

**12-13-6 : LANDSCAPING OF NONRESIDENTIAL PROPERTIES:**

A. Purpose and Intent. The City of Andover recognizes the health, safety, aesthetic, ecological and economic value of landscaping and screening. The provisions of this section are intended to:

1. Add visual interest to open spaces and blank facades;
2. Soften dominant building mass;
3. Provide definition for public walkways and open space areas;
4. Ensure significant tree canopy shading to reduce glare and heat build-up;
5. Improve the visual quality and continuity within and between developments;
6. Provide screening and mitigation of potential conflicts between activity areas and more passive areas;
7. Protect and improve property values;
8. Improve air quality and provide a buffer from air and noise pollution;
9. Enhance the overall aesthetic conditions within the City;
10. Limit sight line obstructions and drainage conflicts;
11. Reduce the potential for criminal and illegal activities; and
12. Prevent conflicts with utilities.

B. Landscape Plans: A landscape plan shall be submitted with any Commercial Site Plan Application as described in City Code 12-15-2;

C. Minimum Number of Trees and Shrubs. Except for single and two family uses, development must at a minimum provide the following numbers of trees and shrubs in addition to any trees and shrubs required for screening in Section 12-13-5:

1. One tree per 50 lineal feet of site perimeter
2. One shrub per 20 feet of site perimeter
3. One shrub per 10 lineal feet of building perimeter

- D. Credit for Existing Trees. Existing healthy deciduous trees greater than four caliper inches or existing healthy evergreen trees greater than six feet in height and are not identified on the City's prohibited plant species list may be credited toward the minimum required trees on a site.
- E. Minimum Tree Size. Required trees must meet the following minimum size standards:
  - 1. Overstory trees must be at least one and one half caliper inches at planting;
  - 2. Single stem ornamental trees must be at least one and one half caliper inches at planting;
  - 3. Evergreen trees and multi-stem ornamental trees must be at least six feet in height at planting.
- F. Parking Island Landscaping. The following plant material shall be provided in parking islands without credit toward the minimum number of trees and shrubs described above:
  - 1. One tree per 180 square feet of parking island area;
  - 2. One shrub per 20 square feet of parking island area.
- G. Restrictions. The following restrictions on landscaping and screening apply to protect the public health, safety and welfare.
  - 1. Public Easements. Landowners are advised that landscaping features placed in a public easement may be removed without compensation if it is necessary to install, replace or maintain a public utility, sidewalk or drainage way within the easement.
  - 2. Trees, irrigation lines, berms, walls or fences must not be placed in a public easement where public improvements are located without the written approval of the Director of Public Works.
  - 3. Clear View Triangle. Landscaping and screening must not interfere with the clear view triangle as specified in Sections 17.31 and 17.32.
  - 4. Crime Prevention Through Environmental Design (CPTED). In support of CPTED principles designed to reduce the fear and incidence of crime and to improve the quality of life, landscaping must support the objectives of natural surveillance, territorial reinforcement, access control, and maintenance. These CPTED objectives are further discussed in the Planning Manager's Landscaping and Screening Policies and Procedures document.

5. Fire Hydrant and Utility Clear Zone. The area three feet in radius around all fire hydrants, fire hose connections and utility boxes must be kept free of any trees, shrubs or other landscaping feature that could impede access to or use of the hydrant, fire hose connection or utility box.
- H. Administration: The City shall have the authority to adopt and implement landscaping and screening policies and procedures for the purpose of specifying landscape plan submittal requirements, establishing surety rates and procedures and offering landscaping and screening material and design recommendations.
- I. Ground cover. All site areas and areas that have been disturbed during construction must be covered with sod to the property lines and/or adjacent rights-of-way. Rock and mulch may be substituted for sod in landscaping planting beds and along the perimeter of buildings. All landscaping planting beds shall provide a durable edging system. Native plant communities may be re-established in appropriate portions of the site
- J. Irrigation Required. All required landscape materials shall be irrigated.
- K. Material Maintenance. The property owner must maintain all landscaping and screening materials shown on the approved landscape plan in a manner consistent with the intent and purpose of the plan and City Code requirements. Approved landscaping and screening materials that die, become diseased or are significantly damaged must be replaced at the next appropriate planting period with new materials in conformance with the approved landscape plan and applicable City Code standards.
- L. Ground Cover Maintenance. Ground cover must be maintained in accordance with Section 9-10 of this Code.
- M. Removal. Unless a modified landscape plan is approved, landscaping and screening materials and structures approved on a landscape plan must not be removed except when replaced in accordance with this Section.
- N. Surety. To ensure that landscaping and screening are installed as proposed and survive through at least one full growing season, a landscape performance surety may be required by the City and when required must be submitted prior to issuance of building permits for new development where a landscape plan is required. The surety may consist of a bond, an irrevocable letter of credit, cash deposit or other instrument that provides an equal performance guarantee to the City. (Amended Ord. 314 10-4-2005; Amended Ord. 463, 6-21-16)