of 3 inch caliper and rows and spacing to be determined by the Board based on the characteristics of the site and uses.~~

F. LANDSCAPE AND SCREENING STANDARDS

1. PURPOSE

Landscaping shall be used to complement the architecture, enhance the human scale, reinforce circulation paths, highlight entrances, provide shade, and add color and seasonal interest. Greenspace shall be designated to preserve the natural features or resources of a site, to provide areas for active or passive recreation, or for visual and aesthetic benefits.

2. APPLICABILITY

All landscaping installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new landscape, replacement planting, or any other landscaping proposed through the Site Plan or Subdivision process.

The provisions of this section shall not apply to individual single and two-family dwellings and their accessory buildings, structures and areas for parking.

3. GENERAL STANDARDS

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

A varying, but simple, collection of plant materials and species is encouraged to create a distinctive, yet low maintenance environment. Plantings plans shall strike a balance between monoculture (the use of a single species) and too much variety.

Shrubs, perennials, annuals, ornamental grasses, etc. used along the roadways should be planted in masses or 'drifts' that emphasize colors and textures, rather than used as single specimens.

Native species should be selected for their benefits of conserving water, protecting soil from erosion, and creating habitat and providing food for many different animals including birds, pollinators, and small mammals. Invasive species are prohibited.

4. DEFINITIONS

Bare-Root Plants: Bare-root plants are grown in the field, then harvested. The soil is washed or shaken from their roots after digging. Nearly all are dormant.

Balled-and-Burlapped Plants: Balled-and-burlapped (or B&B) trees and shrubs are grown in nursery rows.

Container Grown Plants: Container-grown refers to a plant that has been grown in a container or one that has been transplanted into a container from the field.

Diameter at Breast Height (DBH): DBH is the diameter of a tree measured 4.5 feet above the ground.

Native Plants: Native plants are plants that have been growing in a particular habitat and region, typically for thousands of years or longer. Also called indigenous, they are well adapted to the climate, light, and soil conditions that characterize their ecosystem.

5. MINIMUM LANDSCAPING REQUIRED

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Multifamily dwellings: 20%
- Mixed-use buildings, commercial, retail and lodging uses: 15%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial and manufacturing uses: 10%

Tree and shrub requirements for multi-family, commercial, institutional and civic uses:

- For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Tree and shrub requirements for industrial and manufacturing uses:

- For every 1,000 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Each development shall provide at least two (2) different species. No more than 50% of all trees, per development, shall be of the same species. This standard applies only to trees being planted to meet requirements, not to existing trees.

Ground cover is required. Landscaped area that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants.

Stormwater treatment areas including retention and detention areas shall not be counted toward the required minimum landscaped area.

6. BUFFER YARD - STREETScape

A vegetated buffer yard shall be established and/or maintained along the front property line of a lot where it abuts a public street as follows:

Landscape Buffer Yard Required	Minimum Depth
Regional Business District (B2)	
Payne Road	15'
Gorham Road	15'
All Others	10'
General Business District (B3)	
Route One	15'
Payne Road	15'
All Others	10'
Haigis Parkway District (HP)	
Haigis Parkway	25'
All Others	15'
Business Office – Research District (BOR)	
Route One	25'
All Others	15'
Running Hill Districts (RH & RH2)	
Running Hill Road	30'
Gorham Road	30'
Crossroads Planned Development District (CPD)	
Haigis Parkway	25'
Route One	15'
Payne Road	15'
Light Industrial District (LI)	
Two Rod Road	25' - 100' See Section XXI.B.F.
Maine Turnpike	100'
Holmes Road	30'

All Others	10'
All Other Districts	
Route One	15'
All other streets	10'

The buffer yard may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, stormwater treatment areas and storage or service facilities may not be located within the buffer strip.

Planting plans shall emphasize large shade trees within or near the right-of-way in order to create a more unified streetscape. Large spreading deciduous trees shall be planted in appropriate locations along town roads and private access drives to define the edge of the travel way, provide shade for pedestrians, clean the air, and add scale to transportation corridors and commercial developments.

Within the required buffer yard large trees shall be required at a rate of one (1) per thirty (30) feet. Trees may be planted in irregular groupings to accommodate utility conflicts and/or allow for design flexibility.

Trees shall be planted a minimum of five (5) feet from the edge of the roadway. Trees and other landscaping planted at intersections shall preserve an adequate sight triangle as determined by the traffic engineer.

Landscape buffer strip requirements may be used to meet the overall landscape requirements established in Section 5E.

7. BUFFER YARD - RESIDENTIAL ADJACENCY

Buffering shall be used to minimize any adverse impacts or nuisances on the site or from adjacent areas. Buffers shall be provided to shield structures and uses from the view of abutting properties, where the abutting properties would otherwise be adversely impacted.

A buffer yard is required when the following are adjacent:

- Non-residential uses adjacent to residential uses or zoning districts.
- Multi-family uses adjacent to single family residential uses or zoning districts.

Buffer yards shall be installed by the more intense use. Minimum depth of buffer yard required is as follows, unless otherwise required by the specific Zoning District:

- Non-residential uses adjacent to single-family residential uses or zoning districts – Twenty-five (25)
- Non-residential uses adjacent to multi-family uses – Fifteen (15) feet.
- Multi-family uses adjacent to single-family residential uses – Ten (10) feet.

All side and rear yards abutting residential uses or districts shall maintain the district boundary in its natural state. Where no natural buffering can be maintained all side and rear yards abutting residential uses or districts shall be landscaped to provide a visual screen between districts.

Buffers may include fences, plantings, berms, grade changes and walls used to minimize any adverse impacts and nuisances on a given site or abutter.

Where residential adjacency buffers are required, the Planning Board may require evergreen or deciduous trees within these buffer areas as follows:

- Evergreen buffers require three (3) rows of staggered plantings. The rows shall be eight (8) feet apart and the evergreens planted six (6) feet on center.
- Deciduous buffers require trees with a minimum of 3-inch caliper and rows and spacing to be determined by the Board based on the characteristics of the site and uses.

8. PARKING LOT LANDSCAPING REQUIRED

Landscaping is necessary in parking lots to enhance their appearance, lessen the scale of paved areas, define edges, and provide shade and cover.

Parking Lot Screening. Plantings, trees, and other landscape elements shall separate parking lots from neighboring streets to minimize views of vehicles and paved areas, while still enabling views of the building. Where parking is permitted between the building and the street, it shall be screened in accordance with the following:

- Landscape screening shall contain one (1) large tree per thirty (30) linear feet and a continuous screen not less than three (3) feet in height.

The continuous screen may be comprised of:

- Evergreen shrubs
- Three (3) feet tall fence in combination with grasses, shrubs and perennials; or
- Combination of the above

Planted screening must be capable of providing a solid screen of at least thirty-six (36) inches in height in two years. The minimum planting bed depth is five (5) feet.

Parking Lot Landscaping. Parking lot landscaping shall be in accordance with the following:

- Planting islands shall be included at a rate of one (1) island per fifteen (15) spaces.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entryway.
- Landscape islands shall be a minimum of nine (9) feet wide and eighteen (18) feet deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Entryways shall contain at least one (1) large tree and four (4) shrubs on each side.

- Large trees shall be planted at least five (5) feet from the end of parking lot islands and other landscaped areas.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Vehicular use areas including drive aisles and/or parking space shall be screened from all abutting property by a continuous landscaped area not less than ~~five (5)~~ ten (10) feet deep. Stormwater treatment may be located in these areas upon approval by the Town Engineer.

Parking Lot Landscaping requirements may be used to meet the overall landscape requirements established in Section 5.

9. FOUNDATION LANDSCAPING REQUIRED

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

Planting beds are required along exposed building edges, foundations and uninterrupted walls. Plantings shall provide either a formal pattern or a naturalistic blend of heights, colors, and textures for visual relief.

In addition, all paved surfaces of parking areas shall be separated from buildings by a minimum five (5) feet landscape strip and a five (5) foot walkway.

- A minimum of one (1) shrub shall be planted every four (4) linear feet within the required planting strip.
- Small ornamental trees may be planted in the planting strip and substitute for four (4) shrubs.

Plantings shall be massed to soften edges, corners, and pavement areas, and to integrate the building into the landscape.

Large rocks may be used as landscape elements sparingly and as accents in mass plantings. Where used, they shall be buried for at least half of their depth.

Where mulch is used, it shall consist of dark, decomposed shredded bark, with pieces less than one (1) inch in any one dimension.

Foundation landscaping requirements may be used to meet the overall landscape requirements established in Section 5.

10. SCREENING - SERVICE AND MECHANICAL AREAS

Refuse containers or disposal areas shall be screened from view by placement of a solid wood or vinyl fence or masonry wall as tall as the refuse containers, but no less than five (5) feet in height. All refuse materials shall be contained within the refuse area. Refuse containers and disposal areas shall be located to the side or rear of buildings, and in no instance shall be located in the front setback of a site.

- Structural screens and fencing shall complement the design of the main structure by repetition of materials, detailing, scale, and color.
- Where chain link fencing is required for safety, it shall be landscaped and painted black or a similar dark color, or coated with dark vinyl. Plastic slats in chain link fencing are not permitted.
- Gates shall be designed to prevent sagging.
- Screening may be further enhanced with evergreen trees, shrubs, and earth berms.

All mechanical equipment, transformers, propane tanks and similar shall be screened from any public right-of way or adjacent residential use or zoning districts. Fencing, landscape or a combination shall be required

Screening requirements may be used to meet the overall landscape requirements established in Section 5.

11. SCREENING - OUTDOOR STORAGE

Outdoor storage shall be permitted only as allowed by the Scarborough Zoning Ordinance.

The outside storage of goods, materials, merchandise, automobiles, automobile parts, containers, and the like shall be located to the side or rear of sites and screened from view, subject to the review and approval by the Planning Board. The Planning Board may require additional screening elements.

Areas for outdoor storage or containers shall be designed as an integral part of the site, landscaping, and architectural plan, and shall be setback and screened from public and private ways, main entrances, public spaces, and abutting residential neighborhoods.

Screening requirements may be used to meet the overall landscape requirements established in Section 5E.

12. LANDSCAPE PRESERVATION AND PROTECTION

Wherever practical, existing specimen trees, native species over 20" at DBH, tree clusters or other significant vegetation shall be preserved. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.

When preservation is proposed, a tree inventory and survey showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with the site plan application. The landscape plan shall illustrate which vegetation will be preserved and what protection measures will be implemented including the following minimums:

- Site features must be designed to minimize disturbance to protected trees.
- Tree wells or cut areas may be used to preserve the original grade around the tree. Raising the grade around protected tree trunks is prohibited.
- In the drip line of protected trees, no cut or fill may be at least four (4) inches deep unless a qualified arborist or forester evaluates and approves the disturbance.
- Finished grades must slope away from trunks to avoid water concentrated at tree bases.
- During construction, perimeter fencing must be erected around protected trees, at least six (6) feet from the trunk or one-half of the drip line, whichever is more.
- Storage or movement of equipment, material, debris, or fill in the tree protection zone is prohibited.
- Damaging attachments, wires, signs or permits cannot be fastened to protected trees.
- The developer is responsible for coordination with utility companies when trenching near protected trees. Trenches or footings must be at least eight (8) feet from trunk bases. Tunneling under large diameter roots may be required to prevent root damage.

Preserved landscaping may be used to meet the overall landscape requirements established in Section 5.

13. SITE AMENITIES

Public entrances to new or renovated buildings shall be complemented with outdoor seating or use areas. Canopies, recessed entrances, seating areas, decorative plantings, lawn areas and other elements may be incorporated around the building entry to serve as pedestrian space or gathering areas.

14. BICYCLE FACILITIES

Bicycle parking facilities are required for non-residential and multi-family uses. One bicycle parking facility must be provided for every ten (10) vehicle parking spaces required. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals. The location of bicycle facilities is subject to the approval by the Planning Board during the site plan process.

15. SNOW STORAGE

Provisions shall be made for snow storage in the design of all parking areas. The areas shall be shown on the site plan to avoid conflicts with landscaping, visibility, drainage, or icing during the winter season.

Landscape materials surrounding parking lots and in islands shall be able to tolerate large quantities of snow stored during winter months. Delicate plant material shall not be used in areas where they are likely to be buried under snow.

All walkways and sidewalks shall be designed for efficient snow removal to enable year-round use.

Designated snow storage locations shall be required as follows:

- Located near the sides or rear of parking areas and driveways, away from primary street frontage.
- Located to maximize solar exposure to the greatest extent possible.
- Located so that snow moving equipment is not required to enter the public streets to move snow to the storage areas.
- Located in a manner to preserve sight lines of vehicles entering and exiting the site.
- Shall not block any required access, sidewalk, bicycle facility, trail or public path.
- Shall not block drainage areas.
- Shall not be located in or near any stormwater treatment areas including retention and detention areas.
- May be located within parking areas, but such areas may not be counted towards required off-street parking.
- May be located within required landscaping areas, but the areas shall be planted with landscaping tolerant of snow storage.
- Snow storage areas shall be located to avoid piling of snow against existing trees.

16. APPROVED PLANT SPECIES LIST

Plant material shall be selected with consideration to public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns, or shrubs that could provide hiding places along pathways or block the view of moving vehicles. The applicant shall use plant material and species that require a low degree of maintenance and that are resistant to insect infestation, drought, disease, road salt, and auto emissions, and are tolerant of local winter conditions.

All parking lot landscaping shall be appropriate for parking lot conditions. Trees that may damage automobiles (dripping sap, messy fruit, or hard seeds such as acorns) are discouraged in or around parking lots.

Invasive species shall not be used. Invasive plant list can be found here: [Maine Natural Areas Program Invasive Plant Fact Sheets](#)

The plants on the plant species list below have been derived from a number of sources to increase the use of native plants in Scarborough. This list is subject to periodic review based on factors that may change the viability or appropriateness of plantings.

All required trees shall be selected from the preferred or alternative list below, based on the size required for the landscape element. A minimum of sixty (60) percent of all required trees shall be selected from the preferred species list.

When the ordinance requires a shrub, only plants classified as flowering and ornamental shrubs, perennials ferns and grasses may be used. A minimum of sixty (60) percent of all required shrubs shall be selected from the preferred species lists. Up to twenty-five (25%) percent of

shrubs may be selected from an unlisted species subject to Site Plan approval. The [Maine Audubon Society](#) and the [University of Maine Cooperative Extension](#) provide extensive plant lists appropriate for Maine.

LARGE DECIDUOUS TREES		
Preferred Native Species		
Scientific Name	Common Name	Mature Height
<i>Acer rubrum</i>	Maple, Red	50-60'
<i>Acer pensylvanicum</i>	Maple, Striped	25'
<i>Acer saccharinum</i>	Maple, Silver	60-80'
<i>Acer saccharum</i>	Maple, Sugar	60-70'
<i>Acer spicatum</i>	Maple, Mountain	30'
<i>Betula alleghaniensis</i>	Birch, Yellow	70-85'
<i>Betula caerulea</i>	Birch, Blueleaf	60'
<i>Betula cordifolia</i>	Birch, Mountain Paper	60'
<i>Betula lenta</i>	Birch, Sweet	60-70'
<i>Betula papyrifera</i>	Birch, Paper	60-70'
<i>Betula populifolia</i>	Birch, Gray	20-30'
<i>Carpinus caroliniana</i>	American Hornbeam	10-25'
<i>Carya ovata</i>	Hickory, Shagbark	70'
<i>Castanea dentata</i>	Chestnut American	60-70'
<i>Fagus grandifolia</i>	Beech American	70'
<i>Juglans cinerea</i>	Butternut White walnut	30-40'
<i>Nyssa sylvatica</i>	Tupelo Black Gum	50'
<i>Platanus occidentalis</i>	Sycamore American Buttonwood	60-80'
<i>Populus grandidentata</i>	Aspen, Bigtooth	60-80'
<i>Populus tremuloides</i>	Aspen, Quaking	60-75'
<i>Populus balsamifera</i>	Poplar Balsam	30-70'
<i>Prunus serotina</i>	Cherry Black	40-50'
<i>Prunus pensylvanica</i>	Cherry Pin	25-30'
<i>Quercus alba</i>	Oak, White	60-70'
<i>Quercus bicolor</i>	Oak, Swamp	50'
<i>Quercus coccinea</i>	Oak, Scarlet	30-50'
<i>Quercus macrocarpa</i>	Oak, Bur	60-70'
<i>Quercus prinus</i>	Oak, Chestnut	40'
<i>Quercus rubra</i>	Oak, Northern Red	60-80'
<i>Quercus velutina</i>	Oak, Black	50-60'
<i>Rhus hirta</i>	Sumac - Staghorn	25'
<i>Sassafras albidum</i>	Sassafras	50'
<i>Salix nigra</i>	Willow Black	45-65'
<i>Tilia americana</i>	American Basswood, American Linden	80'

Ulmus americana	Elm Princeton American	60-70'
-----------------	------------------------	--------

LARGE DECIDUOUS TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
Acer x freeman	Armstrong Maple, Autumn Blaze Maple, Freeman's Maple	40-55'
Aesculus hippocastan	Horse Chestnut	60'
Betula nigra	River Birch	40-70'
Carpinus betulus	European Hornbeam	40-60'
Carpinus carolineanum	American Hornbeam	30'
Ginkgo biloba	Maidenhair Tree	60'
Gleditsia triacanthos	Thornless Honey Locust	75'
Gymnocladus dioicus	Kentucky Coffee Tree	70'
Larix laricina	Larch, Hackmatack, Tamarack	50-60'
Liriodendron tulipifera	Tulip Poplar Tree	70'
Magnolia acuminata	Cucumber Tree	40-70'
Robinia pseudoacacia	Black Locust	50'
Tilia cordata	Littleleaf Linden	60'

LARGE EVERGREEN TREES		
Preferred Native Species		
Scientific Name	Common Name	Mature Height
Abies balsamea	Balsam Fir	60-70'
Abies concolor	White Fir	30-50'
Chamaecyparis thyoides	Cedar Atlantic White	40'
Juniperus virginiana	Cedar Eastern Red	30'
Picea glauca	White Spruce	60-90'
Picea rubens	Red Spruce	60-80'
Picea mariana	Spruce Black	50-70'
Pinus banksiana	Jack Pine	50-60'
Pinus rigida	Pitch Pine	30-40'
Pinus resinosa	Red/Norway Pine	60-80'
Pinus strobus	Eastern White Pine	70-80'
Thuja occidentalis	Cedar Northern White	60'
Tsuga canadensis	Eastern Hemlock	60-70'

LARGE EVERGREEN TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
<i>Picea abies</i>	Norway Spruce	100'
<i>Picea pungens</i>	Colorado Spruce	30-60'
<i>Tsuga caroliniana</i>	Carolina Hemlock	60-80'

SMALL ORNAMENTAL TREES		
Preferred Native Species		
Scientific Name	Common Name	Mature Height
<i>Abies fraseri</i>	Fraser Fir	6-7'
<i>Amelanchier canadensis</i>	Eastern Serviceberry	30-40'
<i>Amelanchier arborea</i>	Downy Serviceberry	20-40'
<i>Cladrastis lutea</i>	Yellowwood	25'
<i>Cornus florida</i>	Dogwood Flowering	12-20'
<i>Crataegus crus-galli</i>	Cockspur Hawthorne	15-30'
<i>Hamamelis virginiana</i>	Common Witchhazel	15'
<i>Ostrya virginiana</i>	Eastern Hophornbeam	20-30'
<i>Prunus pennsylvanica</i>	Pin cherry	35'
<i>Sorbus americana</i>	American Mountain Ash	10-30'
<i>Swida alternifolia</i>	Dogwood Pagoda	25'
<i>Viburnum lentago</i>	Nannyberry	10-30'

SMALL ORNAMENTAL TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
<i>Aesculus carnea</i>	Red Horsechestnut	30-40'
<i>Cornus alternifolia</i>	Dogwood Alternate Leaf	20'
<i>Cornus kousa</i>	Dogwood Kousa	20-30'
<i>Cornus mas</i>	Dogwood Cornealian Cherry	15-25'
<i>Corylus americana</i>	American Hazelnut	8-12'
<i>Crataegus viridis</i>	Winter King Hawthorne	25'
<i>Halesia Carolina</i>	Carolina Silverbell	30-40'
<i>Maackia amurensis</i>	Maackia	25'
<i>Magnolia loebneri</i>	Loebner Magnolia	25'
<i>Magnolia stellata</i>	Star Magnolia	20'
<i>Malus species</i>	Crabapple Flowering	15-25'
<i>Phellodendron arboretum</i>	Amur Corktree	
<i>Prunus sargentii</i>	Sargent Cherry	20-40'
<i>Coggyria Cotinus obovatus</i>	American Smoketree	6-16'

FLOWERING & ORNAMENTAL SHRUBS			
Preferred Native Species			
Scientific Name	Common Name	Scientific Name	Common Name
Aesculus parviflora	Bottlebrush Buckeye	Potentilla fruticosa	Bush Cinquefoil
Amelanchier arborea	Downy Serviceberry	Prunus maritima	Beach Plum
Aronia arbutifolia	Red Chokeberry	Rhododendron canadense	Rhodora
Ceanothus americanus	New Jersey Tea, Redroot	Rosa blanda	Meadow Rose
Clethra alnifolia	Sweet Pepperbush	Rosa carolina	Pasture Rose, Carolina Rose
Comptonia peregrina	Sweetfern	Rosa palustris	Swamp rose
Cornus racemosa	Gray dogwood	Rosa virginiana	Virginia Rose
Cornus sericea	Redosier Dogwood	Vaccinium corymbosum	Highbush Blueberry
Ilex verticillata	Winterberry	Viburnum dentatum	Southern Arrowwood
Juniperus communis	Common Juniper	Viburnum nudum L. var. cassinoides	Witte-rod Viburnum, Wild Raisin
Kalmia angustifolia	Sheep Laurel	Viburnum prunifolium	Blackhaw Viburnum
Myrica pennsylvanica	Bayberry	Viburnum trilobum	American Cranberrybush
Physocarpus opulifolius	Ninebark	Xanthorhiza simplicissima	Yellowroot
FLOWERING & ORNAMENTAL SHRUBS			
Acceptable Alternative Species			
Scientific Name	Common Name	Scientific Name	Common Name
<u>Cotoneaster adpressus</u> <u>Cotinus coggygria</u>	<u>Creeping Cotoneaster</u> <u>Common Smoketree</u>	Forsythia 'Sunrise'	Sunrise Forsythia
<u>Deutzia gracilis</u> <u>Cotoneaster adpressus</u>	<u>Slender Deutzia</u> <u>Creeping Cotoneaster</u>	Hydrangea paniculata	Panicle Hydrangea
<u>Enkianthus campanulatus</u> <u>Deutzia gracilis</u>	<u>Redveined Enkianthus</u> <u>Slender Deutzia</u>	Viburnum sargentii	Sargent Viburnum
<u>Enkianthus campanulatus</u>	<u>Redveined Enkianthus</u>	-	

PERENNIALS			
Preferred Native Species			
Scientific Name	Common Name	Scientific Name	Common Name
<i>Achillea millefolium</i>	Yarrow	<i>Iris versicolor</i>	Blue Flag Iris
<i>Actaea rubra</i> , <i>Actaea pachypoda</i>	Red Baneberry, White baneberry	<i>Liatris spicata</i>	Gayfeather
<i>Anemone canadensis</i>	Canadian Anemone	<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Aquilegia canadensis</i>	Eastern Red Columbine	<i>Lupinus perennis</i>	Wild Lupine
<i>Asclepias tuberosa</i>	Butterfly weed	<i>Monarda didyma</i>	Scarlet Bee Balm, Oswego Tea
<i>Columbine aquilegia</i>	Columbine	<i>Monarda fistulosa</i>	Wild Bergamot
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	<i>Polygonatum pubescens</i>	Solomon's Seal
<i>Coreopsis verticillata</i>	Moonbeam Coreopsis	<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Echinacea purpurea</i>	Purple coneflower	<i>Symphyotrichum novae-angliae</i>	New England Aster
<i>Eutrochium purpureum</i>	Joe Pye Weed	<i>Symphyotrichum novi-belgii</i>	New York Aster
PERENNIALS			
Acceptable Alternative Species			
Scientific Name	Common Name	Scientific Name	Common Name
<i>Astilbe varieteis</i>	Astilbe	<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Hemerocallis species</i>	Daylilies	<i>Sedum telephium</i>	Autumn Joy Sedum
<i>Malva alcea</i> 'fastigiata'	Hollyhock Mallow		
FERNS			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
<i>Adiantum pedatum</i>	Maidenhair Fern	<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern
<i>Athyrium angustum</i>	Lady Fern	<i>Osmunda claytoniana</i>	Interrupted Fern
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern	<i>Osmunda regalis</i> var. <i>spectabilis</i>	Royal Fern
<i>Matteuccia struthiopteris</i> var. <i>pensylvanica</i>	Ostrich Fern	<i>Polystichum acrostichoides</i>	Christmas Fern
<i>Onoclea sensibilis</i>	Sensitive Fern		

GRASSES			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
Ammophila breviligulata	Beachgrass	Deschampsia flexuosa	Crinkled Hairgrass
Andropogon gerardii	Big Bluestem	Miscanthus sinensis	Purple Silver Grass
Calamagrostis canadensis	Bluejoint Grass	Panicum virgatum	Switchgrass
Deschampsia cespitosa	Tufted Hairgrass	Schizachyrium scoparium	Little Bluestem

GROUNDCOVERS			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
Amelanchier spicata	Running Serviceberry	Juniperus horizontalis	Creeping Juniper
Arctostaphylos uva-ursi	Bearberry	Mitchella repens	Partridgeberry
Cornus canadensis	Bunchberry	Vaccinium angustifolium	Lowbush blueberry
Gaultheria procumbens	Checkerberry, Wintergreen		

Plant materials shall meet the following minimum sizes, unless alternative sizes are required given a particular site or location:

Landscape Element	Minimum Size
Large Deciduous Trees	2 ½" caliper
Large Evergreen Trees	5-7' in height
Small Ornamental Trees	2" caliper
Flowering and Ornamental Shrubs	5 gallons
Ferns	3 gallons
Grasses	3 gallons
Groundcovers	1 gallon

The Planning Board may require larger plants for special locations, such as within the Route One right-of-way and along Haigis Parkway.

17. INSTALLATION, GUARANTEE AND MAINTENANCE

Installation. The ultimate form and height of plantings shall be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists as they mature.

Trees shall be planted in locations where their root development and branching patterns will not interfere with window displays, signage, underground or overhead utilities, streets, and sidewalks.

The installation of underground irrigation is encouraged in front setbacks, public spaces, and other highly visible areas. It shall be coordinated so it does not cause overflow or flooding in pedestrian use areas, such as walkways, sidewalks, or parking lots.

The Town recognizes the seasonal nature of landscape installation; however, all landscaping shall be installed according to the approved site plan prior to Certificate of Occupancy or within six (6) months after the Certificate of Occupancy has been issued and a performance guarantee has been provided and accepted by the Town.

Maintenance. Landscape plans shall anticipate a three (3) to eight (8) year growing cycle to achieve maturity for shrubs and fifteen (15) to twenty (20) plus years for trees. The plan shall be designed and plantings selected with due consideration for maintenance requirements.

A written maintenance plan shall be provided for the landscape elements to be installed on the site. The plan shall include initial installation, guarantee period, replacement policy, annual maintenance, and irrigation provisions. Maintenance plans shall include alternatives to regular mowing and pesticide use if possible.

Trees and shrubs in and near parking areas and walkways shall be trimmed and maintained so that they do not block views needed for safe movement of motorists and pedestrians. Vertical clearances of at least eight (8) feet shall be maintained. Shrubs in parking lot islands shall not exceed three (3) feet in height to avoid blocking visibility.

All plant material shall be allowed to achieve their natural forms without excessive pruning. Shaping evergreen shrubs into tight geometrical forms shall be avoided.

Guarantee. All lawns and plant materials shall be guaranteed for a period of not less than two (2) years. The developer shall submit a copy of a guarantee and a contract with the landscape contractor, indicating the terms of the guarantee period, or may obtain a letter of credit. The guarantee period does not begin until all landscaping has been installed.

Where plant materials specified on the planting plan do not survive or are damaged, they shall be replaced and/or reinforced in accordance with the two-year performance guarantee to maintain conformance with the approved planting plan and to provide the necessary landscape effect.

Plants that die must be replaced in kind, unless another species is more appropriate given the site's growing conditions. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.

18. LANDSCAPE PLAN REQUIRED

If site improvements will create ten (10) or more new parking spaces or create 2,000 sq. ft. or more of new building footprint, a landscape plan shall be prepared by a landscape architect registered in Maine.

The Planning Board, at their discretion, may require a peer review of landscape plans.

Landscaping for multiple building developments shall be coordinated with all other elements of the site. As part of the application for Site Plan approval, applicants shall submit a master landscape plan that shows how landscaping will be used to complement proposed buildings, reinforce circulation paths, help define pedestrian use areas, highlight entrances, provide shade, and add seasonal interest to the landscape.

Plantings used in stormwater treatment facilities should be designed by a qualified professional familiar with the growing requirements of wetland species.

The planting plan shall illustrate how plantings shall be coordinated with the location of underground and overhead utilities and lighting.

Each landscape plan shall include the following table filled out for the specific site:

Minimum Landscape Required	Required	Provided
Minimum Landscape Area (square feet)		
Minimum Trees Required		
Minimum Shrubs Required		
Buffer Yard - Streetscape	Required	Provided
Street Name		
Street Frontage Depth		
Street Frontage Length (linear feet)		
Street Trees		
Buffer Yard - Residential Adjacency (if required)	Required	Provided
Buffer Depth (feet)		
Buffer Length (linear feet)		
RA Buffer Trees		
Parking Lot Screening (if required)	Required	Provided
Parking Lot Screen Depth (feet)		
Parking Lot Screen Length (excluding entryways) (linear		

feet)		
Parking Lot Screen Area (square feet)		
Parking Lot Screening Trees		
Parking Lot Screening Shrubs		
Parking Lot Landscape	Required	Provided
Parking Spaces		
Parking Islands (number)		
Parking Islands (square feet)		
Parking Island Trees		
Parking Island Shrubs		
Entryway Trees		
Entryway Shrubs		
Continuous 5' Landscape Area - All Applicable Sides (square feet)		
Foundation Landscape	Required	Provided
Landscape Bed Depth (feet)		
Landscape Bed Length - All Applicable Sides (linear feet)		
Landscape Bed Area - All Applicable Sides (square feet)		
Landscape Bed Shrubs		
Landscape Bed Ornamental Trees (if provided)		
Additional Screening (if required)	Required	Provided
Dumpster Area Fence		
Dumpster Areas Shrubs		
Mechanical Screening Fence		
Mechanical Screening Shrubs		

19. SITE PLAN WAIVERS - LANDSCAPE

The Planning Board may review and approve requests for waivers to landscaping standards for the following:

1. The Planning Board may reduce the amount of landscaping required for parking lots if additional landscaping of equal or greater value is provided on other areas on site.
2. The Planning Board may approve an alternative interior parking island design to address stormwater runoff if recommended for approval by the Town Engineer.
3. The Planning Board may approve stormwater treatment areas located in the streetscape buffer yard if recommended for approval by the Town Engineer.

4. The Planning Board may approve an alternative planting plan if the site is not able to accommodate the required plantings, only as follows:
 - One large tree may be substituted by two (2) ornamental trees
5. The Planning Board may waive residential adjacency buffer requirements if the site is in conjunction with a master planned development or within a mixed-use district.
6. The Planning Board may waive the required snow storage areas if a snow storage management plan is submitted and approved by the Town that includes the following:
 - Designated temporary or interim snow storage areas that do not interfere with more than one-third (1/3) of the project required minimum parking.
 - Interim snow storage shall be removed within five (5) calendar days following a storm cycle.
 - Interim snow storage shall not be in a location that will damage trees, landscape or other facilities.
 - Interim snow storage shall not block any required access, sidewalk, trail or public way.
 - Snow shall be hauled to approved and permitted locations. The location shall be provided.
 - Snow hauling shall generally be completed during non-business hours.
 - The snow management plan shall designate the removal methods.

~~K. Outdoor Storage~~

~~Outdoor storage shall be permitted only as allowed by the Scarborough Zoning Ordinance. The outside storage of goods, materials, merchandise, automobiles, automobile parts, waste collection facilities, dumpsters, containers, and the like shall be located to the side or rear of sites and screened from view, if feasible.~~

- ~~1. Fencing or vegetation shall be used to screen dumpsters or recycling areas from view. These facilities shall be consolidated where possible.~~
- ~~2. Areas for outdoor storage or containers shall be designed as an integral part of the site, landscaping, and architectural plan and shall be setback and screened from public and private ways, main entrances, public spaces, and abutting residential neighborhoods.~~

~~K.L. Design Standards for Commercial Districts [amended 04/21/2021]~~

~~In addition to complying with the foregoing performance and design standards, all commercial and multi-family site plans for properties located in the Residence and Professional Office District (RPO), the Local Business District (B-1), the Town and Village Centers District (TVC), the General Business District (B-2), the Highway Business District (B-H), the Haigis Parkway District (HP), and any commercial uses within the Traditional~~

~~Neighborhood Development Overlay (TND)~~ shall comply with the more specific Design Standards for Scarborough's Commercial Districts. In determining whether a project is designed in accordance with the Commercial Design Standards, the Applicable Reviewing Authority may engage the services of appropriate professionals to review (at the applicant's expense) the materials submitted. In the event of a conflict or inconsistency between any requirement of the Design Standards and a requirement of this Ordinance, the Scarborough Zoning Ordinance, the Scarborough ~~23~~-Shoreland Zoning Ordinance, or the Scarborough Subdivision Regulations, the more restrictive requirement shall apply.

~~LM~~. Preservation of Historic and Archeological Resources

Any historic or archeological resource that has been identified by the Maine Historic Preservation Commission, the Town's adopted Comprehensive Plan, or Section VII.H. Historic Preservation Provisions of the Town of Scarborough Zoning Ordinance should be preserved and incorporated into the development plan in a manner that retains its historic or archeological value if feasible. If an identified resource will be removed or will be altered in a manner that diminishes its historic or archeological value, the burden is on the applicant to demonstrate that options for preserving the resource have been explored. The Planning Board, Planning Department, and the applicant may consult the State Historic Preservation Office, the Scarborough Historical Society, or similar organizations with the mission of historic and archeological preservation on options for preserving the resource. If the resource will be removed, the applicant must demonstrate that reasonable efforts have been made to preserve the resource value or relocate it to another location. [03/19/2014][Amended 03/18/2015]

~~MN~~. Municipal Capacity and State Agency Review

Within the Town's designated growth areas as depicted in the current version of the Comprehensive Plan, the Town of Scarborough's Planning Board has municipal capacity to review development activities that otherwise would require review by the Maine Department of Environmental Protection under the Site Location of Development Law. This authority has been provided for under 38 M.R.S.A. Section 488(19). Municipal capacity shall only apply to development projects that are located wholly within the Town of Scarborough and wholly within a designated growth area. All other development projects that meet or exceed the thresholds for Site Location of Development Law shall be reviewed by the Maine Department of Environmental Protection accordingly. Municipal capacity within the Town's growth areas shall apply to both new development projects and modifications to past development projects that may have existing Site Location of Development approvals.

In addition to meeting, the standards and requirements of this Ordinance, the Scarborough Zoning Ordinance, and any other applicable local ordinances, site plans that include a minimum of three (3) acres or more of building and impervious coverage shall also be submitted and reviewed by the State of Maine regarding significant wildlife and fisheries habitat and natural resources and significant historic and archeological resources as follows:

1. The Maine Department of Inland Fisheries and Wildlife shall be proved with a complete site plan application and shall have the ability to review and provide advisory comments on the site plan's impact on any significant wildlife habitat,

aquatic habitat, fisheries habitat, or wildlife travel corridor. The Planning Board shall not issue a final decision on a site plan application until it receives comments from the Maine Department of Inland Fisheries and Wildlife or thirty (30) days from the submission of the application to the department, whichever comes first. [03/19/2014]

2. The Maine Historic Preservation Commission shall be provided with a complete site plan application and shall have the ability to review and provide advisory comments on the presence of any significant historic or archeological resources that may exist on the site. The Planning Board shall not issue a final decision on a site plan application until it receives comments from the Maine Historic Preservation Commission or thirty (30) days from the submission of the application to the department, whichever comes first. [03/19/2014]

Appendix—Plant Materials List

The plants on this list have been derived from a number of sources to inspire a greater landscape variety in Scarborough. The final selection of materials shall consider the specific growing requirements and characteristics of each plant and the conditions of the site.

STREET TREES		ORNAMENTAL TREES	
Aesculus hippocastan	Baumanii Horsechest	Acer campestre	Hedge Maple
Acer campestre	Hedge Maple	Acer ginnala	Amur Maple
Acer ginnala	Amur Maple	Aesculus carnea	Red Horsechestnut
Acer x. freemanii	Armstrong Maple	Amelanchier canadensis	Serviceberry
Acer x. freemanii	Autumn Blaze Maple	Carpinus betulus	European Hornbeam
Acer rubrum	Red Maple	Carpinus carolinianum	American Hornbeam
Acer saccharum	Sugar Maple	Celtis occidentalis	Hackberry
Acer tataricum	Tartarian Maple	Cornus kousa	Kousa Dogwood
Acer triflorum	Three-flower Maple	Cornus mas	Cornealancherry Dogwood
Amelanchier	Shadblow	Cotinus obovatus	American Smoketree
Betula nigra	River Birch	Crataegus crus-galli	Cockspur Hawthorne
Carpinus betula fastig.	Upright Hornbeam	Crataegus viridis	Winter King Hawthorne
Carpinus caroliniana	American Hornbeam	Halesia carolina	Carolina Silverbell
Cercidiphyllum japon.	Katsura Tree	Maackia amurensis	Maackia
Cladrastis lutea	Yellowwood	Magnolia loebneri	Loebner Magnolia
Corylus colurna	Turkish Filbert	Magnolia stellata	Star Magnolia
Crataegus crusgalli	Cockspur Hawthorn	Malus species	Crabapple
Fraxinus americana	White Ash	Nyssa sylvatica	Tupelo
Ginkgo biloba	Maidenhair Tree	Ostrya virginiana	Ironwood
Gleditsia triacanthos	Thornless Honey	Phellodendron	Amur Corktree

	Locust	arboretum	
Gymnocladus dioica	Kentucky Coffee Tree	Prunus-sargentii	Sargent-Cherry
Liriodendron tulipifera	Tulip-Poplar Tree	Prunus-subhirtell	Higan-Cherry
Magnolia-acuminate	Cucumber-Tree	Pyrus-calleryana	Bradford-Pear
Prunus-accolade	Accolade-Cheery	Sorbus-alnifolia	Korean-Mountain-Ash
Prunus-maackii	Amur-Chokecherry	Syringa-reticulata	Tree-Lilac 'Ivory Silk'
Quercus-alba	White Oak		
Quercus-bicolor	Swamp-White-Oak	EVERGREEN TREES	
Quercus-coccinea	Scarlet-Oak	Abies-concolor	White-Fir
Quercus-imbricaria	Shingle-Oak	Abies-fraseri	Fraser-Fir
Quercus-palustris	Pin-Oak	Picea-abies	Norway-Spruce
Quercus-robur	Upright-English-Oak	Picea-glauea	White-Spruce
Quercus-rubra	Red-Oak	Picea-omorika	Serbian-Spruce
Quercus-shumardi	Shumard-Red-Oak	Picea-pungens	Colorado-Spruce
Sophora-japonica	Regent-Scholartree	Pinus-resinosa	Red/Norway-Pine
Tilia-cordata	Littleleaf-Linden	Pinus-strobus	Eastern-White-Pine
Ulmus-parvifolia	Lacebark-Elm	Thuja-occidentalis	American-Arborvitae
Ulmus-americana	Princeton-American-Elm	Tsuga-canadensis	Canadian-Hemlock
Zelkova-serrata	Greenvase-Zelkova	Tsuga-caroliniana	Carolina-Hemlock

FLOWERING & ORNAMENTAL SHRUBS		PERENNIALS	
Aesculus-parviflora	Bottlebrush-Buckeye	Achillea-millefolium	Yarrow
Aronia-arbutifolia	Red-Chokeberry	Aster-x-frikartii	New-England-Aster
Cotinus-coggygria	Common-Smoketree	Astilbe-varieteis	Astilbe
Cotoneaster-adpressa	Creeping-Cotoneaster	Coreopsis-verticillata	Moonbeam Coreopsis
Deutzia-gracilis	Slender-Deutzia	Echinacea-purpurea	Purple-coneflower
Enkianthus-campanulat.	Redveined-Enkianthus	Hemerocallis-species	Daylilies
Forsythia 'Sunrise'	Sunrise-Forsythia	Liatris-spicata	Gayfeather
Hydrangea-paniculata	Panicle-Hydrangea	Malva-alea 'fastigiata'	Hollyhock-Mallow
Hex-verticillata	Winterberry	Perovskia-atroplicifola	Russian-Sage
Myrica-pensylvanica	Bayberry	Rudbeckia 'Goldsturm'	Black-Eyed-Susan
Potentilla-fruticosa	Bush-Cinquefoil	Sedum-telephium	Autumn-Joy-Sedum
Prunus-maritima	Beach-Plum		
Rhododendron-species	Rhododendron Species	ORNAMENTAL GRASSES	
Rosa-rugosa	Beach-Rose	Deschampsia caespitosa	Tufted-hair-Grass

Viburnum prunifolium	Blackhaw Viburnum	Miscanthus sinensis	Purple Silver Grass
Viburnum sargentii	Sargent Viburnum		
Viburnum trilobum	Amer. Cranberrybush		
Xanthorhiza simplicissima	Yellowroot		

DRAFT

PURPLE – CHAPTER 405 SITE PLAN REVIEW OR ZONING

BLUE – COMMERCIAL DESIGN STANDARDS

GREEN – PROPOSED

HIGHLIGHTS – ADDITIONAL REVIEW CHANGES

SECTION F. LANDSCAPE AND SCREENING STANDARDS

1. PURPOSE

~~Searborough's commercial districts shall be unified by a rich variety of street trees, flowering shrubs, and masses of color.~~

Landscaping shall be used to complement the architecture, enhance the human scale, reinforce circulation paths, highlight entrances, provide shade, and add color and seasonal interest. Greenspace shall be designated to preserve the natural features or resources of a site, to provide areas for active or passive recreation, or for visual and aesthetic benefits.

2. APPLICABILITY

All landscaping installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new landscape, replacement planting, or any other landscaping proposed through the Site Plan or Subdivision process.

The provisions of this section shall not apply to individual single and two-family dwellings and their accessory buildings, structures and areas for parking.

3. GENERAL STANDARDS

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

A varying, but simple, collection of plant materials and species is encouraged to create a distinctive, yet low maintenance environment. Plantings plans shall strike a balance between monoculture (the use of a single species) and too much variety.

Shrubs, perennials, annuals, ornamental grasses, etc. used along the roadways should be planted in masses or 'drifts' that emphasize colors and textures, rather than used as single specimens.

Native species should be selected for their benefits of conserving water, protecting soil from erosion, and creating habitat and providing food for many different animals including birds, pollinators, and small mammals. Invasive species are prohibited.

4. DEFINITIONS

Bare-Root Plants: Bare-root plants are grown in the field, then harvested. The soil is washed or shaken from their roots after digging. Nearly all are dormant.

Balled-and-Burlapped Plants: Balled-and-burlapped (or B&B) trees and shrubs are grown in nursery rows.

Container Grown Plants: Container-grown refers to a plant that has been grown in a container or one that has been transplanted into a container from the field.

Diameter at Breast Height (DBH): DBH is the diameter of a tree measured 4.5 feet above the ground.

Native Plants: Native plants are plants that have been growing in a particular habitat and region, typically for thousands of years or longer. Also called indigenous, they are well adapted to the climate, light, and soil conditions that characterize their ecosystem.

5. MINIMUM LANDSCAPING REQUIRED

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Multifamily dwellings: 20%
- Mixed-use buildings, commercial, retail and lodging uses: 15%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial and manufacturing uses: 10%

Tree and shrub requirements for multi-family, commercial, institutional and civic uses:

- For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Tree and shrub requirements for industrial and manufacturing uses:

- For every 1,000 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Each development shall provide at least two (2) different species. No more than 50% of all trees, per development, shall be of the same species. This standard applies only to trees being planted to meet requirements, not to existing trees.

Ground cover is required. Landscaped area that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants.

Stormwater treatment areas including retention and detention areas shall not be counted toward the required minimum landscaped area.

6. BUFFER YARD - STREETScape

A vegetated buffer yard shall be established and/or maintained along the front property line of a lot where it abuts a public street as follows:

Landscape Buffer Yard Required	Minimum Depth
Regional Business District (B2)	
Payne Road	15'
Gorham Road	15'
All Others	10'
General Business District (B3)	
Route One	15'
Payne Road	15'
All Others	10'
Haigis Parkway District (HP)	
Haigis Parkway	25'
All Others	15'
Business Office – Research District (BOR)	
Route One	25'
All Others	15'
Running Hill Districts (RH & RH2)	
Running Hill Road	30'
Gorham Road	30'
Crossroads Planned Development District (CPD)	
Haigis Parkway	25'
Route One	15'
Payne Road	15'
Light Industrial District (LI)	
Two Rod Road	25' - 100' See Section XXI.B.F.
Maine Turnpike	100'
Holmes Road	30'

All Others	10'
All Other Districts	
Route One	15'
All other streets	10'

~~The buffer yard shall be maintained as a naturally vegetated area with native, non invasive vegetation where it is adjacent to waterbodies, wetlands, or other areas with significant natural resource value unless an alternative treatment is approved by the Planning Board as part of the site plan review.~~

The buffer yard may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, **stormwater treatment areas** and storage or service facilities may not be located within the buffer strip.

Planting plans shall emphasize large shade trees within or near the right-of-way in order to create a more unified streetscape. Large spreading deciduous trees shall be planted in appropriate locations along town roads and private access drives to define the edge of the travel way, provide shade for pedestrians, clean the air, and add scale to transportation corridors and commercial developments.

Within the required buffer yard large trees shall be required at a rate of one (1) per thirty (30) feet. Trees may be planted in irregular groupings to accommodate utility conflicts and/or allow for design flexibility.

Trees shall be planted a minimum of five (5) feet from the edge of the roadway. Trees and other landscaping planted at intersections shall preserve an adequate sight triangle as determined by the traffic engineer.

~~Planting plans for commercial properties along Route One shall be coordinated with the recommendations in Guiding Growth and Public improvements on Route One.~~

Landscape buffer strip requirements may be used to meet the overall landscape requirements established in Section E.

7. BUFFER YARD - RESIDENTIAL ADJACENCY

Buffering shall be used to minimize any adverse impacts or nuisances on the site or from adjacent areas. Buffers shall be provided to shield structures and uses from the view of abutting properties, where the abutting properties would otherwise be adversely impacted.

A buffer yard is required when the following **uses** are adjacent:

- Non-residential uses adjacent to residential uses or zoning districts.
- Multi-family uses adjacent to single family residential uses or zoning districts.

Buffer yards shall be installed by the more intense non-residential use. ~~Buffers must also conform with applicable zoning requirements.~~ Minimum depth of buffer yard required is as follows, unless otherwise required by the specific Zoning District:

- Non-residential uses adjacent to single-family residential uses or zoning districts – ~~Twenty-five (25) Fifteen (15) feet.~~ Twenty-five (25) feet.
- Non-residential uses adjacent to multi-family uses – Fifteen (15) feet.
- Multi-family uses adjacent to single-family residential uses – Ten (10) feet.

All side and rear yards abutting residential uses or districts shall maintain the district boundary in its natural state. Where no natural buffering can be maintained all side and rear yards abutting residential uses or districts shall be landscaped to provide a visual screen between districts.

Buffers may include fences, plantings, berms, grade changes and walls used to minimize any adverse impacts and nuisances on a given site or abutter.

Where residential adjacency buffers are required, the Planning Board may require evergreen or deciduous trees within these buffer areas as follows:

- Evergreen buffers require three (3) rows of staggered plantings. The rows shall be eight (8) feet apart and the evergreens planted six (6) feet on center.
- Deciduous buffers require trees with a minimum of 3-inch caliper and rows and spacing to be determined by the Board based on the characteristics of the site and uses.

8. PARKING LOT LANDSCAPING REQUIRED

Landscaping is necessary in parking lots to enhance their appearance, lessen the scale of paved areas, define edges, and provide shade and cover. ~~Existing natural groupings or clusters of trees shall be preserved in parking areas~~

Parking Lot Screening. Plantings, trees, and other landscape elements shall separate parking lots from neighboring streets to minimize views of vehicles and paved areas, while still enabling views of the building. Where parking is permitted between the building and the street, it shall be screened in accordance with the following:

- Landscape screening shall contain one (1) large tree per thirty (30) linear feet and a continuous screen not less than three (3) feet in height.

The continuous screen may be comprised of:

- Evergreen shrubs
- Three (3) feet tall fence in combination with grasses, shrubs and perennials; or
- Combination of the above

Planted screening must be capable of providing a solid screen of at least thirty-six (36) inches in height in two years. The minimum planting bed depth is five (5) feet.

Parking Lot Landscaping. Parking lot landscaping shall be in accordance with the following:

- Planting islands shall be included at a rate of one (1) island per fifteen (15) spaces.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entryway.
- Landscape islands shall be a minimum of nine (9) feet wide and eighteen (18) feet deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Entryways shall contain at least one (1) large tree and four (4) shrubs on each side.
- Large trees shall be planted at least five (5) feet from the end of parking lot islands and other landscaped areas.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Vehicular use areas including drive aisles and/or parking space shall be screened from all abutting property by a continuous landscaped area not less than ~~five (5)~~ ten (10) feet deep. Stormwater treatment may be located in these areas upon approval by the Town Engineer.

Parking Lot Landscaping requirements may be used to meet the overall landscape requirements established in Section E.

9. FOUNDATION LANDSCAPING REQUIRED

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

Planting beds are required along exposed building edges, foundations and uninterrupted walls. Plantings shall provide either a formal pattern or a naturalistic blend of heights, colors, and textures for visual relief.

In addition, all paved surfaces of parking areas shall be separated from buildings by a minimum five (5) feet landscape strip and a five (5) foot walkway.

- A minimum of one (1) shrub shall be planted every four (4) linear feet within the required planting strip.
- Small ornamental trees may be planted in the planting strip and substitute for four (4) shrubs.

Plantings shall be massed to soften edges, corners, and pavement areas, and to integrate the building into the landscape.

Large rocks may be used as landscape elements sparingly and as accents in mass plantings. Where used, they shall be buried for at least half of their depth.

Where mulch is used, it shall consist of dark, decomposed shredded bark, with pieces less than one (1) inch in any one dimension.

Foundation landscaping requirements may be used to meet the overall landscape requirements established in Section E.

10. SCREENING - SERVICE AND MECHANICAL AREAS

Refuse containers or disposal areas shall be screened from view by placement of a solid wood or vinyl fence or masonry wall as tall as the refuse containers, but no less than five (5) feet in height. All refuse materials shall be contained within the refuse area. Refuse containers and disposal areas shall be located to the side or rear of buildings, sites and in no instance shall be located in the front setback of a site.

- Structural screens and fencing shall complement the design of the main structure by repetition of materials, detailing, scale, and color.
- Where chain link fencing is required for safety, it shall be landscaped and painted black or a similar dark color, or coated with dark vinyl. Plastic slats in chain link fencing are not permitted.
- Gates shall be designed to prevent sagging.
- Screening may be further enhanced with evergreen trees, shrubs, and earth berms.

All mechanical equipment, transformers, propane tanks and similar shall be screened from any public right-of way or adjacent residential use or zoning districts. Fencing, landscape or a combination shall be required

Screening requirements may be used to meet the overall landscape requirements established in Section E.

11. SCREENING - OUTDOOR STORAGE

Outdoor storage shall be permitted only as allowed by the Scarborough Zoning Ordinance.

The outside storage of goods, materials, merchandise, automobiles, automobile parts, waste collection facilities, dumpsters, containers, and the like shall be located to the side or rear of sites and screened from view, subject to the review and approval by the Planning Board. The Planning Board may require additional screening elements.

Areas for outdoor storage or containers shall be designed as an integral part of the site, landscaping, and architectural plan and shall be setback and screened from public and private ways, main entrances, public spaces, and abutting residential neighborhoods.

Screening requirements may be used to meet the overall landscape requirements established in Section E.

12. LANDSCAPE PRESERVATION AND PROTECTION

Wherever practical, existing specimen trees, native species over 20" at DBH, tree clusters or other significant vegetation shall be preserved. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.

When preservation is proposed, a tree inventory and survey showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with the site plan application. The landscape plan shall illustrate which vegetation will be preserved and what protection measures will be implemented including the following minimums:

- Site features must be designed to minimize disturbance to protected trees.
- Tree wells or cut areas may be used to preserve the original grade around the tree. Raising the grade around protected tree trunks is prohibited.
- In the drip line of protected trees, no cut or fill may be at least four (4) inches deep unless a qualified arborist or forester evaluates and approves the disturbance.
- Finished grades must slope away from trunks to avoid water concentrated at tree bases.
- During construction, perimeter fencing must be erected around protected trees, at least six (6) feet from the trunk or one-half of the drip line, whichever is more.
- Storage or movement of equipment, material, debris, or fill in the tree protection zone is prohibited.
- Damaging attachments, wires, signs or permits cannot be fastened to protected trees.
- The developer is responsible for coordination with utility companies when trenching near protected trees. Trenches or footings must be at least eight (8) feet from trunk bases. Tunneling under large diameter roots may be required to prevent root damage.

Preserved landscaping may be used to meet the overall landscape requirements established in Section E.

13. SITE AMENITIES

~~Major~~Public entrances to new or renovated buildings shall be complemented with outdoor seating or use areas. Canopies, recessed entrances, seating areas, decorative plantings, lawn areas and other elements may be incorporated around the building entry to serve as pedestrian space or gathering areas.

14. BICYCLE FACILITIES

Bicycle parking facilities are required for non-residential and multi-family uses. One bicycle parking facility must be provided for every ten (10) vehicle parking spaces required. Bicycle parking design must follow standards recommended by the Association of Professional and

Bicycle Professionals. The location of bicycle facilities is subject to the approval by the Planning Board during the site plan process.

15. SNOW STORAGE

Provisions shall be made for snow storage in the design of all parking areas. The areas shall be shown on the site plan to avoid conflicts with landscaping, visibility, drainage, or icing during the winter season.

Landscape materials surrounding parking lots and in islands shall be able to tolerate large quantities of snow stored during winter months. Delicate plant material shall not be used in areas where they are likely to be buried under snow.

All walkways and sidewalks shall be designed for efficient snow removal to enable year-round use.

Designated snow storage locations shall be required as follows:

- Located near the sides or rear of parking areas and driveways, away from primary street frontage.
- Located to maximize solar exposure to the greatest extent possible.
- Located so that snow moving equipment is not required to enter the public streets to move snow to the storage areas.
- Located in a manner to preserve sight lines of vehicles entering and exiting the site.
- Shall not block any required access, sidewalk, bicycle facility, trail or public path.
- Shall not block drainage areas.
- Shall not be located in or near any stormwater treatment areas including retention and detention areas.
- May be located within parking areas, but such areas may not be counted towards required off-street parking.
- May be located within required landscaping areas, but the areas shall be planted with landscaping tolerant of snow storage.
- Snow storage areas shall be located to avoid piling of snow against existing trees.

16. APPROVED PLANT SPECIES LIST

Plant material shall be selected with consideration to public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns, or shrubs that could provide hiding places along pathways or block the view of moving vehicles. The applicant shall use plant material and species that require a low degree of maintenance and that are resistant to insect infestation, drought, disease, road salt, and auto emissions, and are tolerant of local winter conditions.

All parking lot landscaping shall be appropriate for parking lot conditions. Trees that may damage automobiles (dripping sap, messy fruit, or hard seeds such as acorns) are discouraged in or around parking lots.

Invasive species shall not be used. Invasive plant list can be found here: [Maine Natural Areas Program Invasive Plant Fact Sheets](#)

The plants on the approved plant species list below have been derived from a number of sources to increase the use of native plants in Scarborough. This list is subject to periodic review based on factors that may change the viability or appropriateness of plantings.

All required trees shall be selected from the preferred or alternative list below, based on the size required for the landscape element. A minimum of sixty (60) percent of all required trees shall be selected from the preferred species list.

When the ordinance requires a shrub, only plants classified as flowering and ornamental shrubs, perennials ferns and grasses may be used. A minimum of sixty (60) percent of all required shrubs shall be selected from the preferred species lists. Up to twenty-five (25%) percent of shrubs may be selected from an unlisted species subject to Site Plan approval. The [Maine Audubon Society](#) and the [University of Maine Cooperative Extension](#) provide extensive plant lists appropriate for Maine.

LARGE DECIDUOUS TREES		
Preferred Native Species		
Scientific Name	Common Name	Mature Height
<i>Acer rubrum</i>	Maple, Red	50-60'
<i>Acer pensylvanicum</i>	Maple, Striped	25'
<i>Acer saccharinum</i>	Maple, Silver	60-80'
<i>Acer saccharum</i>	Maple, Sugar	60-70'
<i>Acer spicatum</i>	Maple, Mountain	30'
<i>Amelanchier (arborea)</i>	Shadblow—	
<i>Betula alleghaniensis</i>	Birch, Yellow	70-85'
<i>Betula borealis</i>	Northern Birch, Dwarf White Birch	
<i>Betula caerulea</i>	Birch, Blueleaf	60'
<i>Betula cordifolia</i>	Birch, Mountain Paper	60'
<i>Betula lenta</i>	Birch, Sweet	60-70'
<i>Betula papyrifera</i>	Birch, Paper	60-70'
<i>Betula populifolia</i>	Birch, Gray	20-30'
<i>Carpinus caroliniana</i>	American Hornbeam	10-25'
<i>Carya ovata</i>	Hickory, Shagbark	70'
<i>Fraxinus americana</i>	White Ash—	
<i>Castanea dentata</i>	Chestnut American	60-70'

<i>Fagus grandifolia</i>	Beech American	70'
<i>Juglans cinerea</i>	Butternut White walnut	30-40'
<i>Nyssa sylvatica</i>	Tupelo Black Gum	50'
<i>Platanus occidentalis</i>	Sycamore American Buttonwood	60-80'
<i>Populus grandidentata</i>	Aspen, Bigtooth	60-80'
<i>Populus tremuloides</i>	Aspen, Quaking	60-75'
<i>Populus balsamifera</i>	Poplar Balsam	30-70'
<i>Prunus serotina</i>	Cherry Black	40-50'
<i>Prunus pensylvanica</i>	Cherry Pin	25-30'
<i>Quercus alba</i>	Oak, White	60-70'
<i>Quercus bicolor</i>	Oak, Swamp	50'
<i>Quercus coccinea</i>	Oak, Scarlet	30-50'
<i>Quercus macrocarpa</i>	Oak, Bur	60-70'
<i>Quercus prinus</i>	Oak, Chestnut	40'
<i>Quercus rubra</i>	Oak, Northern Red	60-80'
<i>Quercus velutina</i>	Oak, Black	50-60'
<i>Quercus imbricaria</i>	Shingle Oak	
<i>Quercus palustris</i>	Pin Oak	
<i>Quercus shumardi</i>	Shumard Red Oak	
<i>Rhus hirta</i>	Sumac - Staghorn	25'
<i>Sassafras albidum</i>	Sassafras	50'
<i>Salix nigra</i>	Willow Black	45-65'
<i>Tilia americana</i>	American Basswood, American Linden	80'
<i>Ulmus americana</i>	Elm Princeton American	60-70'
LARGE DECIDUOUS TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
<i>Acer tataricum</i>	Tartarian Maple	
<i>Acer campestre</i>	Hedge Maple	
<i>Acer x freeman</i>	Armstrong Maple, Autumn Blaze Maple, Freeman's Maple	40-55'
<i>Aesculus hippocastan</i>	Horse Chestnut	60'
<i>Acer triflorum</i>	Three-flower Maple	
<i>Betula nigra</i>	River Birch	40-70'
<i>Carpinus betulus</i>	European Hornbeam	40-60'
<i>Carpinus carolinianum</i>	American Hornbeam	30'
<i>Carpinus betula fastig.</i>	Upright Hornbeam	
<i>Cercidiphyllum japon.</i>	Katsura Tree	60'
<i>Ginkgo biloba</i>	Maidenhair Tree	60'
<i>Gleditsia triacanthos</i>	Thornless Honey Locust	75'

<i>Prunus-aceolade</i>	Accolade-Cherry	
<i>Prunus-maaekii</i>	Amur-Chokecherry	
<i>Quercus-robur</i>	Upright-English-Oak	
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	70'
<i>Larix laricina</i> MOVED	Larch, Hackmatack, Tamarack	50-60'
<i>Liriodendron tulipifera</i>	Tulip Poplar Tree	70'
<i>Magnolia acuminata</i>	Cucumber Tree	40-70'
<i>Robinia pseudoacacia</i>	Black Locust	50'
<i>Tilia cordata</i>	Littleleaf Linden	60'
<i>Sophora japonica</i>	Regent-Scholartree	
<i>Ulmus parvifolia</i>	Lacebark Elm	
<i>Zelkova serrata</i>	Greenvase-Zelkova	

LARGE EVERGREEN TREES		
Preferred Native Species		
Scientific Name	Common Name	Mature Height
<i>Abies balsamea</i>	Balsam Fir	60-70'
<i>Abies concolor</i>	White Fir	30-50'
<i>Chamaecyparis thyoides</i>	Cedar Atlantic White	40'
<i>Juniperus virginiana</i>	Cedar Eastern Red	30'
<i>Picea glauca</i>	White Spruce	60-90'
<i>Picea rubens</i>	Red Spruce	60-80'
<i>Picea mariana</i>	Spruce Black	50-70'
<i>Pinus banksiana</i>	Jack Pine	50-60'
<i>Pinus rigida</i>	Pitch Pine	30-40'
<i>Pinus resinosa</i>	Red/Norway Pine	60-80'
<i>Pinus strobus</i>	Eastern White Pine	70-80'
<i>Thuja occidentalis</i>	Cedar Northern White American Arborvitae	60'
<i>Tsuga canadensis</i>	Canadian Eastern Hemlock	60-70'
LARGE EVERGREEN TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
<i>Picea abies</i>	Norway Spruce	100'
<i>Picea omorika</i>	Serbian Spruce	50'
<i>Picea pungens</i>	Colorado Spruce	30-60'
<i>Picea pungens</i>	Blue Spruce	80'
<i>Tsuga caroliniana</i>	Carolina Hemlock	60-80'

SMALL ORNAMENTAL TREES		
Preferred Native Species		

Scientific Name	Common Name	Mature Height
<i>Abies fraseri</i>	Fraser Fir	6-7'
<i>Amelanchier canadensis</i>	Eastern Serviceberry	30-40'
<i>Amelanchier arborea</i>	Downy Serviceberry	20-40'
<i>Cladrastis lutea</i>	Yellowwood	25'
<i>Celtis occidentalis</i>	Hackberry	
<i>Cornus florida</i>	Dogwood Flowering	12-20'
<i>Crataegus crus-galli</i>	Cockspur Hawthorne	15-30'
<i>Hamamelis virginiana</i>	Common Witchhazel	15'
<i>Ostrya virginiana</i>	Eastern Hophornbeam Ironwood	20-30'
<i>Prunus pennsylvanica</i>	Pin cherry	35'
<i>Prunus serotina</i> — moved to large tree	Black cherry	
<i>Sorbus americana</i>	American Mountain Ash	10-30'
<i>Swida alternifolia</i>	Dogwood Pagoda	25'
<i>Viburnum lentago</i>	Nannyberry	10-30'
SMALL ORNAMENTAL TREES		
Acceptable Alternative Species		
Scientific Name	Common Name	Mature Height
<i>Acer campestre</i>	Maple Hedge	
<i>Aesculus carnea</i>	Red Horsechestnut	30-40'
<i>Cornus alternifolia</i>	Dogwood Alternate Leaf	20'
<i>Cornus kousa</i>	Dogwood Kousa	20-30'
<i>Cornus mas</i>	Dogwood Cornealian Cherry	15-25'
<i>Corylus americana</i> <i>C. columnata</i>	American Hazelnut Turkish Filbert	8-12'
<i>Crataegus viridis</i>	Winter King Hawthorne	25'
<i>Halesia Carolina</i>	Carolina Silverbell	30-40'
<i>Maackia amurensis</i>	Maackia	25'
<i>Magnolia loebneri</i>	Loebner Magnolia	25'
<i>Magnolia stellata</i>	Star Magnolia	20'
<i>Malus species</i>	Crabapple Flowering	15-25'
<i>Phellodendron arboretum</i>	Amur Corktree	
<i>Prunus sargentii</i>	Sargent Cherry	20-40'
<i>Prunus serrulata</i>	Japanese Flowering Cherry	15-25'
<i>Prunus subhirtell</i>	Higan Cherry	
<i>Sorbus alnifolia</i>	Korean Mountain Ash	20-30'
<i>Coggyria</i> <i>Cotinus obovatus</i>	American Smoketree	6-16'

FLOWERING & ORNAMENTAL SHRUBS			
Preferred Native Species			
Scientific Name	Common Name	Scientific Name	Common Name
Aesculus parviflora	Bottlebrush Buckeye	Potentilla fruticosa	Bush Cinquefoil
Amelanchier arborea	Downy Serviceberry	Prunus maritima	Beach Plum
Aronia arbutifolia	Red Chokeberry	Rhododendron canadense	Rhodora
Ceanothus americanus	New Jersey Tea, Redroot	Rosa blanda	Meadow Rose
Clethra anifolia	Sweet Pepperbush	Rosa carolina	Pasture Rose, Carolina Rose
Comptonia peregrina	Sweetfern	Rosa palustris	Swamp rose
Cornus racemosa	Gray dogwood	Rosa virginiana	Virginia Rose
Cornus sericea	Redosier Dogwood	Vaccinium corymbosum	Highbush Blueberry
Ilex verticillata	Winterberry	Viburnum dentatum	Southern Arrowwood
Juniperus communis	Common Juniper	Viburnum nudum L. var. cassinoides	Withe-rod Viburnum, Wild Raisin
Kalmia angustifolia	Sheep Laurel	Viburnum prunifolium	Blackhaw Viburnum
Myrica pennsylvanica	Bayberry	Viburnum trilobum	American Cranberrybush
Physocarpus opulifolius	Ninebark	Xanthorhiza simplicissima	Yellowroot
FLOWERING & ORNAMENTAL SHRUBS			
Acceptable Alternative Species			
Scientific Name	Common Name	Scientific Name	Common Name
Cotinus coggygria	Common Smoketree	Forsythia 'Sunrise'	Sunrise Forsythia
Cotoneaster adpressa	Creeping Cotoneaster	Hydrangea paniculata	Panicle Hydrangea
Deutzia gracilis	Slender Deutzia	Viburnum sargentii	Sargent Viburnum
Enkianthus campanulat.	Redveined Enkianthus		

PERENNIALS			
Preferred Native Species			
Scientific Name	Common Name	Scientific Name	Common Name
Achillea millefolium	Yarrow	Iris versicolor	Blue Flag Iris
Actaea rubra, <i>Actaea pachypoda</i>	Red Baneberry, <i>White baneberry</i>	Liatris spicata	Gayfeather
Anemone canadensis	Canadian Anemone	Lobelia cardinalis	Cardinal Flower
Aquilegia canadensis	Eastern Red Columbine	Lupinus perennis	Wild Lupine
Asclepias tuberosa	Butterfly weed	Monarda didyma	Scarlet Bee Balm, Oswego Tea
Columbine aquilegia	Columbine	Monarda fistulosa	Wild Bergamot

Coreopsis lanceolata	Lanceleaf Coreopsis	Polygonatum pubescens	Solomon's Seal
Coreopsis verticillata	Moonbeam Coreopsis	Rudbeckia hirta	Black-Eyed Susan
Echinacea purpurea	Purple coneflower	Symphyotrichum novae-angliae	New England Aster
Eutrochium purpureum	Joe Pye Weed	Symphyotrichum novibergii	New York Aster
PERENNIALS			
Acceptable Alternative Species			
Scientific Name	Common Name	Scientific Name	Common Name
Astilbe varietis	Astilbe	Perovskia atriplicifolia	Russian Sage
Hemerocallis species	Daylilies	Sedum telephium	Autumn Joy Sedum
Malva alcea 'fastigiata'	Hollyhock Mallow		

FERNS			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
Adiantum pedatum	Maidenhair Fern	Osmundastrum cinnamomeum	Cinnamon Fern
Athyrium angustum	Lady Fern	Osmunda claytoniana	Interrupted Fern
Dennstaedtia punctilobula	Hayscented Fern	Osmunda regalis var. spectabilis	Royal Fern
Matteuccia struthiopteris var. pensylvanica	Ostrich Fern	Polystichum acrostichoides	Christmas Fern
Onoclea sensibilis	Sensitive Fern		

GRASSES			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
Ammophila breviligulata	Beachgrass	Deschampsia flexuosa	Crinkled Hairgrass
Andropogon gerardii	Big Bluestem	Miscanthus sinensis	Purple Silver Grass
Calamagrostis canadensis	Bluejoint Grass	Panicum virgatum	Switchgrass
Deschampsia cespitosa	Tufted Hairgrass	Schizachyrium scoparium	Little Bluestem

GROUNDCOVERS			
Acceptable Species			
Scientific Name	Common Name	Scientific Name	Common Name
Amelanchier spicata	Running Serviceberry	Juniperus horizontalis	Creeping Juniper
Arctostaphylos uva-ursi	Bearberry	Mitchella repens	Partridgeberry
Cornus canadensis	Bunchberry	Vaccinium angustifolium	Lowbush blueberry
Gaultheria procumbens	Checkerberry, Wintergreen		

Plant materials shall meet the following minimum sizes, unless alternative sizes are required given a particular site or location:

Landscape Element	Minimum Size
Large Deciduous Trees	2 ½ " caliper
Large Evergreen Trees	5-7' in height
Small Ornamental Trees	2" caliper
Flowering and Ornamental Shrubs	5 gallons
Ferns	3 gallons
Grasses	3 gallons
Groundcovers	1 gallon

VEGETATION	MINIMUM SIZE
Canopy Trees	2 ½" caliper
Flowering Trees	2" caliper
Evergreen Trees	5 to 7' in height
Deciduous Shrubs	24" in height
Evergreen Shrubs	18" height / spread
Perennials	2 year clumps
Ornamental Grasses	2 year clumps
Ground Covers	3" pots

~~The use of bare root plant material is prohibited.~~

The Planning Board may require larger plants for special locations, such as within the Route One right-of-way and along Haigis Parkway.

17. INSTALLATION, GUARANTEE AND MAINTENANCE

Installation. The ultimate form and height of plantings shall be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists as they mature.

Trees shall be planted in locations where their root development and branching patterns will not interfere with window displays, signage, underground or overhead utilities, streets, and sidewalks.

The installation of underground irrigation is encouraged in front setbacks, public spaces, and other highly visible areas. It shall be coordinated so it does not cause overflow or flooding in pedestrian use areas, such as walkways, sidewalks, or parking lots.

The Town recognizes the seasonal nature of landscape installation; however, all landscaping shall be installed according to the approved site plan prior to Certificate of Occupancy or within six (6) months after the Certificate of Occupancy has been issued and a performance guarantee has been provided and accepted by the Town.

Maintenance. Landscape plans shall anticipate a three (3) to eight (8) year growing cycle to achieve maturity for shrubs and fifteen (15) to twenty (20) plus years for trees. The plan shall be designed and plantings selected with due consideration for maintenance requirements.

A written maintenance plan shall be provided for the landscape elements to be installed on the site. The plan shall include initial installation, guarantee period, replacement policy, annual maintenance, and irrigation provisions. Maintenance plans shall include alternatives to regular mowing and pesticide use if possible.

Trees and shrubs in and near parking areas and walkways shall be trimmed and maintained so that they do not block views needed for safe movement of motorists and pedestrians. Vertical clearances of at least eight (8) feet shall be maintained. Shrubs in parking lot islands shall not exceed three (3) feet in height to avoid blocking visibility.

All plant material shall be allowed to achieve their natural forms without excessive pruning. Shaping evergreen shrubs into tight geometrical forms shall be avoided.

Guarantee. All lawns and plant materials shall be guaranteed for a period of not less than two (2) years. The developer shall submit a copy of a guarantee and a contract with the landscape contractor, indicating the terms of the guarantee period, or may obtain a letter of credit. The guarantee period does not begin until all landscaping has been installed.

Where plant materials specified on the planting plan do not survive or are damaged, they shall be replaced and/or reinforced in accordance with the two-year performance guarantee to maintain conformance with the approved planting plan and to provide the necessary landscape effect.

Plants that die must be replaced in kind, unless another species is more appropriate given the site's growing conditions. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.

18. LANDSCAPE PLAN REQUIRED

If site improvements will create ten (10) or more new parking spaces or create 2,000 sq. ft. or more of new building footprint, a landscape plan shall be prepared by a landscape architect registered in Maine.

The Planning Board, at their discretion, may require a peer review of landscape plans.

Landscaping for multiple building developments shall be coordinated with all other elements of the site. As part of the application for Site Plan approval, applicants shall submit a master landscape plan that shows how landscaping will be used to complement proposed buildings, reinforce circulation paths, help define pedestrian use areas, highlight entrances, provide shade, and add seasonal interest to the landscape.

Plantings used in stormwater treatment facilities should be designed by a qualified professional familiar with the growing requirements of wetland species.

The planting plan shall illustrate how plantings shall be coordinated with the location of underground and overhead utilities and lighting.

Each landscape plan shall include the following table filled out for the specific site:

Minimum Landscape Required	Required	Provided
Minimum Landscape Area (square feet)		
Minimum Trees Required		
Minimum Shrubs Required		
Buffer Yard - Streetscape	Required	Provided
Street Name		
Street Frontage Depth		
Street Frontage Length (linear feet)		
Street Trees		
Buffer Yard - Residential Adjacency (if required)	Required	Provided
Buffer Depth (feet)		
Buffer Length (linear feet)		
RA Buffer Trees		
Parking Lot Screening (if required)	Required	Provided
Parking Lot Screen Depth (feet)		
Parking Lot Screen Length (excluding entryways) (linear		

feet)		
Parking Lot Screen Area (square feet)		
Parking Lot Screening Trees		
Parking Lot Screening Shrubs		
Parking Lot Landscape	Required	Provided
Parking Spaces		
Parking Islands (number)		
Parking Islands (square feet)		
Parking Island Trees		
Parking Island Shrubs		
Entryway Trees		
Entryway Shrubs		
Continuous 5' Landscape Area - All Applicable Sides (square feet)		
Foundation Landscape	Required	Provided
Landscape Bed Depth (feet)		
Landscape Bed Length - All Applicable Sides (linear feet)		
Landscape Bed Area - All Applicable Sides (square feet)		
Landscape Bed Shrubs		
Landscape Bed Ornamental Trees (if provided)		
Additional Screening (if required)	Required	Provided
Dumpster Area Fence		
Dumpster Areas Shrubs		
Mechanical Screening Fence		
Mechanical Screening Shrubs		

19. SITE PLAN WAIVERS - LANDSCAPE

The Planning Board may review and approve requests for waivers to landscaping standards for the following:

1. The Planning Board may reduce the amount of landscaping required for parking lots if additional landscaping of equal or greater value is provided on other areas on site.
2. The Planning Board may approve an alternative interior parking island design to address stormwater runoff if recommended for approval by the Town Engineer.
3. The Planning Board may approve stormwater treatment areas located in the streetscape buffer yard if recommended for approval by the Town Engineer.

4. The Planning Board may approve an alternative planting plan if the site is not able to accommodate the required plantings, only as follows:
 - One large tree may be substituted by two (2) ornamental trees
5. The Planning Board may waive residential adjacency buffer requirements if the site is in conjunction with a master planned development or within a mixed-use district.
6. The Planning Board may waive the required snow storage areas if a snow storage management plan is submitted and approved by the Town that includes the following:
 - Designated temporary or interim snow storage areas that do not interfere with more than one-third (1/3) of the project required minimum parking.
 - Interim snow storage shall be removed within five (5) calendar days following a storm cycle.
 - Interim snow storage shall not be in a location that will damage trees, landscape or other facilities.
 - Interim snow storage shall not block any required access, sidewalk, trail or public way.
 - Snow shall be hauled to approved and permitted locations. The location shall be provided.
 - Snow hauling shall generally be completed during non-business hours.
 - The snow management plan shall designate the removal methods.