

**TOWN OF BROOKFIELD  
ZONING REGULATIONS**

**Industrial & Commercial Districts  
Landscape Requirements – § 242-501J**

**J. Landscape Requirements: *[eff. 11/25/98]***

**(1) Purpose:**

These landscaping requirements are adopted for the purpose of protecting property values by: (i) preserving existing vegetation, planting of new materials, and use of “planter” or similar landscape devices; (ii) providing privacy from visual intrusion, light, dirt and noise; (iii) preventing the erosion of soil; (iv) providing water recharge areas; and (v) improving the quality of the environment and the attractiveness of the Town of Brookfield.

**(2) Definitions:**

For the purpose of this section, the following definitions shall apply:

**(a) Canopy Tree:**

A deciduous shade tree planted at least five inches (5”) in caliper measured at three feet (3’) off the ground, with an expected mature height of thirty-five feet (35’) or greater. *[rev. 8/28/08, eff. 9/6/08]*

**(b) Understory Tree:**

A deciduous shade tree or fruit tree planted at least two (2) inches in caliper measured at three feet (3’) off the ground with a mature height of twelve feet (12’).

**(c) Evergreen:**

A coniferous species tree planted at least six feet (6’) in height.

**(d) Shrub:**

A plant of either deciduous species planted at two and one half feet (2 ½’) in height with a mature height of at least six feet (6’), or a coniferous species planted at two and one half feet (2 ½’) in spread. Shrubs must be at least five (5) gallons in size at the time of planting.

**(e) Lawn:**

An area planted and maintained in perennial grass. The selection of soils and grass seeds and maintenance practices shall result in lawn areas typical of lawn areas in adjacent residential zones.

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(f) **Ground Cover:**

Plant materials generally not in excess of ten inches (10”) high and used for decorative purposes or for their soil stabilization characteristics. Such materials include but are not necessarily limited to: ivy, pachysandra, crown vetch, ground pine and similar materials.

(g) **Berm:**

A raised, sloped landscape device made of earthen material designed to provide visual separation between areas and which may contain planted materials and such natural landscape architectural features as boulders, sculptures, timbers or stone walls all arranged to the satisfaction of the Commission.

(h) **Gross Parking Lot Area:**

The cumulative total square footage of all areas dedicated for vehicle parking or truck loading including all individual parking spaces, loading spaces, end islands, intermediate islands, divider islands, separation strips, building separation buffers adjacent to parking spaces, but excluding aisles, internal drives, building separation buffers not adjacent to parking spaces and other impervious surfaces. *[amended 4/13/00]*

(3) **Perimeter Landscaped Area Requirements:**

(a) **Street-side Buffer Strips**

The twenty-five feet (25’) landscaped buffer strip cited in Section 242-501C(3) shall be planted in lawn and/or ground cover and shall also contain at least one deciduous canopy shade tree at least two and one half inches (2 ½”) in caliper for each fifty feet (50’) or part thereof of street frontage. For each canopy shade tree so planted, two (2) understory deciduous shade trees at least two inches (2”) in caliper and six (6) shrubs shall also be required. A designed landscape berm of a height and configuration approved by the Commission shall be located within this buffer strip as a visual and traffic safety barrier. Landscape plans shall conform to §242-308E.

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(b) **Front, Side and Rear Yards:**

Any portion of a yard not involving any landscaped buffer strip, building separation strip, driveways or parking areas, shall be planted in lawn, ground cover, flower beds, or shrub beds as approved by the Commission and shall contain at least one deciduous canopy shade tree at least two and one half inches (2 ½”) in caliper for every fifteen hundred (1,500) square feet of remaining front yard.

(c) **Building separation strips:**

The ten feet (10’) building separation strip cited in Section 242-305C(6) shall be planted with ground cover and contain at least four (4) deciduous or evergreen shrubs (foundation plantings) for every ten feet (10’) of building perimeter. This separating strip may also contain a walkway. In such an event, planter devices not in excess of three feet (3’) square or three feet (3’) in diameter and containing flowers or evergreen shrubs shall be located on such walkway for every ten feet (10’) of walkway. If a walkway or pedestrian area is in excess of ten feet (10’) in width, the size of the planter devices may be increased in accordance with good landscape design practice as approved by the Commission.

(d) **Perimeter strips adjacent to residential districts:**

The buffer strips cited in §242-501C(2) shall be left in their natural condition or planted in lawn and/or ground cover and contain one (1) plant unit for each one hundred feet (100’) of perimeter strip or portion thereof. For the purposes of this paragraph, “One Plant Unit” consists of:

- 4 canopy deciduous shade trees at least two and one half inches (2 ½”) in caliper,
- 6 understory deciduous shade trees at least two inches (2”) in caliper,
- 24 shrubs (deciduous or evergreen),
- 12 evergreen/conifers six feet (6’) in height,
- A designed landscape berm of a height and configuration approved by the Commission shall also be a portion of this buffer strip.

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(e) **Parking Lot Areas:**

The orientation of a parking lot shall generally be so that vehicles are parked parallel to the main building and that the parking aisles are perpendicular to the main building for reasons of safety. Any lot containing parking facilities for ten (10) or more vehicles shall also provide landscaped areas within the parking lot area equal to at least forty percent (40%) of the gross parking lot area in order to minimize the unattractiveness of parking lots. These landscaped areas shall contain the following:

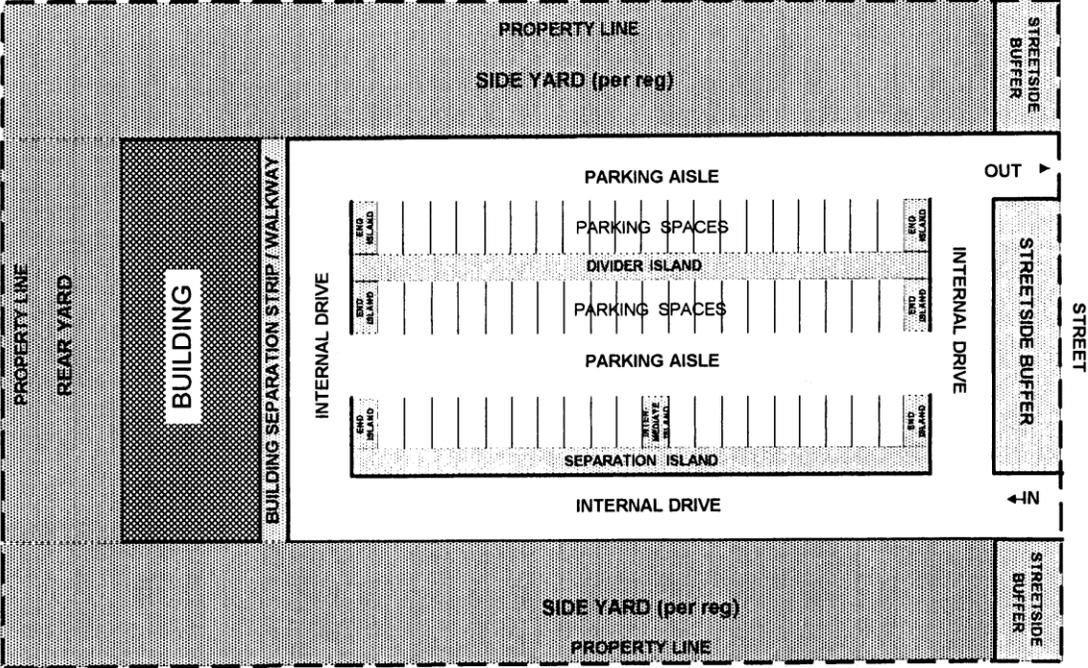
- [1] Landscaped “end islands,” a minimum size of 10’ x 20’, at the ends of each parking row containing one (1) deciduous shade tree of a minimum of 2½” in caliper;
- [2] Landscaped “separation strips,” a minimum of ten feet (10’) in width, separating a parking row from an internal drive or separating a parking aisle from a side or rear yard when only one side of the aisle is used for a parking row. One (1) deciduous shade tree of a minimum 2½” in caliper shall be planted every twenty-five feet (25’) within the strip.
- [3] Landscaped “divider islands,” a minimum of ten feet (10’) in width, separating opposing rows of vehicles. One (1) deciduous shade tree of a minimum of 2½” in caliper shall be planted every twenty-five feet (25’) along the divider island and shrubs every ten feet (10’) along the divider island.
- [4] Landscaped “intermediate islands,” a minimum of 10’ x 20’ when a row of parking exceeds twenty (20) vehicles, to be placed at locations approved by the Commission and containing one (1) deciduous shade tree of a minimum of 2½” in caliper.

NOTE: See Schematic Illustration of Parking Area Terms contained hereafter.

In addition to the above designated shade trees, these islands and strips shall be planted in a mixture of lawn, ground cover and low-lying shrubs and may contain mulch and/or pavers at locations approved by the Commission. Lawn cover shall be installed in the form of “sod,” not seed.

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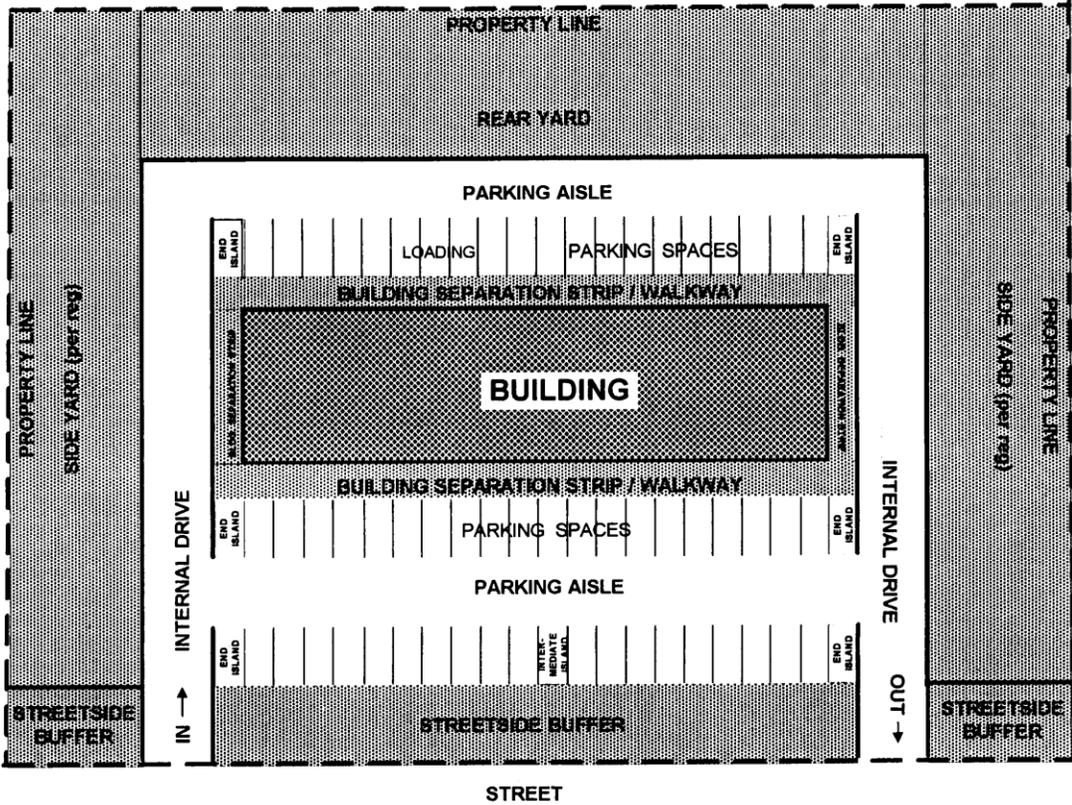
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**SKEMATIC ILLUSTRATION OF PARKING AREA TERMS**  
SECTION 242-501 J (3) (e)  
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**SKEMATIC ILLUSTRATION OF PARKING AREA TERMS**  
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**(4) Existing Vegetation:**

Existing plant materials may be used to meet all or part of the landscaping requirements. Existing trees in good condition over twelve inches (12”) in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer.

**(5) Landscape Maintenance:**

All landscape material required and indicated on an approved site plan shall be maintained in healthy growing condition. In the event such material(s) become diseased, damaged or dies, they shall be promptly replaced by the site landowner of record.

**(6) Landscape Plan:**

All of these requirements shall be indicated on a landscape plan of at least the same scale as the required site plan. the plan shall also include a plant list with plant names, size at planting, and size when matured. It should also provide planting instructions conforming to good horticultural practice.

**(7) Steep Slopes & Areas Subject to Erosion:**

For the purposes of this section, any slope in excess of twenty percent (20%), ie., 1:5, shall be considered a steep slope. Steep slopes and other areas subject to erosion require soil improvements and appropriate landscaping treatment to ensure long term stabilization of the soils and viability of the planted materials. The landscaping materials shall consist of perennial grasses, ground covers and/or shrubs whose growth characteristics are specifically suited to these conditions. Rip Rap and other non-vegetative material may be allowed at the sole discretion of the Commission. *[approved 3/23/00]*

To preserve the natural features of the Town of Brookfield, maintain as much as possible the existing water drainage patterns, maintain water table recharge patterns and preserve existing aesthetics of the natural topography of the Town of Brookfield, while allowing orderly development of the land, the creation of steep slopes is not permitted.

Specifically, no slope extending over 100 feet in length measured in any direction across the contours of a lot may be created with a grade that exceeds 30 degrees on average. All site plans for either Design Review or Site Plan Modification will identify existing slopes that meet both the 30 degree grade and 100 feet length measured in any direction across the contours of a lot.*[added eff. 10/23/03]*

**(8) Variations to Landscape Requirements:**

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(a) **Additional Landscaping:**

The Commission may require additional landscaping or more mature plantings where unusual conditions dictate more extensive screening, or for noise abatement to prevent depreciation of adjacent residential properties.

(b) **Reduced Landscaping:**

The Commission may reduce the landscaping requirements by not more than twenty-five percent (25%) for excellence in building or space design. The Commission shall consider, among other features, the site characteristics, the compatibility of the proposed structure with surrounding architectural types, conservation of existing trees and site features, quality of building materials, and size and quality of landscape materials. *[amended 3/23/00]*

- (9) The Zoning Commission reserves the right to modify these specifications, in harmony with their general intent, in unique and unusual circumstances indicated by individual site conditions, technical complexities or by overriding considerations of safety and general welfare. *[added 4/13/00]*

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