

(m) Planting beds shall be mulched with bark, shredded mulch, wood chips, stone, or other similar natural quality landscaping materials.

(n) Easements.

- 1) Except as provided in sub. 3) below, landscaping, fencing, and walls shall not be located within any easement.
- 2) If an easement exists or is required and landscaping or screening is required in an easement location, landscaping and/or screening shall still be required but shall be designed/located to comply with applicable requirements outside of the easement.
- 3) The Town Board may allow landscaping, fencing, and/or walls within easements on a case-by-case basis so long as it will not conflict with the purpose of the easement.

C. Design Standards

(1) Landscaping required shall be of the following five (5) types as specified below: Buffer Yard Landscaping, Parking Lot Landscaping, Screening Requirements, Building and Grounds Landscaping, and Ground Sign Landscaping.

(a) Buffer Yard Landscaping. Buffer yard landscaping shall be provided as required below to afford protection for existing and future residential uses from the glare of lights, visual encroachment, and the transmission of noise.

- 1) Buffer yard landscaping shall be provided along the full length of a common lot line of any commercial, institutional, industrial, or multi-family (3+ units) use that shares a common side or rear yard lot line with a property that:
 - a) Is located in the Rural Residential (R-1), Suburban Residential (R-2) or Two-Family Residential (R-3) District;
 - b) Contains a Single-Family Dwelling, Twin Home or Two-Family Building use; or
 - c) Is designated in the Town Comprehensive Plan for future single and/or two-family residential purposes
- 2) The required buffer yard shall be a landscaped green space where no building, parking area, driveway, loading area, storage area, utilities, or easement may be located.
- 3) Required buffer yards shall be landscaped as described below. Combinations of trees and shrubs (at maturity), berms and fences shall create a 100 percent screening of visual sight from the normal finished ground elevation to six feet (6') above the ground elevation.
 - a) Commercial, Institutional, and Multi-Family (3+ Units) Development. Buffer yards required for commercial, institutional, and multi-family (3+ units) developments shall be a minimum of 20 feet wide and shall be in accordance is sub. 1. or sub. 2. below:
 1. Planted with 350 landscape points per 100 linear feet. At minimum, the following landscaping plantings shall be incorporated into the buffer yard:
 - a. Three (3) tall or medium deciduous or evergreen trees with a minimum height of 25 feet at maturity;