



Streetscape, Landscape and Open Space Design

1.3.01 Overview

SUBDIVISION or site development plans shall be designed to comply with the principles and requirements of this Part.

1.3.02 Minimum Open Space Required

No less than four (4%) percent of the gross area of any **SUBDIVISION** or **DEVELOPMENT SITE** shall be planned and dedicated as open space for the benefit of the residents of the **SUBDIVISION** or **DEVELOPMENT**. Required open space shall be:

- A. Designed as **CIVIC GREENS** or **SQUARES** of 10,000 to 60,000 square feet in area.
- B. Distributed throughout a **SUBDIVISION** or **DEVELOPMENT SITE** so that no **LOT** or **BUILDING SITE** is further away than seven hundred fifty (750) feet as measured along a publicly accessible pathway that may include a **STREET**, bike path, sidewalk or similar facility.

Commentary

The 750 foot maximum distance represents an approximate 3-minute walk for an average person. The objective of this standard is to provide walk-to passive or active recreation and open space that is accessible to neighborhood residents, visitors and workers.

- C. Designed to include a central **GREEN** located within a three hundred fifty (350) foot radius of the geometric center of the residential lots of the subdivision, building or development site, and shall have at least sixty (60%) percent of its **PERIMETER** abutting a **STREET** edge.
- D. **CIVIC GREENS** or **CIVIC SQUARES** shall be surrounded by canopy street trees. Their dimensions shall be no less than a 1:4 ratio, with a minimum tract dimension of twenty five (25) feet on one side.

Commentary Pertaining to 1.3.02

The terms civic green or civic square describe alternative types of urban open space. The civic green typically contains a high percentage of pervious surface and extensive landscape material in the form of trees, shrubs and ground cover. It can contain play structures and active recreation uses, but may also include more passive areas with bench seating, gazebo's, fountains, etc. Ball fields and courts should not be included in this type of open space. The civic square, on the other hand, usually contains more impervious area comprised of hardscape materials (pavement, plaza's, etc.) that are appropriate to a more highly trafficked area. This type of open space also has a more formal appearance and landscape materials can include trees and shrubs, but also hanging planters and containers of plants.

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.

**1.3.03
Streetscape
and Canopy
Shade Tree
Standards**

A. General Design 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

B. Minimum Standards

These requirements would be triggered by an application for **PRELIMINARY SUBDIVISION PLAN**, and **MINOR PLAT**, and **FINAL SITE PLAN** approval for a building permit to construct a new structure or to substantially improve an existing structure, and would not be applied retroactively.

1. General Standards

- a. 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.
- b. Turf and groundcover (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, BUILDING or DEVELOPMENT SITE**, 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.
- c. Additional trees are permitted in **FRONT and BACK YARDS**.

2. Front Yards

- a. Canopy Shade Tree(s) in accord with the requirements of Table 3.1, 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 three (3") inch **CALIPER** and at least twelve (12) feet in overall height at the time of installation. Species shall be selected from the Canopy Shade Tree list. On a lot of forty nine (49) feet in width or less, the street canopy tree may replace the required front yard canopy tree. However, on lots more than forty nine (49) feet in width, different species of front yard and street canopy trees shall be used.
- a. Front yards shall be solidly sodded, seeded and/or planted with vegetation; groundcovers may be used in place of turf grass.
- b. Hedges are strongly encouraged along common lot lines
- c. Flowering vines and/or hedges (Min. height 18", max. 40") are encouraged along the street frontage.
- d. Invasive exotic species found in the front yard should be removed.

Table 3.1 Required Numbers of Front and Backyard Trees

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 linear feet of STREET FRONTAGE	Min. 1 canopy tree per 40 linear feet of rear property line

3. Back Yards & Back Lot Lines

- a. 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 twenty four (24") inch on center).
- b. Canopy Shade Tree(s) in accord with the requirements of Table 3.1, 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 three (3") inch **CALIPER** and twelve (12) feet in overall height. Species shall be selected from the Canopy Shade Tree list.

4. Streets

- a. Each lot must have street trees planted along the street tree alignment line at an average spacing not greater than thirty (30) feet on center. Street trees shall be at least three (3") inch caliper and at least twelve (12) feet in overall height.
- b. 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 sixteen (16) feet over the travel lanes of the **STREET**).

Commentary Pertaining to 1.3.03 (B)(4b)

The 16-foot clearance standard for street trees over travel lanes is for the purpose of maintaining a clear area for the movement of large trucks and equipment, particularly those vehicles associated with the paving of streets.

5. Sidewalks

- a. The developer is responsible for constructing all required sidewalks. Width requirements for sidewalks are identified as an element of street design standards. Where such standards are not applicable, the minimum width of a sidewalk shall be five (5) feet. The property owner shall be responsible for the maintenance of sidewalks within and abutting the property.

C.

1. 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 SUBDIVISION OR SITE PLAN may recommend or require certain additional plantings.

6. Street Lights

- a. Street lamps should be installed on both sides of either Neighborhood and Small Community streets or Major Thoroughfares at no more than seventy (75) foot intervals measured parallel to the street. Street lamps should be between ten (10) and fourteen (14) feet in height. Lighting should be developed to meet the minimum standards of the Illumination Engineering Society.

Commentary – General

Consult the **TOWN PLANNER** for the designated species and alignment for particular streets. The species of street tree utilized along any given segment of street does not have to be the same, but should be complimentary. For example, if more than one species is used then both should have similar growth habits in terms of height and width at maturity. Also, if canopy shade tree species are utilized in the front yard it may be more appropriate to utilize understory species for the street tree plantings.

The intent of these regulations is to insure a variety of street tree and front yard canopy shade tree species are planted to improve the overall health and resistance to disease of the tree canopy as it matures.

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.

**1.3.04
 Canopy Shade
 Tree List**

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

