

530.5 Calculation of Lot Area

To determine compliance with the minimum lot size required in any zone or for any use, the area of wetlands, watercourses and steep slopes exceeding 20% grade shall be subtracted.

Figure 5.1 EXAMPLE: Lot Area Calculation	
Total Land Area	80,000 sf
minus Wetlands	-10,000 sf
minus Slopes Exceeding 20% grade	-10,000 sf
Lot Area	60,000 sf
This lot would be a legal and conforming lot in an R-2 zone, but not an R-1.	

530.6 Lot Splits and Lot Line Revisions

All Simple Splits and Lot Line Revisions must be reviewed and approved by the Town Planner prior to recording on the Land Records and may not result in creation of a rear lot or a non-conforming lot.

Section 540 Site Amenities

540.1 Accessory Buildings

See **Section 230 Accessory Structures** for accessory building requirements in Residential Zones and **Table 3.4 Summary of Transect Zones** for accessory building requirements in Transect Zones.¹

540.2 Landscape Standards

The following standards are intended to enhance the appearance and natural beauty of the Town and to protect property values through preservation and planting of vegetation, screening and landscaping material. Specifically, these standards are intended to reduce excessive heat, glare and accumulation of dust; to provide privacy from noise and visual intrusion; and to prevent the erosion of the soil, excessive run-off of drainage water, and the consequent depletion of the ground water table and the pollution of water bodies.

Any tree/plant selected to be planted in a Hamden right-of-way that is not listed below must be approved by the Commission:

Table 5.2 List of Recommended Street Trees for Town Rights-of-Way*				
Species	Mature Size	Preferred for:	Possible Negatives	Best Cultivars
English Oak, <i>Quercus robur</i>	40-60 ft	easy to transplant, tolerant	acorns, mildew problems	<i>Fastigiata</i> (upright forms for street planting)
Oriental Flowering Cherry, <i>Prunus serrulata</i>	20-35 ft	spring flowers, less wire interference	spreading habit, life expectancy	<i>Kwansan</i>
Paperback Maple, <i>Acer griseum</i>	20-30 ft	bark, fall color	availability, winter dieback	
Eastern Redbud, <i>Cercis canadensis</i>	20-30 ft	flowers, highly tolerant	stem canker, seed pods	<i>Forest Pansy, Oklahoma</i>

Table 5.2 List of Recommended Street Trees for Town Rights-of-Way*

Species	Mature Size	Preferred for:	Possible Negatives	Best Cultivars
Kousa Dogwood, <i>Cornus kousa</i>	20-30 ft	flowers later, more disease/insect-resistant	low branching, wide crown, fruit	<i>C. x rutgersensis</i> hybrids (<i>C. florida</i> x <i>C. kousa</i>), Milky Way
Sargent Cherry, <i>Prunus sargentii</i>	20-30 ft	spring flowers, bark		<i>Columnaris</i>
Sawtooth Oak, <i>Quercus acutissima</i>	35-45 ft	better transplanter, longevity	availability, acorns	
Shingle Oak, <i>Quercus imbricaria</i>	50-60 ft	highly tolerant, longevity	acorns, size	
Japanese Maple, <i>Acer palmatum</i>	20-25 ft	red foliage, fall color, less wire interference		<i>Bloodgood</i>
Dogwood, <i>Cornus florida</i>	25-30 ft	white or pink spring flowers	dogwood borer, anthracnose	<i>Cherokee Chief/Princess</i> , <i>Cloud Nine</i>
Honey Locust, <i>Gleditsia triacanthos</i> var. <i>inermis</i>	30-70 ft	fall color, open habit	bean pod, fruit	<i>Shademaster</i> (plant seedless varieties only)
Ginkgo, <i>Ginkgo biloba</i>	50-80 ft	fall color	wet soil, plant only male trees	
London Planetree, <i>Platanus x acerifolia</i>	70-100ft	highly tolerant, interesting bark	anthracnose, disease susceptible	<i>Bloodgood</i>
Linden, <i>Tilia cordata</i>	40-70 ft	highly tolerant, pyramidal habit		<i>Greenspire</i>
Japanese Zelkova, <i>Zelkova serrata</i>	50-80 ft	resemblance to Elm, highly tolerant		<i>Green Vase</i> , <i>Village Green</i>
Red Maple, <i>Acer rubrum</i>	40-60 ft	fall color, columnar & spreading cultivars		<i>October Glory</i> , <i>Red Sunset</i>
Katsira tree, <i>Cercidiphyllum japonicum</i>	20-40 ft	fall color	trunk splitting in young trees	
Trident Maple, <i>Acer buergerianum</i>	25-35 ft	fall color, bark, drought tolerant, less wire interference	availability, winter dieback	
Hedge Maple, <i>Acer campestre</i>	25-35 ft	tolerant to stress, less wire interference	availability, heavy seed crops	<i>Queen Elizabeth</i>
American Elm <i>Ulmus americana</i>	60-120 ft	high arching limbs	DED, plant resistant cultivars only	<i>Valley Forge</i>
American Hornbeam, <i>Carpinus carolinian</i>	20-30 ft	fall color, less wire interference		
Turkish Filbert, <i>Corylus colurna</i>	40-50 ft	pyramidal habit, drought tolerant	availability, nuts	
Pin Oak, <i>Quercus palustris</i>	60-70 ft	easy to transplant, pyramidal habit, fall color	acorns, size	
Lace-bark Elm, <i>Ulmus parvifolia</i>	40-50 ft	bark, resistant to Dutch Elm disease, highly tolerant	availability	<i>Allee</i>

* Effective November 15, 2012

No tree listed on the Connecticut Invasive Plant List, issued by the Connecticut Invasive Plants Council, as invasive or potentially invasive, may be planted in a Hamden right-of-way.¹

540.3 Landscaping, Screening and Buffer Areas

540.3.1 General Requirements

The following provisions shall apply to any use in all zones:

- a. Landscaping materials, trees, and other plants required by these Regulations shall be installed according to accepted horticultural practices and all plants shall be maintained in a healthy growing condition. Any landscaping materials, trees, and/or plants that are in a condition which does not fulfill the intent of these Regulations shall be replaced in kind by the property owner during the next planting season.
- b. The property owner shall maintain any screening fence or wall required by these Regulations in good condition throughout the period of the use of the lot.
- c. All landscaping materials, trees and plants adjacent to parking areas, loading areas or driveways shall be properly protected from damage by vehicles, barriers, curbs or other means.
- d. To the extent possible, existing trees, vegetation and unique site features, such as stonewalls, shall be retained and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these Regulations.
- e. Where it is not feasible to comply with the requirements for a front landscaped area or landscaped parking area due to lot size and shape or existing structures, the Commission may approve the substitution of planters, plant boxes or pots containing trees, shrubs, and/or flowers to comply with the intent of these Regulations.
- f. In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area between the front lot line and the edge of the street pavement.

540.3.2 Front Landscaped Area

The purpose of landscaping is to enhance the appearance of the use on the lot but not to screen the use from view. A front landscaped area shall be required in all zones *except for T3.5, T4 and T5*. Where front yard landscaping is required, grass or other ground cover shall be used and appropriate trees and shrubs shall be included. At a minimum, one shade tree having a diameter at breast height (DBH) of two inches shall be planted within the front landscaped area for each 50 feet or fraction thereof of lot frontage.

In all residential zones, the required front yard, except for the driveway, shall be landscaped with grass or other suitable ground cover, trees, and/or shrubs.

540.3.3 Screening of Surface Parking Lots

- a. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built in the same plane as the facade.
- b. Streetscreens should be between 3-1/2 and 4-1/2 feet in height. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way automobile access.

540.3.4 Buffer Area

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to residential dwellings. A buffer area shall be required along all side and rear boundaries of a Special Permit use, a T3.5, T4, T5 or Special District lot abutting any lot in a Residential Zone (R1 – R5), T2, T3 zone. Such buffer area shall comply with at least the following minimum standards:

The minimum width of buffer areas shall be as follows:

