

**§ 152.274 MINIMUM TREE AND SHRUB QUANTITIES.**

(A) All developments and subdivisions that occur in the residential districts after the effective date of this chapter may be required to provide the minimum number of trees and shrubs as specified in the following table:

<b>Figure 152.274.02 Minimum Required Tree and Shrub Requirements</b>				
Vegetation Type	Size	Single and Two-Family Dwellings	Townhouse Developments (May be placed in private lots or in common areas)	Multiple Family Dwellings and Non-Residential Uses in Residential Districts
Overstory deciduous trees	2" bb (Caliper)	2 in the front yard, 1 of which must be within 1 foot of the front property line, 3 additional on property	5 per unit or 1/40 lineal feet of site perimeter, whichever is greater	2/Dwelling or 1/1,000 gross square feet of building area (grade level floor) or 1/40 lineal feet of site perimeter, whichever is greater
Coniferous trees	6' bb	May be substituted for any of the overstory deciduous trees except the front yard tree at the property line	May be substituted on a 1 for 1 basis for the overstory deciduous trees	Minimum of 30% of required overstory trees must be coniferous
Ornamental deciduous trees	1.5" bb (Caliper)	2 may be substituted for 1 overstory tree	1 per unit required. 2 additional may be substituted for 1 overstory (maximum substitution = 50% of required overstory trees)	2 may be substituted for 1 overstory (maximum substitution = 50% of required overstory trees)
Understory shrubs	3 gal. potted or 18"	10 per unit	5 per unit	1/300 gross square feet of building footprint area or 1/30 lineal feet of site perimeter, whichever is greater

(B) *Additional landscape requirements:* All portions of a site that are not covered by a building, hardsurface coverage or water on a permanent basis must be planted with ground cover and landscaping materials.

(1) *Ground cover.* All site areas must be covered with sod from curb(s) to all interior property lines. Seeding may not be permitted. Rock and mulch may be substituted for sod in landscaping planting beds and along the perimeter of buildings. Native plant communities may be reestablished as a part of a Site Plan Review in compliance with all other sections of the City Code. Exceptions:

- (a) Areas for gardens, decorative landscape plantings, and/or native plant communities.
- (b) Developments in the Urban Reserve District (R-1).
- (c) Berms, swales, drainage ponds, and the like with slopes greater than 4 to 1.

(2) *Top soil.* Prior to sodding, all single-family and two-family lots subdivided after the effective date of this chapter must have a minimum of three inches of black dirt as topsoil.

(3) *Intersection visibility.* All landscape materials must comply with the intersection visibility requirements of §§ 152.220 through 152.226.

(4) *Utility interference.* Overstory trees may not be installed underneath overhead utility lines nor may any landscape materials be installed over utility lines except in compliance with city policy.

(5) *Irrigation.* All sodded or landscaped areas for multiple family dwellings, townhouses, or non-residential uses must have and maintain irrigations systems, including landscaped parking islands and boulevards.

(C) *Quantity credits.* Existing healthy trees that are not susceptible to disease, alternate sized trees, or decorative landscaping may be credited toward the required trees detailed in division (A) and the additional trees required for screening

as defined in § 152.275. The following table establishes the landscaping credits.

<b>Figure 152.274.03 Credits</b>		
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Vegetation Type	Size	Exchange Credit
Existing trees	2" bb (Caliper)	1 tree
	4" bb (Caliper)	2 trees
New larger trees	4" bb (Caliper) or 14' Coniferous	2 trees
Smaller trees	min. 1½" bb Deciduous	2 smaller trees for 1 overstory tree. Maximum substitution = 50% of required overstory trees
Shrubs (non-residential uses only)		10 shrubs for 1 tree (1½" bb ornamental or 2" bb overstory or 6' coniferous)
Decorative Landscape Yard		Exterior sculptures, fountains, decorative walks, courtyards and/or additional ponds beyond those required, shown on a landscape plan that meets the intent of this section to the satisfaction of the City Manager

(Ord. 2000-936)