

## CHAPTER 37

### COMMERCIAL CORRIDOR, LANDSCAPING REQUIREMENTS

**Section 37.1** A front yard landscaping area 8 feet wide will be required adjacent to and along commercial roadways and commercially zoned, industrial zoned and institutionally zoned property, not including home occupations or any exceptions specified below. Such landscaping corridor will be located on and remain private property and will be located immediately next to the public road right-of-way. It will be used for the purposes of carrying out the coordinated landscape design developed by the Village for each area specified. All of the highway frontage along Highway 25 within the corporate limits of Folsom is included in this landscape requirement along with other property zoned commercial, institutional, and industrial.

- (a) The landscaped area will be provided by commercial, industrial, and institutional property owners/developers developing property or renovating property in a manner that would require a building permit from the Village of Folsom.

***Exceptions:***

- 1. The requirement of this section will not apply to existing, developed properties within the affected zones that are determined to have inadequate parking or maneuvering space, in the opinion of the Building Official.*

- 2. Building improvement projects that include only painting or re-roofing or minor repairs and maintenance.*

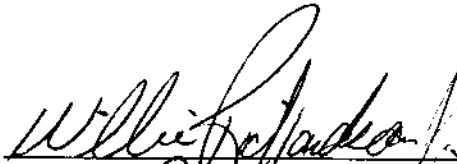
- (b) Property owners developing property along these designated zones will provide for, in their site and building plans, landscaping plans that conform to this landscaping ordinance requirement as adopted by the Village of Folsom. Such landscaping shall be installed and maintained by the property owner, developer, and/or the property tenant for new construction, expansion, or substantial improvements as defined by the Village. However, a property owner or developer may provide additional non-required landscaping as per their needs, or in relation to other Village requirements.
- (c) All landscaping improvements will be located on private property and a landscape plan must be reviewed and approved by the Building Official as part of any Building Permit application or site plan review. The landscape plan must be in conformance to the Village's commercial corridor overall landscape plans.
- (d) All landscaping required by this part will be properly maintained by the appropriate property owner or representative of the property owner or lessee.
- (e) The landscaping easement may be traversed by approved driveways and permitted signage. The Village will encourage low-rise, non-flashing, monument signs within the required landscaping area. Other signs, approved by the Village, may be located within the landscaping easement.

- (f) For existing businesses, institutions, and buildings located adjacent to the zoning districts and corridors included herein, property owners, developers, or lessees will comply with this section of the Ordinance at that time in which a building permit(s) is requested for improvements to, or expansions of, their business, sites, or buildings. This will include all improvements, renovations, or expansion projects (or groups of separately permitted projects for a single property) not meeting the exemptions outlined above. All new properties being developed for business, industrial, or institutional use will comply with this Ordinance. However, landscaped areas shall not be located in such a way as to displace any Village required parking spaces unless pre-approved by the Building Official.

When building or site improvements are exempted from the provisions of this Ordinance, the requirements of this part may still be completed on a voluntary basis.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect on and after its promulgation.

Folsom, Louisiana this 9<sup>th</sup> day of August, 1999.

  
WILLIE RICHARDSON, JR., Alderman

  
GERALD SAMBOLA, Alderman

  
DAVID PITTMAN, Alderman

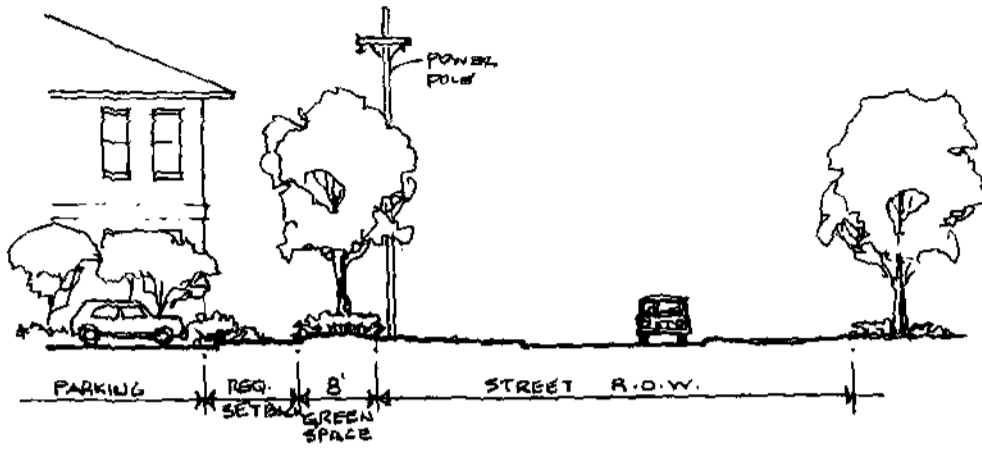
Approved:

  
MARSHELL BRUMFIELD, Mayor

#### CERTIFICATE

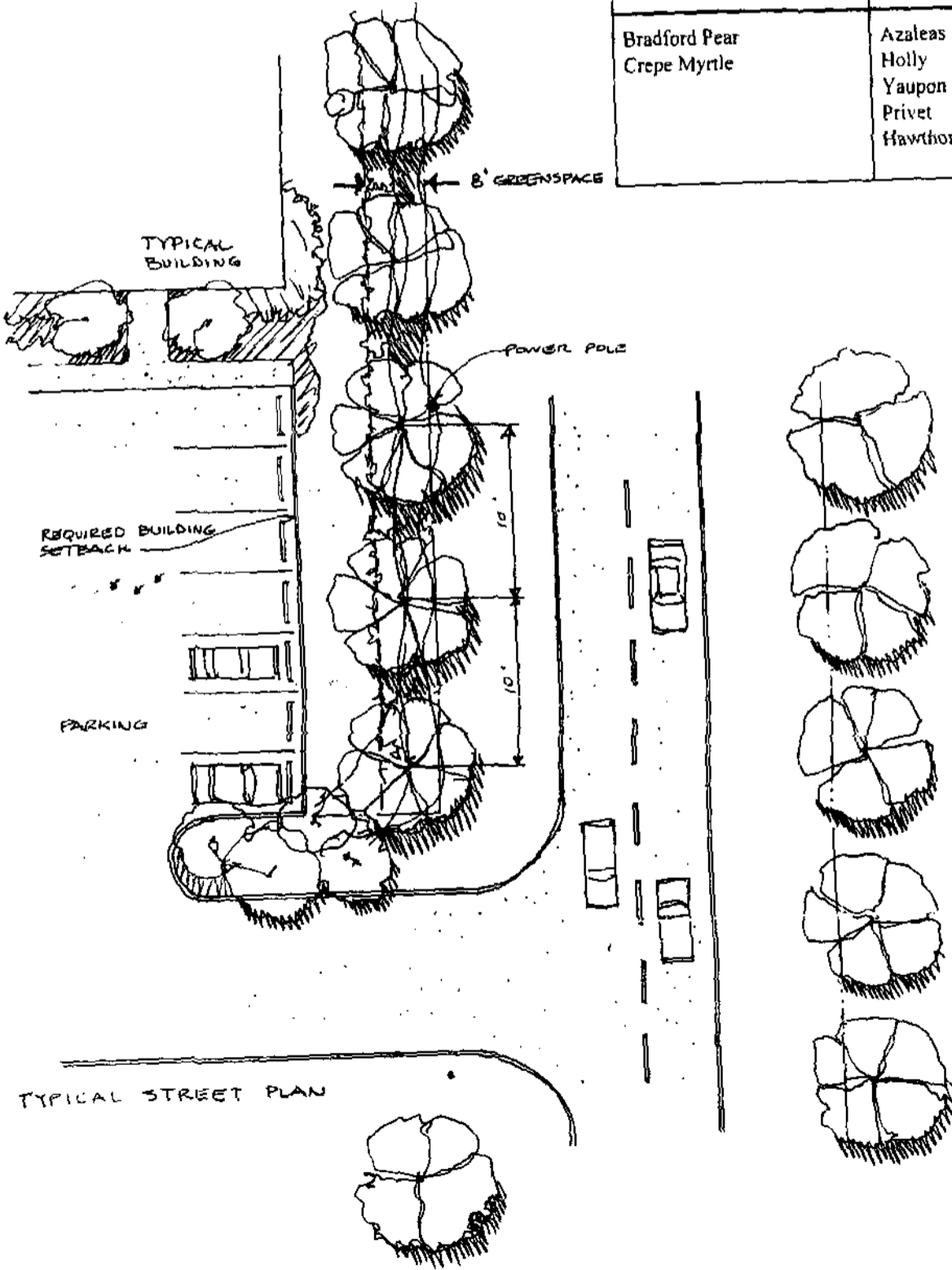
I, Joyce Core, certify that the above and foregoing is a true and correct extract of the minutes of the regular session of the Village of Folsom held at the Town Hall in the Village of Folsom, Louisiana on the 9<sup>th</sup> day of August, 1999. Present: Marshall Brumfield, Mayor, Willie Richardson, Jr., Alderman, Gerald Sambola, Alderman, David Pittman, Alderman. All present voted yea and there we no nays.

  
JOYCE CORE, Municipal Clerk



TYPICAL STREET SECTION

Minimum Landscape Requirements	
<p><b>CLASS C TREES</b> (Minimum: 1 of each variety at 10' intervals. Minimum height: 8 feet)</p>	<p><b>EVERGREEN SHRUBS</b> (Any of the following varieties with a minimum of 2 shrubs per Class C tree. Maximum height: 3 feet)</p>
<p>Bradford Pear Crepe Myrtle</p>	<p>Azaleas Holly Yaupon Privet Hawthorn</p>



TYPICAL STREET PLAN

VILLAGE OF FOLSOM  
STATE OF LOUISIANA

**ORDINANCE AMENDING  
CODE OF ORDINANCES, CHAPTER 37  
COMMERCIAL CORRIDOR LANDSCAPING REQUIREMENTS**

BE IT ORDAINED by the Board of Aldermen of the Village of Folsom, State of Louisiana that the Village of Folsom, Code of Ordinances, Chapter 37 "Commercial Corridor Landscaping Requirements," be amended to read as follows:

Note: deleted language appears in ~~strikethru font~~; added language appears in *italics*.

Section 37.1. A front yard landscaping area 8 feet wide will be required adjacent to and along commercial roadways and commercially zoned, industrial zoned and institutionally zoned property, not including home occupations or any exceptions specified below.

*No trees shall be planted within the 8 foot wide front yard landscaping area.*

Such landscaping corridor will be located on and remain private property and will be located immediately next to the public road right-of-way.

*One tree will be retained or planted for each twenty feet of highway frontage. These trees may not be planted in the green space.*

*The landscaping corridor ~~it~~ will be used for the purposes of carrying out the coordinated landscape design developed by the Village for each area specified. All of the highway frontage along Highway 25 within the corporate limits of Folsom is included in this landscape requirement along with other property zoned commercial, institutional, and industrial.*

(a) The landscaped area will be provided by commercial, industrial, and institutional property owners/developers developing property or renovating property in a manner that would require a building permit from the Village of Folsom.

Exceptions.

1. The requirement of this section will not apply to existing, developed properties within the affected zones that are determined to have inadequate parking or maneuvering space, in the opinion of the Building Official.
2. Building improvement projects that include only painting or reroofing or minor repairs and maintenance.

(b) Property owners developing property along these designated zones will provide for, in their site and building plans, landscaping plans that conform to this landscaping ordinance requirement as adopted by the Village of Folsom. Such landscaping shall be installed and maintained by the property owner, developer, and/or the property tenant for new construction, expansion, or substantial improvements as defined by the Village. However, a property owner or developer may provide additional non-required landscaping as per their needs, or in relation to other Village requirements.

(c) All landscaping improvements will be located on private property and a landscape plan must be reviewed and approved by the Building Official as part of any Building Permit application or site plan review. The landscape plan must be in conformance to the Village's commercial corridor landscape plans.

*Parking landscape spaces must measure at least 5 feet by 5 feet. One island measuring at least 6 feet by 20 feet will be required for each 12 parking spaces. Each island shall contain at least 3 Class C trees with shrubs or ground cover.*

(d) All landscaping required by this part will be properly maintained by the appropriate property owner or representative of the property owner or lessee.

(e) The landscaping easement may be traversed by approved driveways and permitted signage. The Village will encourage low-rise, non-flashing, monument signs within the required landscaping area. Other signs, approved by the Village, may be located within the landscaping easement.

(f) For existing businesses, institutions and buildings located adjacent to the zoning districts and corridors included herein, property owners, developers, or lessees will comply with this section of the Ordinance at that time in which a building permit(s) is requested for improvements to, or expansions of, their businesses, sites, or buildings. This will include all improvements, renovations, or expansion projects (or groups of separately permitted properties being developed for business, industrial, or institutional use will comply with this Ordinance. However, landscaped areas shall not be located in such a way as to displace any Village required parking spaces unless pre-approved by the Building Official.

When building or site improvements are exempted from the provisions of this Ordinance, the requirements of this part may still be completed on a voluntary basis.

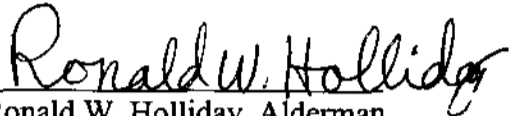
*(g) Preservation of trees must be maintained. If a tree is removed, it must be replaced during construction. Any Live Oak tree having a diameter of 4 inches or more must be preserved.*

*(h) Should a pre-existing condition cause a potential traffic hazard, the Village of Folsom may require removal of the pre-existing condition.*


(I) *Sight triangle: When a crossway intersects a public right-of-way or when a property abuts the intersection of two or more public rights-of-way, the material within the triangle areas shall create no obstruction to line of sight between 2 ½ feet and 8 feet and the material shall not be located as to create a traffic hazard.*

BE IT FURTHER ORDIANED that this ordinance shall take effect on and after its promulgation.

Folsom, Louisiana the 14<sup>th</sup> day of June 2004

  
Ronald W. Holliday, Alderman

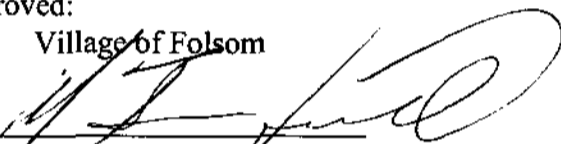
  
George Garrett, Alderman

  
John Mathies, Alderman

Approved:

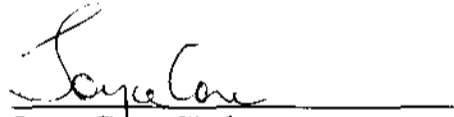
Village of Folsom

By:

  
Marshall Brumfield, Mayor

#### CERTIFICATE

I, Joyce Core, certify that the above and foregoing is a true and correct extract of the minutes of the regular session of the Village of Folsom held at the Town Hall in the Village of Folsom, Louisiana on the 14<sup>th</sup> day June 2004. Present: Marshall Brumfield, Mayor; Ronald Holliday, Alderman; George Garrett, Alderman; John Mathies, Alderman. All being present voted yea and there were no nays.

  
Joyce Core, Clerk