APPENDIX V

DESIGN GUIDELINES FOR LANDSCAPING IN THE TOWN COMMON DISTRICT, BUSINESS DISTRICT NORTH AND BUSINESS DISTRICT SOUTH

ADOPTED:       September 23, 2014
AMENDED:
# TABLE OF CONTENTS

A. INTRODUCTION ............................................................................................................ 1

B. DESIGN OBJECTIVES AND PRINCIPLES ................................................................. 1

C. DESIGN GUIDELINES ................................................................................................... 1

1. Landscape Plans ....................................................................................................... 1
   a) Coordination with Site Features ................................................................. 2
   b) Safety ............................................................................................................. 2
   c) Rock ............................................................................................................... 2
   d) Variety ............................................................................................................ 2
   e) Minimum Plant sizes .................................................................................. 2
   f) Irrigation ....................................................................................................... 2
   g) Planting Design ............................................................................................ 3

2. Planting Strips ......................................................................................................... 3
   a) Ground Covers ............................................................................................... 3
   b) Mulch ............................................................................................................ 3
   c) Plant Masses .................................................................................................. 3
   d) Street Side Trees ............................................................................................ 3
   e) Roadside Plantings ....................................................................................... 3
   f) Parking Lots .................................................................................................. 4

3. Parking Lot Landscaping ......................................................................................... 4
   a) Trees & Shrubs .............................................................................................. 4
   b) Parking Stall Separation ............................................................................. 4
   c) Snow Storage ............................................................................................... 4

4. Recommended Species ............................................................................................ 4

5. Invasive Plant Species ............................................................................................ 5

6. Resources .................................................................................................................. 5
Design Guidelines for Landscaping in the Town Common District, Business District North and Business District South

A. INTRODUCTION

Landscaping should be an integral part of all site plan developments. Trees, shrubs, and other landscape elements can be used to accentuate buildings, create a sense of identity, reduce the amount of impervious surfaces, and provide human scale. Applicants should carefully evaluate the physical characteristics of each site and their own maintenance abilities when making the final selection to ensure that the plantings will survive and achieve maturity in their selected locations.

These Guidelines are intended to support, illustrate, and amplify the existing landscaping Standards found within the Site Plan Review Regulations. The provisions for landscaping may vary from district to district.

Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

B. DESIGN OBJECTIVES AND PRINCIPLES

- Incorporate appropriate plantings that are in scale with their surroundings.
- Separate roadways from commercial development by attractive landscape planter strips.
- Incorporate plantings in parking lots to add aesthetic value, reduce their scale, provide canopy shade, reduce radiant heat from the surface, reduce headlight glare and add seasonal interest.
- Preserve mature trees and other significant landscape features which help define the character of the community.
- Help define areas where pedestrians are safely separated from a road or drive pattern.
- Manage invasive species using ecologically sound practices.
- Reinforce way finding by emphasizing entrances and circulation patterns.

C. DESIGN GUIDELINES

1. Landscape Plans

Landscape plans should be prepared by a landscape architect registered in New Hampshire, or other qualified professional familiar with local growing conditions. The plan should be accompanied by a simple narrative that describes the design intent, the plantings and other landscape features, maintenance, tree protection, and other relevant features of the plan.
a) **Coordination with Site Features**

The landscape plan should show all utilities, signage, lighting, and other site features that may influence the selection or location of plantings. The plan should be designed to avoid conflicts (both at the time of planting and in the future) between plantings and other site elements.

b) **Safety**

The selection of plant materials should consider public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns. The ultimate form and height of plantings as they mature should be considered so they will not create unsafe conditions, interfere with utilities or block sight lines for pedestrians, bicyclists, or motorists.

c) **Rock**

Large rocks should be used very sparingly as landscape elements and only as ascents in mass plantings. Rocks should not be used as substitutes for shrubs.

d) **Variety**

Plant materials should exhibit some seasonal color and interesting texture to create a distinctive, yet low maintenance environment. Landscape plans should strike a balance between monoculture (the use of a single species) and excessive variety. A list of recommended plant materials is included within.

e) **Minimum Plant Sizes**

Plant materials should meet the following minimum sizes at planting:

- **Street Trees**: 2 ½ inch caliper
- **Ornamental Trees**: 2 inch caliper
- **Evergreen Trees**: 5-7 foot height
- **Deciduous Shrubs**: 30 inch height
- **Evergreen Shrubs**: 18 inch ht./spread
- **Perennials**: 2 year clumps
- **Ornamental Grasses**: 2 year clumps
- **Ground Covers**: 3 inch pots

The measurement for deciduous trees (caliper) is taken at a point 4 feet above ground level.

f) **Irrigation**

Underground irrigation is encouraged in front setbacks, public spaces, and other highly visible areas. It should be designed to prevent overflow or flooding onto walkways or parking lots.

Rain water collection systems are encouraged.
g) **Planting Design**

Planting design should stress simplicity in form and limit the number of species. Plantings should be massed to soften edges, corners, and pavement areas and to integrate the building into the landscape.

2. **Planting Strips**

Commercial development should be separated from the adjacent roads by landscaped planting strips. These areas should be designed to screen parking areas and separate land uses.

a) **Ground Covers**

Appropriate groundcovers include turf grass, ornamental grasses, perennials, low-growing evergreens and flowering shrubs. Planting other than turf grass should be spaced close enough to achieve full coverage within 3 years after installation. Stone, wood chips, or other similar inert material should not be used as a substitute for vegetated groundcover.

b) **Mulch**

Mulch may be used directly under plantings to preserve soil moisture. However, it should not be used as the primary groundcover. Where used it should consist of dark, decomposed shredded bark.

c) **Plant Masses**

Shrubs, perennials, annuals, and ornamental grasses used in planter strips should be installed in masses or ‘drifts’ that emphasize colors, forms, and textures. The use of excessive numbers of different species as well as strict monoculture should be avoided.

d) **Street Side Trees**

The required trees within planter strips may be installed in a linear fashion or informal groupings. Linear plantings may be appropriate along roadways to create a boulevard effect, using large spreading deciduous trees to define the edge of the travel way, provide shade for pedestrians, and add scale to commercial corridors. Informal groupings may be appropriate in areas where existing vegetation has already established a particular rhythm and pattern to the streetscape.

e) **Roadside Plantings**

Trees should be planted a minimum of 5 feet from the edge of the roadway, driveways, and parking areas. Trees and other landscaping planted at intersections should preserve a clear area for sight lines.
f) Parking Lots

Parking lots should be separated from the street by plantings, earth berms, walls, and/or other landscape elements to minimize headlight glare and the view of vehicles, while still allowing the public to see the building.

3. Parking Lot Landscaping

Landscaping in parking lots can be used to improve its appearance, reduce the scale and amount of paved areas, define edges, provide shade, reduce headlight glare, and add seasonal interest.

a) Trees & Shrubs

- High-maintenance trees that may damage automobiles with dripping sap, messy fruit, or hard seeds should not be used in or around parking lots.
- Trees in parking lots should be planted in informal groups, straight rows, or irregular groupings as space permits, or concentrated in certain areas. Trees should be planted a minimum of five feet from the end of parking lot islands.
- Shrubs and ornamental plantings in parking lot islands should not exceed 3 feet in height to avoid blocking visibility.

b) Parking Stall Separation

See Site Plan Regulation 8.4.5.

c) Snow Storage

Landscape material surrounding parking lots and in islands should be able to tolerate large quantities of snow stored during winter months. Delicate woody plant material should not be used in areas where it is likely to be damaged by snow. Perennials (e.g., daylilies, hostas) can withstand snow mounds and return each spring unharmed.

4. Recommended Species

Plants that are tolerant to road salt are italicized.

**STREET TREES**

- *Aesculus hippocastanum* \(\text{Baumanii Horsechestnut}\)
- *Acer x. freemanii* \(\text{Autumn Blaze Maple}\)
- *Acer rubrum* \(\text{Red Maple}\)
- *Acer saccharum* \(\text{Sugar Maple}\)
- *Betula nigra* \(\text{River Birch}\)
- *Cercidiphyllum japon* \(\text{Katsura Tree}\)
- *Clasrastis lutea* \(\text{Yellowood}\)
- *Fagus grandifolia* \(\text{American Beech}\)
Design Guidelines for Landscaping in the Town Common District, Business District North and Business District South

Fraxinus pennsylvanica  Green Ash
Ginko biloba  Maidenhair Tree (m)
Gleditsia triacanthos  Thornless Honey Locust
Prunus Maackii  Amur Chokecherry
Pyrus calleryana  Callery Pear
Quercus alba  White Oak
Quercus bicolor  Swamp White Oak
Quercus cocinea  Scarlet Oak
Quercus palustris  Pin Oak
Quercus robur  Upright English Oak
Quercus rubra  Red Oak
Quercus shumardi  Shumard Red Oak
Sophora japonica  Regent Scholar tree
Tilla americana  American Linden
Tilla cordata  Littleleaf Linden
Tilla tomentosa  Silver Linden
Ulmus americana  Princeton American Elm; Frontier Elm
Zelkova serrata  Greenvase Zeklova

ORNAMENTAL TREES
Aesculus carnea  Red Horsechestnut
Amelanchier Canadensis  Service Berry
Carpinus betulus  European Hornbeam
Carpinus caroliniana  American Hornbeam
Celtis occidentalis  Hackberry

5. Invasive Plant Species
Plant species that are considered invasive or potentially invasive in New Hampshire should not be used in the landscape. The Landscape Plan should indicate how existing invasive species present on the site will be removed, using Best Management Practices. The following species are among those considered invasive in Hampton Falls:

NEW HAMPSHIRE PROHIBITED PLANT SPECIES (2009):
Acer platanoides**  Norway Maple
Ailanthus altissima  Tree of Heaven
Alliaria petiolata  Garlic Mustard
Berberis thunbergii**  Japanese Barberry
Berberis vulgaris  European Barberry
Butomous umbellate*  Flowering Rush
Cabomba caroliniana*  Fanwort
Celastrus orbiculatus  Oriental Bittersweet
Cynanchum nigrum  Black Swallowwort
Cynanchum rossicum  Pale Swallow-wort
Egeria densa*  Brazilian elodea
Design Guidelines for Landscaping in the Town Common District,
Business District North and Business District South

Elaeagnus umbellata          Autumn Olive
Euonymus alatus**           Burning Bush
Heracleum mantegazzianum    Giant Hogweed
Hydrilla verticillata*       Hydrilla
Hydrocharis morsus-ranae*    European Frogbit
Iris pseudacorus           Water-flag
Ligustrum obtusifolium       Blunt-leaved Privet
Lonicera x bella Showy       Bush Honeysuckle
Lonicera japonica           Japanese Honeysuckle
Lonicera morrowii           Morrow’s Honeysuckle
Lonicera tatarica            Tartarian Honeysuckle
Lythrum salicaria*          Purple loosestrife
Myriophyllum aquaticum*      Parrot Feather
Myriophyllum heterophyllum*  Variable Milfoil
Myriophyllum spicatum*       European Water-Milfoil
Najas minor*                European Naiad
Nymphoides peltata*         Yellow Floating Heart
Phragmites australis*       Common Reed
Polygonum cuspidatum         Japanese Knotweed
Potomogeton crispus*         Curly-leaf Pondweed
Rhamnus cathartica          Common Buckthorn
Rhamnus frangula            Glossy Buckthorn
Rosa multiflora            Multiflora Rose

* species is currently regulated by the Department of Environmental Services [DES]
** species is banned in New Hampshire

For updates to the Prohibited Invasive Plant Species Rules visit:

6. Resources
The following sources are recommended for additional information on the planting and care of trees:


Design Guidelines for Landscaping in the Town Common District, Business District North and Business District South