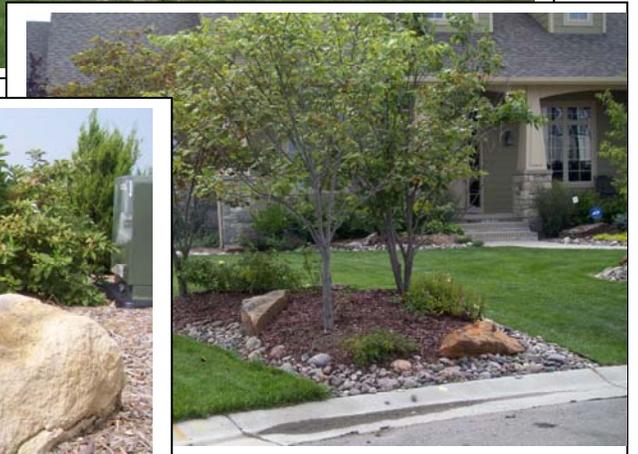


CENTRAL PARK LANDSCAPE DESIGN GUIDELINES



SUMMARY STATEMENT

The City of Bel Aire is undertaking an ambitious transformation, developing a new city centre, with mixed use and a variety of housing opportunities. The Community Landscape Aesthetic, as set forth herein, develops the curb appeal and sense of place. Developing a community landscape aesthetic requires the use of guidelines in order to effectively replace the evolutionary development of traditional communities. Subdivision development as it is currently practiced is largely indifferent to the need for a sense of place. These guidelines are intended to be a tool to help direct the development of neighborhoods in the new city center, to effectively create an “established” neighborhood identity at the heart of Bel Aire.

The concept of a sustainable community relates to good stewardship of our public resources. These include energy resources, cultural resources, environmental resources, and visual resources:

*** Energy**

Good stewardship of our energy resources includes promoting pedestrian and alternative modes of transportation (Bicycles, etc.), energy efficient home and building design, etc. It also includes the use of landscape elements to moderate temperature and wind, thereby reducing energy demands on structures.

*** Culture**

Good stewardship of our cultural resources includes the promotion of a sense of community, providing public open space for citizen interaction, and ready access to public facilities. It can include special town events, activities and festivals. The landscape plays an important role in helping or hindering these activities, by providing visual clues to help residents and visitors find their way through the streetscape.

*** Environment**

Good stewardship of our environmental resources involves the landscape, in its broadest sense, as well as the sit specific elements such as trees, waterways, and wildlife. Recycling, water conservation, composting and similar measures geared towards lessening negative environmental impacts can be instituted at the community level. Design can significantly impact the effectiveness of some of the measures.

*** Character**

Good stewardship of our visual resources is the perpetuation of the visible character qualities that foster community pride and endearment.

Purpose:

- * 1. Establish and maintain a minimum standard of excellence in the community’s landscape aesthetic;

- * 2. Conserve the valuable resources of the community through the integration of sustainable landscape principles;
- * 3. Provide a source of ideas to citizens, builders and developers that are consistent with the needs and goals of the City.

Part I – GENERAL CRITERIA

* Landscape Area is entire yard including parking strip between curb and property line. Utility easements are not good locations for deep root plants or labor intense planters or displays due to the fact utility easements are subject to activities by the City and utility contractors that could require access.

*** Plant Materials**

- 1. 25% of the landscape area should be in drought tolerant, indigenous or native plant materials.
- 2. No more than 75% of the Total Landscape Area shall be in turf grass
(See Turf Grasses, below).
- 3. Utilize xeriscape principles which, when properly initiated, will reduce waste, conserve water, reduce the need for pesticides and fertilizers, and minimize maintenance.

*** Turf Grasses**

- 1. The percentage of front yard landscape area in turf is per the following:
 - A. Front Yard Landscape Area " \leq 2000sf. = 40% of area in Turf Grass
 - B. Front Yard Landscape Area " \geq 2001sf. = 60% of area in Turf Grass
- 2. The allowable area for front yard turf grass can be increased by 25% if the turf grass is a hybrid Bermuda, buffalo grass, or similar warm season grass appropriate for the region.

*** Trees**

- 1. There shall be a minimum of 1 Street Tree per 30' of street frontage (round down), with a minimum of two trees per lot frontage.

2. There shall be a minimum of 1 Ornamental Tree for each two Street Trees within the front street yard (1 minimum).
3. Tree placement should maximize solar shielding during afternoon and evening hours during summer months.
4. Evergreens can be placed to buffer Northern winter winds.

*** Fertilizers & Pesticides**

1. Minimize the use of fertilizers to reduce the amount of waste and maintenance.
2. There should be no fertilizer or pesticide used within 40' of a public water body such as a lake or pond.

*** Renewable Resources**

1. Maximize the use of renewable and indigenous resources in the site development and landscape.

*** Irrigation**

1. Minimize the need for irrigation water through xeriscape design principles.

*** Mulch**

1. Organic mulches such as shredded cypress, shredded pine bark, pecan hulls, compost, or cottonseed hulls can be used to retain moisture and reduce water demand.
2. Inorganic mulches may include cobbles and river rock, but crushed limestone gravel may not be used. Rubber tire mulch can cause root systems to over heat and is not a good choice for use around plants.

*** Landscape Structures**

Gazebos, trellises, pergolas and grottos can be valuable and appealing additions to nearly any landscape, provided:

1. Roofed structures are consistent in style with the architecture of the main house. Detached sheds are not allowed.
2. Any accessory structure shall be submitted for review by the Architectural Design Committee.
3. Accessory structures shall be held a minimum of 10' from any property line; EXCEPT: a GARAGE on an alley shall be a minimum of 5' off the rear property line.

*Fence Criteria



An “Innsbruck style” black wrought iron fence is the required style through out “The Park” side of Central Park sub-division. The specifications will be available to anyone that might manufacture fence to ensure uniformity thought out the park area. The common required height is 5’ from grade, placed within the outside perimeter of a lot.

“The Bungalow” side of the Central Park sub-division will have more choices available due to the smaller lot sizes and grid design of streets and alleys. All open type picket fence made from iron, steel, aluminum, and vinyl will be considered for perimeter fencing, provided the height is 5’ or less, the finish is black, white, or was part of the approved house plan color scheme, can be maintained with reasonable care and is not chain link. All fence must be approved by the Architectural Design Committee.

INVISIBLE FENCE

Invisible Fence can be used provided no part of the system is on the public right of way or in utility easements. The use of invisible fence doesn’t negate other restrictions, covenants and regulations pertaining to animal care.

SIDE YARD

All fencing placed on a side yard shall be placed inside the property line running parallel with the property line. The fence on the side yard can start at the midpoint of the width of house and continue to the rear easement line. Only one fence can be placed between houses on a side yard. If the midpoint is different on houses that share a side yard the first fence erected will determine the location for the fence on the adjoining property.

REAR YARD

All rear yard fencing shall be located on the property side of the rear easement. The fencing should be erected within 1' of the easement line to allow for future fencing to be erected in a straight line. Where the rear fencing line has been established, all other fencing must be connected if adjoining lots and in alignment with entire block, alley, or other determining line that the Architectural Design Committee approves.

FRONT YARD

No fencing shall be placed in the front yard or the front side yard unless approved by the Architectural Design Committee. Corner lots have two front yards and are subject to this requirement for both areas. All approved fence in the front yard must be set back from the City sidewalk 3'.

ALLEY FENCE

All fences must be placed 5' from the edge of the pavement on private property.

GATES and OTHER DETAIL REQUIREMENTS

All fencing that encompasses an easement or other R-O-W is required to have an access gate or an approved removable panel. Gates can have personalized features with Architectural Design Committee approval.

Lake lots have a requirement to place fencing on the property side of the easement on the rear lot line. Typically all fencing following the grade of a lot will need to be stepped at each fence section or design build with pickets vertical as they ascend or descend. The preference is that all fencing shall be manufactured to follow the grade rather than stepped section.

ACCENT FENCE and PRIVACY FENCED AREAS

Accent fence sections shall be shorter when placed in courtyards and other allowable areas on a case-by-case basis and shall be approved by the Architectural Design Committee. Accent fencing design maybe different than the perimeter fencing, but can only be used in limited quantities and areas with approval of the Architectural Design Committee. No chain link or dog-ear picket fence, screen panels, or any visible use of these materials will be permissible.

For areas constructed with hot tubs, decks, patios or court yards that need more privacy, screening can be added, provided the screening matches the style of house if building materials are used. If lattice, trellis, or other similar method are used the same design standard must be met. No unstained or painted cedar

fencing shall be allowed. The Architectural Design Committee must approve all designs before any permit, construction, or work is allowed to proceed.



***Garden Walls**

Garden walls can add a lot of character and charm, in addition to the functional role of separating private and semi-private uses from public uses. The following criteria have been established to facilitate the separation of outdoor space in a manner that creates character and charm:

1. ALL Fences and Garden Walls shall be submitted for approval by the Architectural Design Committee.
2. Walls defining property boundaries shall be permitted during the initial development of the site only. Subsequent installation of fences/walls shall be prohibited unless approved in writing by the Architectural Design Committee.

3. Walls along Property Lines adjoining Public Common Areas shall be no more than 4' tall and constructed out of approved materials. Public Common Areas include parks and other open space areas used by the public for passive and/or active recreational purposes approved by Architectural Design Committee.
4. Walls may be of stone, brick, formed concrete or other material conforming to the landscape plan and character of the site development.

*** Outdoor Storage and Long Term Parking**

1. Outdoor storage/parking of RV's, Motorboats, and trailers is PROHIBITED.
2. Outdoor storage/parking of inoperable vehicles is PROHIBITED.
3. Outdoor storage of trash receptacles is PROHIBITED.

*** Dog Enclosures**

1. Dog enclosures shall be submitted for review and approved by the Architectural Design Committee. A site plan and photographs shall be submitted to demonstrate that the requirements for approval have been met.
2. Dog enclosures shall accommodate no more than two dogs, and may not be used for professional breeding purposes.
3. The enclosure shall be located adjacent to the primary structure or the detached garage, and may NOT be located within any building setbacks.
4. Each dog shall have a dog house that is designed to meet the dogs needs and be consistent with the architectural style of the house.
5. Refer to Fences and Garden Walls for criteria applicable to materials.
6. The enclosure shall not be visible by a person standing on grade within 20' of the perimeter fence on any adjacent public or private property.

*** Maintenance**

1. All landscapes shall be maintained in a manner appropriate for the plant species selected in the approved landscape plans.
2. Homeowners shall be responsible for the maintenance of adjacent right-of-way, including mowing, weeding, irrigation, and snow removal on sidewalks.
3. Required Trees shall be maintained properly, and shall be replaced in the event of decline and death. See City Zoning Regulations.

Part II – ALLOWABLE PLANT MATERIALS

***Plant Material Selection**

The City zoning code has a list that identifies trees, by type, suitable for use in this region of the county. Other trees may be suitable, provided they have similar requirements to those materials on the list. New hybrids are always being developed. However, the homeowner needs to be aware that many nurseries will bring in plant materials from other regions, and that these materials may not perform well here. It is a common practice for a nursery to purchase just a few of a new plant genus and/or species to see how well they perform. Check with the county extension office for a list of shrubs, plants and grasses recommended for this area, as well as for updated information related to pests and diseases.