

## **LANDSCAPE ORDINANCE FREQUENTLY ASKED QUESTIONS:**

### ***What is the purpose of the Landscape Ordinance?***

The intent of the ordinance is to promote the health, safety, and general welfare of the citizens by preserving and enhancing the City's natural environment; to facilitate the creation of a convenient, attractive, and harmonious community; to conserve natural resources including air, water, and land; to protect and enhance property values; and to encourage the appropriate use and orderly development of land.

### ***How do I determine if my project is subject to the requirements of the Landscape Ordinance?***

All new developments with a parking area must meet the requirements of the ordinance except those with the following uses: Cemeteries, Group Homes, Duplexes, Golf Courses, Group Homes, and Single Family Residential.

### ***What about existing developments that are expanding or remodeling?***

If your project involves expanding your parking lot by more than five spaces, the expanded portion of the parking lot must meet the requirements of the ordinance that apply to vehicular use areas.

### ***Does the required landscaping have to meet certain standards?***

All landscape installed, as a requirement of the ordinance has to meet certain size, quality, and installation criteria.

### ***Do I have to submit a Landscape Plan?***

All building permit applications for sites that are subject to the requirements of the ordinance must be accompanied by a landscape plan. It must contain sufficient detail to determine if the proposed landscaping will meet the requirements of the ordinance. Sample Landscape Plans for small, medium and large projects can be found on the Landscape Ordinance page of the website.

### ***Are there certain trees that are recommended for planting?***

The Landscape ordinance contains a list of recommended Class A and Class B Trees for use on your project. There is also a list of trees that should be avoided.

### ***Is there any flexibility on the landscape requirements of the ordinance?***

Sites that have unique natural conditions, unusual shapes or configurations, large servitude requirements, as well as re-development and infill projects can apply for alternative compliance. This allows the landscape requirements to be reduced as much as fifty percent provided certain conditions are met.

### ***I have existing trees on the site. Can I get credit for saving them?***

Existing trees within the development site that are properly protected during construction activities will be credited toward the tree planting requirements. Sample Tree Protection Plans and General Notes are provided on the Landscape Ordinance page of the website.

### ***Are there any fees associated with the ordinance requirements?***

There is no fee for landscape plan review or for the required inspections.

***Are there specific requirements for each part of the development site?***

Yes, the individual requirements for each portion of the development site are:

**Street Yard Requirements:**

The setback distance between the property line and the vehicular use areas is ten feet. Within this ten-foot wide strip of land you are required to plant one Class A or two Class B trees for each fifty-foot of frontage. Also, twenty percent of this setback area must be planted with plant materials that will screen the site from the street. If your development is on a corner lot, then both sides of the lot that front the street must be addressed.

**Buffer Yard Requirements:**

The setback widths and amount of landscape required in buffer areas varies depending upon land uses.

If your development is zoned MHP, B-2, B-3, C-1, C-2, L-1, or G-1 and the property adjacent to your development is zoned for Residential of any type the buffer requirements are as follows:

The setback distance between the property line and your site development is ten feet. Within this ten-foot wide strip of land you are required to plant one Class A or two Class B trees for each fifty-foot linear feet of buffer area. You must also build an approved wall, fence, or similar structure along the entire length of the buffer to separate your site from the adjacent residential use. You may also use an evergreen screen planting as an alternative to the buffer structure provided it would offer a similar degree of separation between uses.

If your development is zoned O or B-1 and the property adjacent to your development is zoned for Residential of any type the buffer requirements are the same except that the width of the setback is reduced to five feet.

If your development is zoned for any non-residential use and the adjacent property is zoned similarly, the tree planting requirements are the same, the width of the setback is reduced to five feet, and no buffer structure is required.

**Refuse Area Screening Requirements:**

All refuse storage areas must be completely screened from the street and adjacent properties with an approved wall, fence, or similar structure.

**Vehicular Use Area Requirements:**

Eight percent of the total vehicular use area must be landscaped with trees, shrubs, and groundcovers other than grass. One Class A or two Class B trees for each fifteen parking spaces must be planted in the vehicular use area. A minimum of fifty percent of these must be Class A trees. The trees are to be placed in curbed islands that have a minimum width of five feet.