

## **Sec 125-90 - Landscaping And Tree Preservation**

### **(a) Landscaping**

#### **(1) Landscaping**

- a. All properties within the City subject to subdivision, development or redevelopment, or renovation shall be subject to the requirements of this Section.
- b. The front, side and rear yards of each site not utilized for building, parking (where permitted) or other improvements shall be landscaped utilizing an effective combination of street trees, grass, ground cover and shrubbery. Undeveloped areas in the interior of the site shall be seeded with appropriate grasses and maintained neat and orderly so as to control dust on sites. All tree trimmings, stumps, and construction debris shall be promptly removed and not be accumulated or stored on-site.

#### **(2) Open Areas**

- a. All open areas of developed lots which are not devoted to buildings, patios, off-street parking, loading and driving areas shall be irrigated and landscaped with grass ground cover, trees, shrubs or other ornamental landscape material except that natural grasses and vegetation for undeveloped portions of the lot reserved for future expansion is allowed providing the portions of lot are kept free of litter, debris, and noxious or unsightly weeds. All areas used for parking, circulation, display, storage or open sales shall be paved with asphalt or concrete. Concrete curbing shall be used in the collection of stormwater runoff and protection of all landscaped areas. Crushed rock is not a permitted material in any zoning district other than AG or R1 for areas used for circulation, open sales display or storage.

#### **(3) Planting Plan**

- a. A planting plan shall be submitted with development and redevelopment applications. The planting plan shall be prepared on the proposed site grading plan and shall indicate the location, quantity and common name of all proposed plantings as well as other pertinent landscape features such as retaining walls, berms, swales, lighting, irrigation extents etc. Plantings specified in this Section represent minimum requirements.

#### **(4) Planting Requirements, Minimum Size**

- a. The landscape plan shall be reviewed by City staff to ensure that appropriate plant materials are used to accomplish the intent of the landscaping, including screening where required. Size requirements are presented in Table 26. Planting Size Requirements.

**TABLE 27. PLANTING SIZE REQUIREMENTS**

Tree Type	Minimum Size
Shade Trees (overstory)	2.5-inch caliper
Ornamental Trees (understory)	1.5-inch caliper
Evergreen Trees (overstory)	4-6 feet
Tall Shrubs and Hedge Material (deciduous or coniferous)	3-4 feet

Low Shrubs (deciduous)	5 gallon
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(b) **Tree and woodland preservation.** The following restrictions shall apply to all residential development occurring in wooded areas:

- (1) Structures shall be located in such a manner that the maximum number of trees shall be preserved.
- (2) Prior to the granting of a building permit, it shall be the duty of the person seeking the permit to demonstrate that there are no feasible or prudent alternatives to the clear-cutting of trees on the site and that if trees are cut, the person will restore the density of trees to that which existed before development but in no case shall the person be compelled to raise the density above 10 trees per acre.
- (3) Forestation, reforestation or landscaping shall utilize a variety of tree species and shall not utilize any species presently under disease epidemic. Species planted shall be hardy under local conditions and compatible with the local landscape.
- (4) A tree inventory will be prepared.