

## LANDSCAPE & TREE ORDINANCE OVERVIEW

- I. Landscape plan: 17-5.3(b)(4) Plan requirements checklist located on website  
A landscape plan drawn to scale must be submitted prior to obtaining a zoning permit. The plan must show compliance with City landscaping requirements, which are summarized below. Sites over 1 acre require preparation by registered landscape architects.
- II. Tree inventory/survey:  
All grand trees, trees 6" DBH or greater in any protected zones, and any other trees identified to meet the required density factor for the site must be located and shown on the plan(s). Any city-maintained tree within the right-of-way must be inventoried or surveyed. City permission is required for removal of grand trees and trees within *protected zones*. Grand tree (24"+ hardwood/30"+ softwood/10"+ small hardwood) replacement is required if City approves removal.
- III. General Landscaping Standards: 17-5.3(c)  
Species diversity and irrigation systems are required. Shade trees planted to meet requirements must be min. 10' tall, 2-in. caliper; small-maturing trees must be min. 8' tall, 2-in. caliper, at time of planting. Required shrubs must be at least 18" tall, 3-gal. size for street yard; 36" tall, 3-gal. size for buffer-yard, at time of planting. All required trees shall be allowed to reach their mature size. Topping prohibited.
- IV. Transitional Buffer yards: 17-5.3(d)  
If the development site is adjacent to a less intensive land use, such as commercial adjacent to residential, a landscaped strip is required on the development site along the residential border. (See Tables 5.3(D)(3)A, 5.3(D)(3)B, and 5.3(D)(3)C to determine specifications.) 50% of required trees must be evergreen in un-reduced buffers. Buffer shrubs are required to reach 6' tall within 5 years of planting.
- V. Street Protective Yard: 17-5.3(e)  
A landscaped area adjacent to the right of way is required. Width is based on the size of the front yard setback. One shade tree for every 40' (plus one for any remaining fraction of 40') of street frontage, subtracting driveway(s) and sight areas, is required, as well as a 30" to 36"-tall evergreen or masonry screen along VSA (parking lot) areas.
- VI. Vehicular Surface Area (parking lot) interior plantings: 17-5.3(f)  
At least 25% of every parking space must be within 40' of the trunk of a shade tree. One tree is required for every 3200 square feet of total VSA. If a vehicular surface area (parking area) is two acres or larger in size, a median is required for each two acres—fractions rounded off (e.g., for 3.5 acres: 2 medians) The median must be at least 840 sq. ft. (5-ft. min. width) and must be planted with one shade tree for every 40 linear ft.
- VII. Site Landscaping: 17-5.3(g)  
Site landscaping is designed to soften the visual impact of building foundations and provide for the even dispersal of trees across the site.
- VIII. Site Tree Density: 17-5.3(h)  
The tree density requirement is calculated using Tables 5.3(H)(4) and 5.3(H)(5). Credits are assigned to trees based on the tree diameter (DBH) or caliper. Thirty (30) units per acre are required for commercial, institutional, and industrial sites. If grand tree is removed (requires City permission), replacement units must be provided in addition to the required DFS units.
- IX. Screening: 17-5.3(i)  
Loading, trash collection, display, and utility service areas as well as stormwater retention/detention when not treated as a site amenity must be screened. Screens must be composed of wood or masonry. Evergreen plants may be used, but must achieve required screening at time of planting.
- X. Tree planting areas & Tree Protection: 17-5.4  
Each tree requires 200 square feet or up to 1000 cubic feet (based on mature size) of planting area. The planting area must contain 60% living plants—shrubs, ground cover, and/or turf—and plants well mulched with organic material. Curb stops, curbing, or other devices to prevent vehicular damage must be shown on plan and installed. Tree Protection Zone is one foot per inch diameter. Tree Removal Permit required for removal. Retention of Existing Tree Canopy required based on coverage and zoning district.