

STREETSCAPE STANDARDS

CHAPTER VI

STREETSCAPE STANDARDS



The memorable quality of Savannah, Paris, and Old Philadelphia can be attributed as much to the organized patterns of trees as to the architecture and urban design.

Henry Arnold, *Trees in Urban Design*, 2nd Edition

...most Americans tend to overlook formal style in designing small town gardens where naturalism inevitably backfires.

Marianna Schuyler Van Rensselaer

STREETSCAPE STANDARDS

A. INTRODUCTION

The purpose of the STREETSCAPE STANDARDS is to ensure coherent neighborhood streets and to assist property owners with understanding the relationship between the STREET and their own FRONT YARDS. The preservation and use of native plants is strongly encouraged. The use of native trees and shrubs maintains the natural habitat, supports local bird populations, conserves water and generally requires less maintenance.

B. GENERAL PRINCIPLES

1. FRONT YARDS AND BACK YARDS

- FRONT YARDS are a part of the STREETSCAPE of the Cities, neighborhoods, and *Small Communities* of Woodford County. They are the public "face" of every building, and the biggest factor in the appearance of the overall neighborhood. Therefore, there should be high standards for their configuration and maintenance.
- BACK YARDS are the private realm of the owner, and are of concern to the larger community only in cases of significant disturbance to neighbors.
- Maintenance will require more attention in the FRONT YARD as "semi-public" space than in the private BACK YARD.

2. THE STREETSCAPE

- STREET TREES are part of an overall streetscape plan designed to give special character to each STREET and coherence to each neighborhood.
- A given STREET has an assigned STREET TREE species as approved by the Town Planner.

C. MINIMUM STANDARDS FOR EXISTING BUILDINGS

These requirements would only be triggered by an application for a building permit to improve an existing structure, and would not be applied retroactively.

1. FRONT YARDS

- At least one (1) *Canopy Shade Tree* shall be planted within the FRONT YARD and no closer than five (5) feet to a common property line. At planting, such trees shall be at least 3" caliper (at chest height), and at least ten (10) feet in overall height. Species shall be selected from the *Canopy Shade Tree* list. On a lot of 42 feet in width or less, the street canopy tree may replace the required front yard canopy tree.
- FRONT YARDS shall be solidly sodded or planted with vegetation; groundcovers may be used in place of turf grass.
- Hedges are strongly encouraged along COMMON LOT LINES (see Chapter V: *Fences and Garden Walls*).

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- Flowering vines and/or hedges (Min. height 18", max. 40") are encouraged along the STREET FRONTAGE.
- Invasive exotic species found in the FRONT YARD should be removed.

2. BACK YARDS & BACK LOT LINES

- Along ALLEYS and COMMON LOT LINES (in the BACK YARD area), any PRIVACY FENCING made of wire shall have a hardy species of hedge or climbing vine planted along it (installed at no greater spacing than 24" on center).
- At least one (1) *Canopy Shade Tree* shall be planted in the BACK YARD area and no closer than five (5) feet to any common property line. Such trees shall be at least 3" caliper (at chest height) and ten (10) feet in overall height. Species shall be selected from the *Canopy Shade Tree* list.

3. STREETS

- Each lot must have STREET TREES planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 30 feet on center. STREET TREES shall be at least 5" caliper (at chest height) and at least 15 feet in overall height. Consult the TOWN PLANNER for the designated species and alignment for particular streets.

D. MINIMUM STANDARDS FOR NEW SUBDIVISIONS

1. MINIMUM SHADE TREE REQUIREMENTS, BY LOT SIZE

Lot Width	FRONT YARD Trees	BACK YARD Trees
< 49' wide	Min. 1 canopy tree	Min. 1 canopy tree
50' to 69' wide	Min. 2 canopy trees	Min. 1 canopy tree
> 69' wide	Min. 1 canopy tree per 34 l.f. of STREET FRONTAGE	Min. 1 canopy tree per 40 l.f. of rear property line

2. GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under state regulations.
- Invasive exotic species found anywhere on the lot shall be removed.
- Hedges (min. 18" high, max 40" high) or flowering vines on fences are encouraged along the STREET FRONTAGE.
- For special locations or lot configurations, the REGULATING PLAN may recommend or require certain additional plantings.

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3. CANOPY SHADE TREES

Canopy trees selected from the WOODFORD *Canopy Shade Tree* list shall be planted and maintained in accordance with the chart in the following section E. FRONT YARD trees shall be a minimum 20 gallons and five (5) foot clear trunk.

- Required FRONT YARD trees *may* be of a different variety than the STREET TREE. Consult the TOWN PLANNER for the STREET TREE designated for your STREET.
- Additional trees are permitted in FRONT and BACK YARDS.

4. TURF AND GROUND COVER (WHERE VISIBLE FROM THE STREET)

- All turf grass must be solidly sodded at installation, not seeded, sprigged, or plugged.
- Groundcovers may be used in place of turf grass.
- In addition to the Lot, the owner must fully plant with groundcover or sod the following areas:
 - The portion of the STREET that directly abuts their Lot between the lot line(s) and the edge of pavement.
 - The portion of the ALLEY that directly abuts their Lot between the lot line(s) and the edge of pavement.

5. SIDEWALKS

- The owner is responsible for constructing and maintaining the sidewalk in the STREET(s) abutting their lot. Sidewalks not otherwise designated in a REGULATING PLAN are a minimum of five (5) feet wide. If the owner desires to dedicate the sidewalk to the County or City, the construction of the sidewalk must meet all County or City specifications.

6. STREET TREES

- The owner is responsible for maintaining STREET TREES fronting their lot. They shall be limbed up to not interfere with pedestrian or auto travel (minimum seven (7) feet clear over the sidewalk, and 12 feet over the travel lanes of the STREET).

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E. THE WOODFORD COUNTY CANOPY SHADE TREE LIST

The following list contains all species approved for use in FRONT YARDS and yards adjacent to the STREET. It contains primarily native species, with some acceptable adapted plants. In the private realm of BACK YARDS, other species may be used. However, invasive exotic species may not be used *anywhere* on lots or other areas within Woodford County, the City of Versailles or the City of Midway.

▪ Acer rubrum	Red Maple
▪ Acer saccharum	Sugar Maple
▪ Aesculus octandra	Yellow Buckeye
▪ Catalpa speciosa	Northern Catalpa
▪ Celtis laevigata	Sugar Hackberry
▪ Celtis occidentalis	Hackberry
▪ Cercidiphyllum japonicum	Katsura Tree
▪ Fraxinus americana	White Ash
▪ Fraxinus pennsylvanica	Green Ash
▪ Fraxinus quadrangulata	Blue Ash
▪ Ginkgo biloba	Ginkgo (male only)
▪ Gleditsia triacanthos	Thornless Honeylocust
▪ Gymnocladus dioicus	Kentucky Coffeetree
▪ Koelreutaria paniculata	Golden Raintree
▪ Liquidambar styracifolia	Sweetgum
▪ Liriodendron tulipifera	Tulip Poplar
▪ Nyssa sylvatica	Tupelo Black Gum
▪ Ostrya virginiana	Hophornbeam
▪ Parrotia persica	Persian Parrotia
▪ Platanus x acerifolia	London Planetree
▪ Platanus occidentalis	Sycamore
▪ Quercus acutissima	Sawtooth Oak
▪ Quercus alba	White Oak
▪ Quercus borealis	Northern Red Oak
▪ Quercus coccinea	Scarlet Oak
▪ Quercus imbricaria	Shingle Oak
▪ Quercus macrocarpa	Bur Oak
▪ Quercus muchlenbergii	Chinkapin Oak
▪ Quercus nigra	Water Oak
▪ Quercus phellos	Willow Oak
▪ Quercus robur	English Oak
▪ Quercus rubra	Red Oak
▪ Quercus shumardii	Shumard Oak
▪ Sophora japonica	Japanese Pagoda
▪ Taxodium distichum	Bald Cypress
▪ Tilia tomentosa	Silver Linden
▪ Ulmus parvifolia	Chinese Elm
▪ Ulmus americana	American Elm
▪ Zelkova serrata	Japanese Zelkova

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