

PART C

SECTION I GENERAL REGULATIONS

Article 5 Planting and Screening Requirements for Gasoline Service Stations, Parking Lots and Drive-In Facilities (Excluding CBD)

1. Submission of Plans:

All site plans for planting and screening shall be prepared by a landscape architect licensed to practice in the State of New York. Construction drawings and planting plans submitted to the City Planning Commission shall bear the stamp of the landscape architect.

2. Street Line Treatment Areas:

A minimum of eight (8) feet in width, measured inward from the street line(s) for the entire length of the sidewalk(s), exclusive of approach drives, shall be reserved for landscape treatment. Such areas shall be entirely surrounded by concrete or granite curbing of at least four (4) inches and not more than six (6) inches in height. Planting may be installed provided no shrubs or ground cover reach an ultimate height in excess of two (2) feet, and that no trees have a branching habit lower than ten (10) feet measured from finished grade. Textured or decorative pavement may also be utilized provided that it constitutes an all-weather hard surface. Loosely placed material, such as gravel or marble chips, shall not be used. Bituminous surfaces are not permitted.

3. Side and Rear Yard Treatment:

A screen shall be provided adjacent to either residential or office districts or uses so as to protect these areas by day and night from unreasonable disturbance by movement of people or vehicles, from lights, noises, or exposure to views not compatible with these areas. Such screens shall be appropriately designed and constructed of a substantial material and easily maintained. A solid fence, wall, or evergreen planting at least five (5) feet high shall be erected along all property lines separating the site from any lot zoned for residential or office uses. Evergreen plants shall be installed not more than two and one-half (2½) feet apart, measured from center of plant to center of plant. An area ten (10) feet in width shall be reserved for such planting and screening.

4. Right-of-Way Treatment:

Concrete sidewalks of at least five (5) feet in width shall be installed along all street frontages. Such sidewalks shall be located between the property line and street pavement or curb line, the inside edge of which to be located on the property line or to be in alignment with adjacent walks. Areas between the sidewalk and curb shall be treated in like manner to the street line treatment as specified in Paragraph 2.

5. Slope Protection:

Slopes in excess of one (1) foot vertical rise to every three (3) feet in horizontal distance shall be planted in shrubs or ground cover. Spacing between plants shall be sufficiently close (normally nine (9) inches for ground cover) to ensure full cover within two (2) growing seasons.

6. Corner Visibility:

On a corner lot, within the areas formed by the right-of-way lines of intersecting streets and a line joining points on such right-of-way lines at a distance of twenty-five (25) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average grade of each street at the centerline thereof, except that street name signs, fire hydrants, street lighting poles, and associated appurtenances thereto shall be permitted within this area.

7. Plant Material Selection:

Selection of plant varieties shall be based on regional climatic conditions, constraints of location, effectiveness in screening adjacent properties, resistance to disease and insect attack, cleanliness and ease of maintenance. Plant materials shall be installed of such a size as to grow to the dimensions required herein within two (2) growing seasons. The following plant sizes are the minimum required at time of installation:

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| a. | Deciduous shrubs | 4' height |
| b. | Spreading evergreens | 30" spread |
| c. | Tall evergreens | 36" height |
| d. | Screen planting (evergreen) | 4' height |
| e. | Trees | 2½" caliper |
| f. | Ground cover | 2½" pot |