

ARTICLE 10 – LANDSCAPING

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10.1 PURPOSE AND FINDINGS

The purpose of the landscaping, screening and buffer requirements provided in this Article is to provide standards that will protect the health, safety and general welfare of the public, enhance property values, improve the appearance of the community and preserve natural resources, trees and native plants. Planting yard regulations are established herein to minimize potential conflicts between abutting developments, enhance the appearance of buildings and parking lots and create a unified and attractive streetscape. These requirements will be applied to all new development, redevelopment or building expansion projects including streetscaping of rights of ways.

These minimum requirements will:

- a. Reduce soil erosion and increase infiltration in permeable land areas essential to stormwater management and aquifer recharge;
- b. Mitigate air, dust, noise, heat and chemical pollution;
- c. Reduce the “heat island” effect of impervious surfaces, such as parking lots, by cooling and shading the surface area and breaking up large expanses of pavement;
- d. Establish a landscape theme including street trees and streetscape designs to be used throughout the City of North Augusta to promote the overall character and identity of the community;
- e. Address the design of entryways into North Augusta to express the community’s values;
- f. Provide for the appropriate improvement and maintenance of streetscapes;
- g. Preserve existing native vegetation as an integral part of the wildlife habitats, and incorporate native plants and ecosystems into landscape design;

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- h. Promote innovative and cost-conscious approaches to the design, installation and maintenance of landscaping while encouraging water and energy conservation;
- i. Promote planting techniques that ensure long term health of plant materials;
- j. Screen unsightly equipment or materials from the view of persons on public streets or adjoining properties and buffering from incompatible land uses;
- k. Maintain and increase property values by requiring site appropriate landscaping to be incorporated into development that is designed and installed by a qualified landscape professional;
- l. Promote walkable pedestrian-scale streetscapes, traditional neighborhoods and compact centers by exempting uses which relate to each other functionally and visually from certain requirements of this Article;
- m. Provide reasonable landscaping at site entrances, in public areas, in parking lots and adjacent to building which varies in type and amount required by the type of development;
- n. Provide for the regular and consistent irrigation of landscaped areas; and
- o. Ensure that the plant or other landscaping material that best serves the intended function and is appropriate for the local climate, soil conditions and general site characteristics is selected.

10.2 APPLICABILITY

10.2.1 Permits

This Article applies to all developments subject to a development permit and all parking areas that include five (5) or more spaces, unless otherwise indicated below.

10.2.2 Types of Development

This Article establishes six (6) different types of landscaping, referred to collectively in this Article as Landscape Areas:

- a. Buffers;
- b. General Landscape Areas;
- c. Parking Lot Landscape Areas;
- d. Street Trees;
- e. Subdivision Entrances; and
- f. House Lot Landscaping;

The applicability of each type of requirement to different types of development is specified in Table 10-1.

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TABLE 10-1 APPLICABILITY OF LANDSCAPING REQUIREMENTS

	A	B	C	D	E	F	G
Type of Development		Buffer	General Landscape Areas	Parking Lot Landscape Areas	Street Tree	Subdivision Entrance Landscaping	House Lot Landscaping
1. Non-residential Development Adjoining a Residential Use or Zoning District		A	A	A	A	A	--
2. All Development Other Than Residential		A	A	A	A	A	--
3. Use Patterns (See Article 2)		--	A	A	A	--	--
4. Residential Subdivisions		--	--	--	A	A ⁽¹⁾	--
5. Planned Developments		A	A	A	A	A ⁽¹⁾	--
6. Multi-family Parcels		A	A	A	A	A	--
7. Single-family and Duplex Lots		--	--	--	--	--	A

Notes to Table 10-1

- a. "A" means Applicable
- b. "--" means Not Applicable
- c. ⁽¹⁾Applies to residential subdivisions of ten (10) or more lots.

10.2.3 Exempt Development

Landscape Areas do not apply to the following categories of permit applications or uses:

- a. Minor subdivision plats;
- b. Agricultural uses as listed in the Use Matrix (NAICS Code 11; LBCS Function Code 9000 and Structure Code 8000);
- c. Any use, building or structure for which only a change of use is requested, and which requires no structural modifications which would increase its volume, scale or intensity except as provided for in §§19.5 and 19.6;
- d. Developments in the G, Georgia Avenue Overlay District, except that the Parking Lot Landscape Area requirements of §10.6 shall apply;
- e. Sites containing unoccupied public utility equipment that are less than one thousand (1,000) square feet in area, except that all electrical substations shall install a minimum Type B buffer in accordance with Table 10-4.
- f. The internal parking areas of structured parking.
- g. Rear parking areas that abut an alley and do not front on any street.
- h. Parking areas that are screened by buildings in accordance with §10.6.5.2 and Table 10-9.

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10.2.4 Expansion of Uses

The expansion of an existing use, structure or parking lot shall comply with this section only for the expansion area. Applicants are encouraged, but not required, to landscape existing areas in conformance with this section.

10.3 GENERALLY

10.3.1 Interpretation of Landscaping Terms

Where necessary to interpret the precise meaning of technical landscaping terms used in this section, reference shall be made to the following:

- a. Appendix A, Definitions; and
- b. Where a term is not defined in Appendix A, to the American Nursery and Landscape Association (ANLA), formerly the American Association of Nurserymen, American Standard for Nursery Stock, 1996, which document is hereby incorporated by reference.

10.3.2 Computation of Total Required Landscaping

Minimum dimensions shall apply, and be measured, horizontally. Buffer widths shall be measured from the respective property line, except where buffers are permitted to straddle property lines, as set forth in §10.5.4.3. Where buffers turn at property corners, the length measurements that determine plant quantities do not overlap. Landscaping plant material that is required within a separate and distinct Landscape Area is counted for only that Landscape Area, and may not be used in calculating the minimum quantity for any other planting Landscape Area.

10.3.3 Specifications for Plant Materials and Installation

10.3.3.1 Size Standards – The minimum allowable plant size at the time of planting is established in Table 10-2. Due to the variation between genus and species, the caliper or height for newly installed plant materials may vary.

TABLE 10-2 PLANT MATERIAL SPECIFICATIONS

	A	B	C	D
	Category	Minimum Caliper	Minimum Height	Other
1.	Large Trees	2.0 inches	8 feet	Not Applicable
2.	Small Trees (Single Stem)	1.5 inches	6 feet	Not Applicable
3.	Small Trees (Multi-Stem)	1.0 inch per stem	6 feet	Not Applicable
4.	Shrubs	Not Applicable	2 feet	Shrubs planted for screening purposes shall form the required density to totally block visibility to a height of 6 feet within 3 years from the date of installation.

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	A	B	C	D
	Category	Minimum Caliper	Minimum Height	Other
5.	Ground Cover (Organic)	Not Applicable	Not Applicable	Turf must provide 100% ground coverage upon installation. Other vegetative ground cover shall provide 100% ground coverage within 1 year of installation. Organic mulch shall be used around and between plantings that do not provide 100% ground coverage upon installation.
6.	Ground Cover (Inorganic)	Not Applicable	Not Applicable	May be used for an area up to 20% of the required Landscape Planting area.

10.3.3.2 Selection of Plant Materials –

- a. All plant material, except ground covers, shall be selected from Appendix C, Approved Plants, except as provided in 10.3.3.2.b.
- b. The Director may approve a plant species not listed in Appendix C, Approved Plants, after consulting with appropriate city staff, landscape architect or landscape contractor. In approving such species, the Director shall consider the environmental conditions of the site, including soil, topography, climate, microclimate, pattern of sun movement, prevailing winds, precipitation and air movement to ensure that plant materials will be established successfully. In approving such species for Street Trees, or other locations within utility rights of way, the Director shall consider the presence or planned addition of overhead utility lines. Such trees shall be small and medium trees that are pest and disease resistant and slow growing. The Director may approve the installation of comparable substitution plant materials to satisfy the requirements of the approved Landscape Plan when the approved plants and landscape materials are not available at the time that installations are to occur, or when other unforeseen conditions prevent the use of the exact materials shown on the approved Landscape Plan. Significant changes that require the replacement and relocation of more than twenty five percent (25%) of the plant materials shall require a new Landscape Plan and approval through the plan review process.

10.3.3.3 Mix of Genus and Species Encouraged – Except for Street Trees, §10.7, a mix of genus and species of trees, shrubs, ground cover, perennials and annuals is encouraged, but not required, in order to avoid potential loss due to infectious disease, blight or insect infestation.

10.3.4 Existing Vegetation

Existing healthy vegetation may be counted toward the required landscaping if it is used as a year-round sight obstruction buffer. The Director may conduct site inspections in order to determine whether the existing vegetation is useable as a sight obstruction buffer. In order to do so, the Landscape Plan must indicate the type, number and size of existing plants that are sufficient to comply with the respective buffer. It is not necessary to indicate the total inventory of existing plants. Only plants required to meet this Article must be listed.

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10.3.5 Automatic Irrigation Required

All buffers and landscape areas required by this Article except residential lot landscaping as required in §10.9 shall include an automatic irrigation system that will provide adequate periodic irrigation to maintain the landscape as designed.

10.4 ADMINISTRATIVE PROVISIONS

10.4.1 Landscape Plan Required

Landscape Plans shall accompany every application for a minor site plan, major site plan and major subdivision plan. Such plans shall be sealed by a landscape architect or certified by a nurseryman, horticulturist or certified landscape contractor. Landscape Plans shall conform to the requirements of Appendix B, Application Documents. (Rev. 12-1-14; Ord. 2014-16)

10.4.2 Permits Required

No clearing permit shall be issued unless the applicant has taken measures to preserve trees on the site.

10.4.3 Maintenance Guarantee

10.4.3.1 In order to assure the satisfactory condition and survival of installed landscape improvements, the applicant, prior to the issuance of a certificate of occupancy or final subdivision plat approval, shall post a maintenance guarantee. The maintenance guarantee shall be on forms provided by the Department and shall be equal to fifteen percent (15%) of the estimated cost of the landscape improvements as determined by the Director and shall be for a period of twenty-four (24) months from the date of the approval of the final subdivision plat or certificate of occupancy. The Director may consult with appropriate city staff, a landscape architect or other landscape contractor to verify the cost of landscape improvements. (Rev. 12-1-08; Ord. 2008-18)

10.4.3.2 The maintenance guarantee shall be supported by a letter of credit. The maintenance guarantee and letter of credit shall expire no sooner than twenty-four (24) months from the approval of the final subdivision plat or certificate of occupancy as required in §10.4.4.1. (Rev. 12-1-08; Ord. 2008-18)

10.4.3.3 The maintenance guarantee shall be released upon expiration unless the Director determines that there is work to be corrected prior to that time.

10.4.3.4 If such a determination is made, the Director shall notify the applicant of the deficiencies, and the applicant shall be given sixty (60) days to complete the work. If the work is not completed, the proceeds from the letter of credit shall be used by the city for such work. The maintenance guarantee shall be released when the Director deems the work satisfactorily completed and the city has been reimbursed for any and all expenses incurred.

10.4.3.5 The landscape maintenance guarantee for a final subdivision plat may be combined with and included in the maintenance guarantee required for subdivision improvements as provided for in §5.8.5.

10.4.3.6 For seasonal uses that are planned or proposed to be closed for any period in excess of ninety (90) consecutive days, the applicant shall provide a signed

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contract for landscape maintenance specifying the annual landscape maintenance program and specifically providing for maintenance during the periods the seasonal use is not in business or occupied. Additionally, the applicant shall provide a continuing maintenance guarantee supported by a letter of credit or cash deposit to the City to be used in the event that the landscape is not adequately maintained. The amount of the maintenance guarantee and letter of credit or cash deposit will be equal to fifteen percent (15%) of the cost of the initial landscape installation or the amount of an annual landscape maintenance contract, whichever is greater. If the use changes and the use is not closed for any period in excess of ninety (90) consecutive days, the maintenance guarantee will no longer be required and the letter of credit or cash deposit will be returned. (Adopt. 3-15-10; Ord. 2010-05)

10.4.3.7 The Director may reduce the amount or waive the requirement for a landscape maintenance guarantee and associated letter of credit or cash deposit where he determines that the scope of the landscaping is minimal and the cost of the guarantee exceeds the benefit or where natural landscaping that does not require continuing maintenance is installed. The Director may consult with appropriate city staff, a landscape architect or other landscape professional to determine the appropriateness and amount of a waiver. (Adopt. 3-15-10; Ord. 2010-05)

10.4.4 Performance Guarantee

10.4.4.1 A certificate of occupancy subject to the completion of landscaping improvements may be approved by the Director for occupancy of a structure or initiation of a use prior to the installation or completion of required and approved landscaping improvements in accordance with this section.

10.4.4.2 An applicant may request a certificate of occupancy subject to the completion of landscaping improvements under the following conditions:

- a. The planting season is not appropriate;
- b. Adverse weather conditions;
- c. Specified plant material is not immediately available; or
- d. Other reasonable factors as determined by the Director.

10.4.4.3 A request for a certificate of occupancy subject to completion of landscaping improvements shall include the following information:

- a. A specific description of the factor(s) hindering completion or installation of the required improvement(s); and
- b. A written estimate from a licensed contractor of the cost of materials and labor for completing the work.

10.4.4.4 The Director shall determine if a certificate of occupancy subject to completion of landscaping improvements is appropriate and if the cost to complete estimate is acceptable. The Director may consult with appropriate city staff, a landscape architect or other landscape contractor prior to acceptance to verify the estimated completion cost and may modify the amount of the performance guarantee accordingly. If the Director determines that a certificate of occupancy may be issued, the applicant shall submit a performance guarantee on approved forms supported by a certified check, cashier's check or letter of credit. Such guarantee shall be in an amount equal to one hundred twenty-five percent (125%) of the cost to complete the landscaping installation for a period not exceeding fourteen (14) months. (Rev. 2-21-11; Ord. 2011-02)

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10.4.4.5 The performance guarantee shall be released after the landscape improvements, as guaranteed, have been installed, inspected and determined to be in full compliance with the approved Landscape Plan.

10.4.4.6 If the required landscape improvements have not been installed after a period of twelve (12) months, the Director shall notify the applicant of a failure to complete the landscape improvements. If the required improvements have not been completed within thirty (30) days of notification, the Director shall utilize the performance guarantee to implement the required landscape improvements.

10.4.4.7 **Violations** – Failure to maintain required landscaping subsequent to the issuance of a certificate of occupancy or to adhere to an approved landscaping plan is a violation of the requirements of this Chapter and subject to any and all remedies.

10.5 LANDSCAPE BUFFERS

10.5.1 Purpose

The purpose of buffers is to provide a transitional area between uses that may differ in development intensity and density, or to provide a separation between uses of similar intensity and density. Required landscaped buffers are intended to ensure that a natural area of appropriate size and density of plantings is installed or preserved between zoning districts and/or uses. The type of buffer varies based upon the type and relationship between the adjacent land uses. The width of the buffer and the density of plantings increases as the difference between adjacent land uses increases.

10.5.2 Applicability

In addition to the exemptions as set forth in §10.2.3, the following uses are exempt from the buffer requirements as described in this section:

10.5.2.1 Lots or parcels separated by a public right of way equal to or greater than twenty (20) feet wide;

10.5.2.2 Lots or parcels separated by a railroad right of way, power line easement or other utility or transportation easement that is equal to or greater than twenty (20) feet wide except for the width requirements of Type D buffers.

10.5.2.3 Lots or parcels separated by designated and maintained property used for natural open space, park including the Greenway, drainage way, stormwater treatment and detention, or other acceptable undevelopable use with a minimum width of thirty (30) feet at the narrowest except for the width requirements of Type D buffers where the minimum width of the open space is less than forty (40) feet. Designated and maintained shall mean land platted for the specific purpose, owned by the city or other public agency and restricted to the specific purpose or subject to a recorded conservation easement.

10.5.3 Buffer Types

10.5.3.1 There are four (4) different classes of land uses that determine the buffer type. Land use classes are based upon the zoning classification of the parcel, the proposed use of the development or the existing use of land. The zoning classification will be used only when the existing land use is ‘vacant’ and there is no use proposed for

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the parcel. The classes of land use are shown in Table 10-3. (Rev. 12-1-08; Ord. 2008-18)

TABLE 10-3 LAND USE CLASS FOR DETERMINING BUFFER REQUIREMENTS

	A	Land Use Class			
		B	C	D	E
		Class 1	Class 2	Class 3	Class 4
1.	Zoning District	R-14, R-10, R-7	R-5, R-MH, PD	OC, NC, GC, TC	IND
2.	Type of Land Use	Residential uses – single-family detached homes and duplex only	Residential uses – other than Class 1	Commercial, Office, Institutional, Public and Civic uses	Manufacturing, Industrial, Transportation, Warehousing and Utilities uses

10.5.3.2 Table 10-3 identifies the buffer type required for a proposed development based on the adjacent land use class. Buffer types are designated by A, B, C or D and are identified in Table 10-4. If an adjacent parcel is undeveloped, the minimum buffer is based on the zoning district on the adjacent property.

TABLE 10-4 BUFFER TYPES REQUIRED BETWEEN ADJACENT LAND USE CLASSES

		Existing				
		A	B	C	D	E
		Land Use	Class 1	Class 2	Class 3	Class 4
Proposed	1.	Class 1	--	--	--	--
	2.	Class 2	A	A	B	D
	3.	Class 3	B	B	A	C
	4.	Class 4	D	D	C	--

10.5.3.3 Table 10-6 defines buffer types by the required plantings and dimensions. The width of the buffer and the density of plantings increases as the difference in the nature and intensity of development between adjacent land use classes increases. Each buffer type must provide a minimum density of landscaping as calculated by buffer points prescribed in Table 10-5. Buffer points are assigned to plantings as follows:

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TABLE 10-5 BUFFER POINTS

	A	B
	Plant Category	Points
1.	Large Tree	10.0
2.	Small Tree	5.0
3.	Shrub	2.5

TABLE 10-6 BUFFER WIDTH AND LANDSCAPING REQUIREMENTS

	A	B	C	D	E
	Buffer Type	Minimum Buffer Width (feet)	Minimum Required Large Trees per Linear Foot	Minimum Required Small Trees per Linear Foot	Minimum Required Buffer Points per Linear Foot
1.	A	8	1 plus 1 per 60 feet	Optional	0.2
2.	B	15	1 plus 1 per 50 feet	1 plus 1 per 50 feet	0.7
3.	C	20	1 plus 1 per 40 feet	1 plus 1 per 50 feet	1.0
4.	D	40 May be 20 if a 6 foot high berm or decorative masonry wall is included	1 plus 1 per 40 feet	1 plus 1 per 40 feet	1.2 May be 0.9 with 6 foot high berm or wall

10.5.4 Standards for Buffer Development

10.5.4.1 Prohibited Uses – The construction of any building or the placement of any mechanical equipment within the buffer is not permitted except for items specified in §10.5.4.2. Signs may be placed within the buffer consistent with the sign regulations specified in Article 13, Signs. Active open space, circulation drives other than required access drives, parking lots and other impervious surfaces are not permitted in the buffer.

10.5.4.2 Permitted Uses – The following uses are permitted in a buffer if none of the required plant material is eliminated, the intended screening is accomplished, the total width of the buffer is maintained and all other requirements of §10.5 are met:

- a. Passive open space (not active open space);
- b. Sculpture, outdoor furniture, picnic areas;
- c. Pedestrian, bike or equestrian Greenways;
- d. Golf courses;
- e. Storm water retention basins;
- f. Equipment necessary to provide utilities; and
- g. Fences and walls.

10.5.4.3 Buffer on Property Line – When platting abutting lots, the applicant may establish a buffer that straddles the property line if the cumulative buffer width is maintained for both Landscape Areas.

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10.5.4.4 Visual Separation – Where a section of this Chapter requires complete visual separation, this may be accomplished through the use of landscaping which provides year-round opaque screening, earth berms, masonry walls or fences constructed of pressure-treated wood or other wood resistant to deterioration due to exposure to weather, moisture and insects or a combination of two or more of these techniques. Even where complete visual separation is achieved, the landscaping and buffer requirements still apply.

10.6 PARKING LOT LANDSCAPE AREAS

Parking Lot Landscape Areas aesthetically and visually enhance the appearance of parking lots. Parking lot landscaping mitigates the heat island effect, stormwater runoff and negative visual impacts of parking areas. Smaller parking lots are exempt from these requirements to encourage the dispersal of paved areas and infill development on smaller lots. In order to mitigate the impact of larger parking areas, Parking Lot Landscape Areas are based upon the size of the respective parking lot. The size of the required Parking Lot Landscape Area increases as the size of the respective parking lot increases.

10.6.1 Applicability

This section applies to:

- a. All new parking lots;
- b. Existing parking lots that add five (5) or more spaces, within the expansion area only; and
- c. Any change of use, unless the Director finds that the new use requires no additional parking spaces.

10.6.2 Generally

- a. Landscaping, both interior and exterior areas combined, shall comprise a minimum area of not less than ten percent (10%) of the gross parking lot area.
- b. The minimum prepared depth of all planting areas and islands shall be in accordance with horticultural best management practices.
- c. The Director may approve alternative planting island or median configurations if:
 1. The number and size of landscaped areas is not reduced; and
 2. The configuration is needed to respond to unique topographical or site conditions; or
 3. In lieu of curb and gutter or landscape plantings, the applicant incorporates bioretention facilities consistent with the principles of Low Impact Design; or
 4. The Director determines that the alternative design will provide more effective screening and shading of parking areas.
- d. Parking perimeters, medians, islands and strips shall include a six (6) inch vertical curb unless uncurbed bioretention areas are included as part of an approved low impact stormwater management design (Low Impact Design) approved by the City Engineer. A qualified Engineer shall certify that the bioretention areas comply with the principles for Low Impact Design.
- e. All dimension and area calculations for landscape areas shall be measured horizontally from the back (inside) of the curb that surrounds the landscape area.

10.6.3 Perimeter Landscaping

10.6.3.1 Applicability – Perimeter landscaping is the portion of the landscaped area that encircles the area improved for parking. Perimeter landscaping is required on

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all sides of a parking lot or paved drive that abuts adjoining property, a public right of way and internal access drives. Exterior landscaping is not required along that portion of a parking lot where drive aisles or other openings are required. Perimeter landscaping is required between the parking area and the principal building; provided however, that a sidewalk not less than five (5) feet in width may be provided in lieu of perimeter landscaping.

10.6.3.2 Height and Composition – The minimum height, width and composition of perimeter parking area landscaping shall conform to the requirements of Table 10-7.

TABLE 10-7 PERIMETER LANDSCAPING SPECIFICATIONS FOR PARKING AREAS

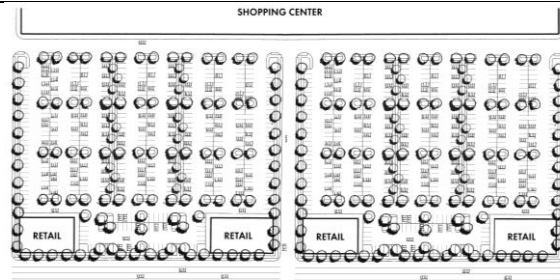
	A	B	C	Composition			
				D	E	F	G
	Location	Minimum Height	Width	Large Trees	Small Trees	Shrubs	Other
1.	Adjacent to streets	1 foot	5 feet in the D, OC, and NC districts; 15 feet in all other districts.	1 plus 1 for each 60 feet of length	1 plus 1 for each 40 feet of length	1 plus 1 per 5 feet of length	Hedge, sod, planter box, berm, vegetative ground cover
2.	Adjacent to internal access drives	1 foot	5 feet	Optional	1 plus 1 for each 40 feet of length	1 plus 1 per 5 feet of length	Hedge, sod, planter box, berm, vegetative ground cover
3.	Adjacent to side and rear property lines	1 foot	5 feet	Optional	1 plus 1 for each 40 feet of length	1 plus 1 per 5 feet of length	Hedge, fence, sod, planter box, berm, vegetative ground cover
4.	Adjacent to another parking area	1 foot	5 feet	Optional	1 plus 1 for each 40 feet of length	1 plus 1 per 5 feet of length	Hedge, sod, planter box, berm, dividers, vegetative ground cover
5.	Adjacent to a building (other than pedestrian accessways)	1 foot	5 feet	Optional	1 plus 1 for each 40 feet of length	1 plus 1 per 5 feet of length	Hedge, sod, planter box, berm, dividers, vegetative ground cover, sidewalk

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10.6.4 Interior Landscaping

10.6.4.1 Generally – All islands and medians required in the interior of parking areas shall be evenly distributed throughout such parking areas. The distribution and location of landscaped areas may be adjusted to accommodate existing trees or other natural features so long as the total area requirement for landscaped islands, peninsulas and medians for the respective parking area is satisfied.

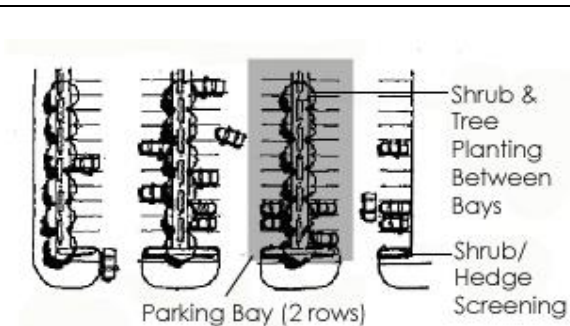
FIGURE 10-1 PARKING LOT LANDSCAPING



10.6.4.2 Minimum Quantity of Landscape Plantings –

- Landscaped areas shall be covered with mulch, ground cover or sod between shrub and tree plantings. Landscaped planting areas and islands for Interior Parking Lot Landscape Areas shall include no less than one (1) large tree, two (2) small trees, and eight (8) shrubs for each ten (10) parking spaces.
- Parking aisles shall not contain more than ten (10) spaces in a row without a planted median or island or both.
- No parking space shall be located more than sixty (60) feet from a parking lot tree.

FIGURE 10-2 LANDSCAPED MEDIANS



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10.6.4.3 Medians –

- a. Surface parking shall include landscaped medians consistent with the design specifications established in Table 10-8, Minimum Landscaped Median Area and Design Specifications.
- b. Trees located in landscaped medians shall be planted at not more than forty (40) feet on center.
- c. Medians shall include sod or other vegetative ground cover between required trees.

FIGURE 10-3 MEDIAN PLANTING

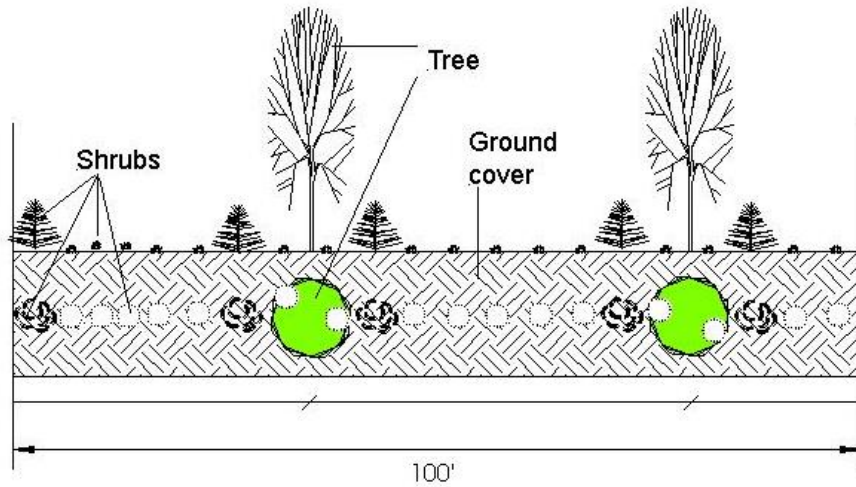
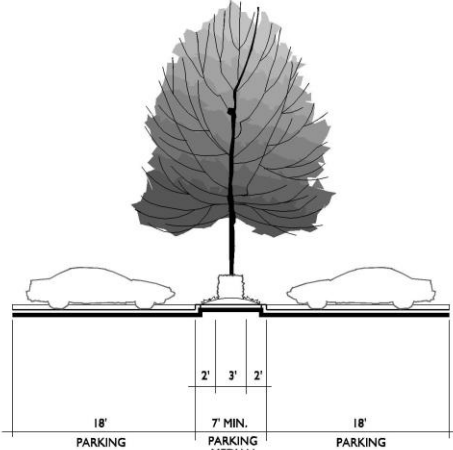


TABLE 10-8 MINIMUM LANDSCAPED MEDIAN AREA AND DESIGN SPECIFICATIONS

A	B	C	D	E
Option	Minimum Required Spacing	Minimum Median Width in feet	Required Sidewalk	Illustration
1.	Every third (3 rd) parking bay.	10	Centered within the median 5 foot minimum width	

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A	B	C	D	E
Option	Minimum Required Spacing	Minimum Median Width in feet	Required Sidewalk	Illustration
2.	Every second (2 nd) parking bay and at least one median meeting the Option 1 requirements as every sixth (6 th) median that is perpendicular to the front of the building.	7	None	

10.6.4.4 Islands –

- a. Surface parking lots with at least ten (10) spaces shall include a landscaped island at both ends of every parking row or bay and separating every ten (10) parking spaces within a row or bay. Landscape islands are required in each row or bay in addition to any required or provided median.
- b. For parking islands that span the depth of two (2) parallel rows of parking spaces the minimum area of the island shall be two hundred sixty (260) square feet with the minimum dimension not less than eight (8) feet. Two (2) large trees shall be planted in each such island.
- c. For parking islands that span the depth of one (1) row of parking spaces the minimum area of the island shall be one hundred fifty (150) square feet with the minimum dimension not less than eight (8) feet. One (1) large tree shall be planted in each such island.
- d. Islands shall include sod or other vegetative ground cover between required trees.

10.6.5 Waivers

10.6.5.1 In instances where the strict interpretation of this section will seriously limit the function of the parking area, increase stormwater runoff or create ponding or pooling of water so as to impair the habitability of buildings or interfere with traffic circulation, the Director may approve the relocation of a portion of the required interior parking landscape area to the perimeter parking landscape area provided the minimum area requirements are not reduced.

10.6.5.2 The parking lot landscaping requirements established in this Article may be modified in accordance with the provisions of Table 10-9, Screening, based upon the level of screening provided by principal buildings. Landscaping reductions apply to both

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perimeter and internal parking lot landscaping but only to the extent that those portions of the parking lots are physically screened by buildings.

TABLE 10-9 SCREENING

	A	B	C
	Screening	Perimeter Landscaping	Interior Landscaping⁽²⁾
1.	All sides	None required	None required
2.	Three sides⁽¹⁾	Required per §10.6.3	50% reduction
3.	Two sides⁽¹⁾	Required per §10.6.3	20% reduction
4.	One side (front property line)	Required per §10.6.3	10% reduction
5.	One side (side or rear property line)	All requirements of §10.6 and this section must be met.	

Notes to Table 10-9

- a. ⁽¹⁾ The front property line along a street must be one (1) of the sides screened for this ratio to apply.
- b. ⁽²⁾ The number and frequency of islands, perimeter planting strips and other landscape areas may be reduced to allow the applicant to meet the reduced requirements. Required landscaping should be installed on the sides of the parking area that are not screened. However, this section does not alter the required planting densities where landscaping is required.

10.7 SUBDIVISION AND STREET TREES

10.7.1 Purpose

The purpose of street trees is to provide continuity of vegetation along the street right of way, create a pleasing view from the road and establish a transition from vehicular thoroughfares, pedestrian areas or the built environment.

10.7.2 Applicability

Subdivision and site plan applications shall include the planting of either subdivision or street trees. Street trees shall be located in the right of way in the required planting strip between the curb and the sidewalk or the potential location of a sidewalk if one is not present in accordance with the design specifications in Article 14, Streets. Subdivision trees shall be planted in the front setback behind the right of way line and shall be in addition to other landscaping requirements contained in this Chapter.

10.7.3 Landscape Area Type

There are five (5) different classes of land use for the purposes of determining subdivision and street tree type, four (4) of which have previously been set forth in Table 10-3, Land Use Class for Determining Buffer Requirements. A fifth class was added in Table 10-10, Street Tree Landscaping Requirements, and applies to corridor overlay districts.

10.7.4 Required Plantings

Table 10-10, Street Tree Landscaping Requirements, contains the required plantings and dimensions of the respective Street Tree types. Either large or small trees, but not both, are required except in the Corridor Overlay where large trees only shall be

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provided. The Minimum Width of Planting Area (Column B) does not apply when subdivision trees are planted in lieu of street trees. The Director may adjust the spacing specified in Columns C and D for the specific species proposed, driveway location, width of planting strip and street design. (Rev. 12-1-08; Ord. 2008-18)

TABLE 10-10 STREET TREE LANDSCAPING REQUIREMENTS
(Rev. 12-1-08; Ord. 2008-18)

A	B	C	D
Land Use Class (Table 10-3)	Minimum Width of Planting Area	Large Trees Required per length of Frontage in feet	Small Trees Required per length of Frontage in feet
1	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
2	See Table 14-2	1 plus 1 per 50	1 plus 1 per 35
3	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
4	See Table 14-2	1 plus 1 per 60	1 plus 1 per 30
Corridor Overlay Districts	See Table 14-2	1 plus 1 per 40	--

10.7.5 Design Considerations

Table 10-10, Street Tree Landscaping Requirements, applies to new subdivision streets and new streets that provide access to a subdivision.

10.7.6 Sight Triangles

The triangular area or sight triangle of corner lots, driveways and alley areas abutting rights of way shall conform to Article 14, Streets.

Landscaping and plant materials shall not be placed on corner lots, and in areas where driveways and alleys intersect with street rights of way, unless:

- a. The plant materials do not exceed four (4) feet in height; or
- b. The plant materials have a canopy that does not extend below twelve (12) feet from the ground surface.

10.8 SUBDIVISION ENTRANCE LANDSCAPING

10.8.1 Applicability

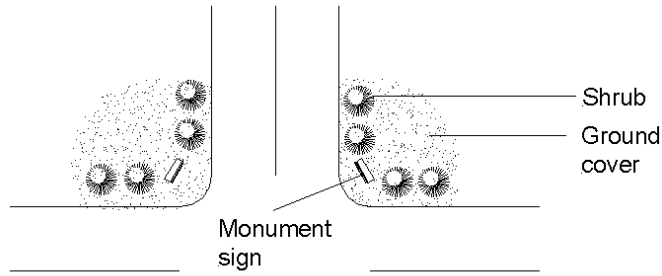
Residential and commercial developments subject to this section shall provide landscaping along or within any street or access drive providing access to the subdivision or proposed development. This section applies only to streets or access drives that provide access directly to the subdivision or development.

10.8.2 Standards

10.8.2.1 Entry streets or access drives with only two (2) lanes shall provide a landscape area at the intersection of the external street and the internal street or access drive leading into the development. The landscape area shall have a minimum area of four hundred (400) square feet and a minimum dimension of ten (10) feet. The landscape area must meet the landscaping requirements of a Type B buffer as specified in §10.5.3.2 and Table 10-6, Buffer Width and Landscaping Requirements, except for the minimum width. Subdivision entrance landscaping may include a subdivision sign as provided for in Article 13, Signs.

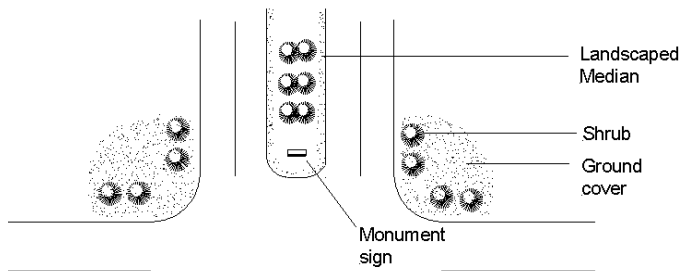
ARTICLE 10 – LANDSCAPING

FIGURE 10-4 SUBDIVISION ENTRANCE LANDSCAPING



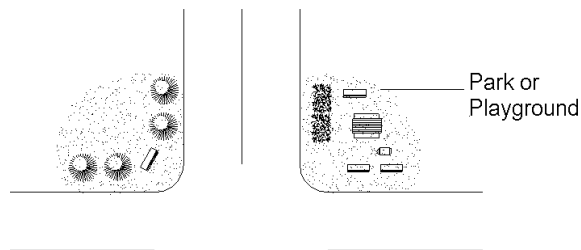
10.8.2.2 Entry streets or access drives exceeding two (2) lanes or thirty (30) feet in width shall provide a landscaped median in addition to the landscape area required by §10.8.2.1. The landscaped median shall meet the landscaping requirements of a Type B buffer as specified in §10.5.3.2 and Table 10-6, Buffer Width and Landscaping Requirements, and have a minimum width of eight (8) feet. The landscaped median may include a subdivision sign as provided for in Article 13, Signs.

FIGURE 10-5 MEDIAN LANDSCAPING



10.8.2.3 Residential entry streets or access drives separated by a distance of not less than forty (40) feet may provide an park or playground area that conforms to §11.3.2 of Article 11, Open Space and Parks, in lieu of the landscape areas described in §10.8.2.1. Parks or playgrounds shall not be substituted for subdivision entrance landscaping where the road intersecting with the residential entry street or access drive exceeds three (3) lanes in width or has a posted speed limit exceeding thirty (30) miles per hour.

FIGURE 10-6 SUBDIVISION ENTRANCE PARK OR PLAYGROUND



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10.9 RESIDENTIAL LOT LANDSCAPING

10.9.1 Applicability

This section applies to any application for approval of a single-family or duplex dwelling unit on a lot or parcel of record.

10.9.2 Tree Coverage

10.9.2.1 At least twenty percent (20%) of the net lot area must have a canopy cover either by existing tree cover or by installation (new planting). The “net lot area” means the total area of the lot or parcel minus the building footprint.

10.9.2.2 If existing tree cover is used the actual coverage measured at the drip line of each tree or at the perimeter drip lines of a cluster of trees may be used. Trees preserved for the purposes of this section must be protected during construction and until a certificate of occupancy is issued as required by §10.11.2.

10.9.2.3 If the canopy cover is accomplished by installation, a combination of new large and small trees as specified in Table 10-2, Plant Material Specifications, may be utilized to achieve the required coverage.

The following factors shall be used to calculate tree canopy for new trees.

- a. A canopy credit of four-hundred (400) square feet shall be assigned to a large tree.
- b. A canopy credit of two-hundred (200) square feet shall be assigned to a small tree.

10.9.3 Foundation Planting

The perimeter of the building footprint shall be planted with shrubs not less than eighteen (18) inches in height or vegetative groundcover, or both. Not less than one (1) shrub shall be planted for each ten (10) feet of perimeter of the principal structure.

10.9.4 Yard Lawns

The area of the lot between the front and side property lines and the front and side walls of the principal structure, excluding driveways, patios, trees, foundation planting or other regularly maintained planting beds, shall be seeded, planted or sodded with an acceptable turf or vegetative ground cover that will achieve full coverage within one (1) year of installation.

10.9.5 Landscape Plan Not Required

A Landscape Plan is not required for an application for a building permit for a single-family or duplex dwelling unit subject to this section.

10.10 GENERAL SITE LANDSCAPING

10.10.1 Applicability

This section applies to all major subdivisions, minor site plan and major site plan applications for commercial, industrial and multi-family uses in a commercial or industrial base zoning district, the PD, Planned Development, P, Public Use, R-5 Mixed Residential, R-MH Manufactured Home Residential, TND Traditional Neighborhood Development, and all of the overlay districts except the G, Georgia Avenue Overlay District. The requirements of this section shall apply in addition to the other requirements of this Article.

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10.10.2 Standards

10.10.2.1 At least ten percent (10%) of the net lot area must have a tree canopy cover either through existing tree cover or by installation of new trees. The “net lot area” means the total area of the lot or parcel minus the building footprint(s), access and internal circulation drives, loading and service areas and parking areas. Required parking landscaping areas, both perimeter and interior, are excluded for the net lot area calculation.

10.10.2.2 If existing tree cover is used, the actual coverage measured at the drip line of each tree or at the perimeter drip lines of a tree preservation zone may be used.

10.10.2.3 If the canopy cover is accomplished by installation, a combination of new large and small trees as specified in Table 10-2, Plant Material Specifications, may be utilized to achieve the required coverage. The following factors shall be used to calculate tree canopy for new trees:

- a. A canopy credit of four-hundred (400) square feet shall be assigned to a large tree.
- b. A canopy credit of two-hundred (200) square feet shall be assigned to a small tree.

10.10.2.4 The perimeter of the building footprint, excluding paved sidewalks and loading areas, shall be planted with shrubs and small trees not less than two (2) feet in height. Not less than one (1) shrub or small tree shall be planted for each five (5) feet of the perimeter of the principal structure(s).

10.10.2.5 All areas of the lot or parcel not occupied by structures, parking and required landscape areas, sidewalks, loading and service areas, driveways, courtyards and patios, tree canopy, foundation planting or other regularly maintained planting beds shall be planted or sodded with an acceptable turf or vegetative ground cover that will achieve full coverage within one (1) year of installation.

10.11 GENERAL MAINTENANCE OF LANDSCAPING AND SITE

10.11.1 Applicability

The applicant, property owner and/or subsequent or successor owner, and their authorized agents, including tenants, are jointly and severally responsible for the regular maintenance of all landscaping on the property. The abutting property owner or tenant shall be responsible for maintaining street trees and other landscaping located between the curb and property line within the street right of way, provided however that street trees, subsequent to the expiration of a maintenance period, may not be removed, pruned, thinned or otherwise altered by the property owner without the written permission of the city. In residential subdivisions, the respective homeowner’s association shall maintain and replace common area landscaping including street trees in accordance with §10.11.4.

10.11.2 Certificate of Occupancy

No certificate of occupancy shall be issued until all site work is complete, all construction material and debris has been removed, all required landscaping has been installed and all landscape areas are complete, necessary landscape maintenance guarantees have been submitted and approved, and fencing or other required barriers have been constructed as required. The Director shall inspect all landscaping and no certificate of

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occupancy or similar authorization will be issued unless the landscaping meets the requirements of this Article.

10.11.3 Timing

Regular maintenance as prescribed in this section shall occur on a continuing basis for the life of the development.

10.11.4 Standards

- a. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the City Code.
- b. All required landscaping shall be maintained in a neat and orderly manner, and in a healthy, vigorous and attractive state, at all times and as is appropriate for the season. This shall include, but is not limited to, mowing, edging, pruning, fertilizing, watering, weeding and other activities common to the maintenance of landscaping. Plant materials that exhibit evidence of insect pests, disease and/or damage shall be appropriately treated. The owner shall remove dead, diseased or deteriorated plants and shall replace such plants within the next planting season after removal. If replacement is necessary, all plants and other landscape materials shall be equal in size, density and appearance as originally required at the time of the approval of the development permit.
- c. Landscaped areas shall be kept free of trash, litter, weeds and other materials or plants not a part of the landscaping.
- d. If after three (3) years following installation of required buffer or screening plant materials, the plants have not formed an effective screen, or if an effective screen is not maintained, the Director may require that another type of screen be added or additional plantings be installed.
- e. All landscaped areas shall be protected from vehicular encroachment. No area of any lot or parcel that is not designed for vehicle parking or paved with an all weather surface may be utilized for vehicle parking or storage.
- f. All tree and shrub pruning shall be performed in accordance with American National Standards Institute Tree, Shrub and Other Woody Plant Management – Standard Practices (Pruning) (ANSI A300 (Part 1)) –2008, contained in Appendix C. Trees that have been improperly pruned through ‘topping’ or ‘hat racking’ shall be replaced. (Adopt. 12-1-08; Ord. 2008-18)
- g. Landscaping of all slopes, cuts, fills, terraces or graded areas shall be sufficient to prevent erosion, and all roadway slopes steeper than one (1) foot vertically to five (5) feet horizontally shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability and environment.