

Roseville

7. Replacement trees may be utilized to meet landscaping and screening requirements if placement, species, and location are consistent with those requirements.
8. Replacement Tree Locations. Required replacement trees shall be planted on the site being developed unless doing so is deemed to be impractical (i.e. due to lack of space), inappropriate (available planting areas are not ideal for new plantings or would do little to enhance the site), or counterproductive to a property's intent (i.e. would entail too much screening for a retail business) as determined by the City Forester or other degreed forester or certified arborist as assigned by the Community Development Department. When such a determination is made, the applicant shall comply with replacement requirements in one of three ways in the following manner:
 - a. As directed by the City, required replacement trees may be located on private property within 1000 feet of the subject development site with the consent of the property owner(s), on public improvement project sites that are not greater than 1000 feet from the development site, or on other public and private lands that are not greater than 1000 feet from the development site if such lands are deemed to be available, with priority given to locations near the affected area; or
 - b. The City may accept a cash-in-lieu tree replacement payment in accordance with the required fee listed in the City Fee Schedule. In no instance shall a cash-in-lieu of payment exceed 10% of the Fair Market Value of the development site; or
 - c. The City may approve a combination of tree replacement in accordance with "a" above and a payment consistent with "b" above to fulfill this requirement. (Ord. 1503 07-11-16)

K. Tree Protection Required

All trees which are to be retained on a site shall be marked and physically protected from harm or destruction caused by soil compaction, equipment and material storage within a tree's identified protection zone, bark abrasions, changes in soil chemistry, out-of-season pruning, and root damage during construction.

1. Before any construction or grading of any development project occurs, a "safety fence" per the approved tree preservation plan shall be erected meeting the following requirements:
 - a. Must be at least 4 feet in height and staked with posts no less than every 5 feet.
 - b. Shall be placed around the identified protection zone(s) of trees to be preserved per the approved tree preservation plan.
 - c. Signs shall be placed along the fence line identifying the area as a tree protection area, and prohibiting development activities beyond the fence line.
2. The tree protection fencing shall remain in place until all grading and construction activity is terminated; failure to maintain tree protection fencing shall be grounds for issuance of a stop work order.
3. No equipment, construction materials, or soil may be stored within the identified protection zone of any inventoried tree to be preserved.
4. Care must be taken to prevent a change in soil chemistry due to concrete washout and leakage or spillage of toxic materials such as fuels or paints.
5. Drainage patterns on the site shall not change considerably causing drastic environmental changes in the soil moisture content where trees are intended to be preserved.
6. Pruning of oak trees and elm trees shall be subject to the following requirements:
 - a. Pruning of Oak trees shall not occur from March 15th through July 1st.
 - b. Pruning of Elm trees shall not occur from April 1st through August 31st.
 - c. On a year to year basis, the City Council may alleviate or extend the above seasonal restrictions by resolution if, in its opinion, the same is necessary for the betterment of city wide oak and elm tree populations.



Sec. 67.208. - Replacement of trees.

- (a) *Generally.* While development shall retain the maximum number of trees possible, it is recognized that a certain amount of tree removal is an inevitable consequence of urban development.
- (b) *Replacement requirements.* Trees removed for development or reasonably anticipated to be lost due to development shall be replaced according to the following requirements:
 - (1) Individual trees of at least twelve (12) inches DBH but less than eighteen (18) inches DBH shall be replaced on the basis of one (1) replacement tree for every one (1) tree removed.
 - (2) Individual trees of at least eighteen (18) inches DBH but less than twenty-four (24) inches DBH shall be replaced on the basis of two (2) replacement trees for every one (1) tree removed.
 - (3) Individual trees of twenty-four (24) inches DBH or larger shall be replaced on the basis of three (3) replacement trees for every one (1) tree removed.
- (c) *Transplanting permitted.* Trees designated for removal within the limits of disturbance may be transplanted within the site and counted as replacement trees.
- (d) *Deciduous replacement trees.* Deciduous replacement trees of nursery stock shall be at least two and one-half (2 ½) caliper inches, of a species similar to the tree(s) lost or removed, and meet the standards in section 63.106, landscaping and plant materials. At the discretion of the superintendent of parks, coniferous trees may replace deciduous trees that are lost or removed.
- (e) *Coniferous replacement trees.* Coniferous replacement trees shall be at least six (6) feet in height, of species similar to the tree(s) lost or removed, and meet the standards in section 63.106, landscaping and plant materials.
- (f) *Inspection.* The applicant shall arrange for an on-site inspection of all replacement trees by the superintendent of parks prior to planting.
- (g) *Time limit on planting replacement trees.* Replacement trees shall be planted no more than twelve (12) months after the removal of original trees, unless an extension is granted by the superintendent of parks. The applicant shall inform the superintendent of parks that all replacement trees have been planted, at which time the superintendent of parks shall inspect the site.

- (h) *Off-site planting of excess replacement trees.* If the number of replacement trees to be planted exceeds the number of trees that can be accommodated practically on-site, as determined by the superintendent of parks, off-site planting may occur at locations to be determined by the applicant and the superintendent of parks, or a fee in lieu of off-site planting may be required as provided in paragraph (i) below. When determining off-site planting locations, priority shall be given to lots that are located within the TP tree preservation district and in close proximity to the lot(s) from which the trees were removed.
- (i) *Fee in lieu replacement trees; expenditure of funds.* Where tree replacement on-site is not practical and a suitable off-site location cannot be determined and agreed upon by the applicant and the superintendent of parks, a fee in lieu thereof may be assessed for the replacement required in section 67.208(b). The fee amount, which shall be equal to or greater than the value of each tree established in the latest revision of "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens," prepared by the International Society of Arboriculture, plus ten (10) percent, shall be provided by the applicant and approved by the planning administrator. All funds collected shall be expended exclusively for tree planting and maintenance as administered by the superintendent of parks.
- (j) *Replacement of or fee for trees designated for preservation or outside limits of disturbance.* Any trees designated for preservation on the tree preservation plan or that are outside the limits of disturbance, but that were subsequently removed or damaged, shall be replaced at the rate of one (1) new tree for every tree lost or according to the requirements stated in section 67.208(b), whichever is greater; or through payment of a fee in lieu thereof equal to or greater than the value of each tree lost as established in the latest revision of "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens," prepared by the International Society of Arboriculture.
- (k) *Trees for which replacement is not applicable.* The provisions of section 67.208 shall not apply to:
- (1) The removal of trees in areas to be occupied by buildings, private streets, driveways, areas required for accessory parking or within a distance of fifteen (15) feet of a building foundation;
 - (2) The removal of trees determined by the superintendent of parks to be

hazardous, diseased, dying or dead;

- (3) The removal of trees transplanted from one (1) part of a development site to another; or
- (4) The removal of trees from commercial nurseries or horticultural properties such as tree farms, orchards or commercial forests. This exception shall not be interpreted to include lumber harvesting incidental to the imminent development of land.

Sec. 67.210. - Penalty.

The removal of trees in violation of this subdivision shall be constitute a petty misdemeanor and subject to a fine as specified in section 1.05 of this Code. In determining the amount of the fine, the court is requested to take into consideration the value of the tree(s) removed as established in the latest version of "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens," prepared by the International Society of Arboriculture, plus the cost to replace the tree(s). The unapproved removal of each tree shall constitute a separate violation.



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- 2) Replacement trees must meet the following standards at time of planting:
 - a. A deciduous shade tree at a minimum of 1.25 caliper inches or #20 container; or
 - b. A coniferous tree of a minimum 5 feet in height or #20 container; and
 - c. Must be planted consistent with Section 7.05 and 7.18 of the City Code and meet specifications in the City's Forestry Specifications Manual.
- 3) All Replacement Trees must be installed during appropriate season for that planting stock.
- 4) Replacement Trees are not to be installed until exterior construction activities are complete in that area.
- 5) If there are ≥ 30 trees are required, they shall be composed of no more than 10% of one species, 20% of one genus, and 30% of one family. If < 30 trees are required, one species shall make up no more than $\frac{1}{4}$ of the total.
- 6) Replacement Trees shall not be planted in a location that will interfere with other infrastructure or be in extreme competition for resources with other trees at maturity.
- 7) The City may accept other vegetative or environmental alternatives proposed by an Applicant if those alternatives are monetarily or ecologically equivalent to the value of the Replacement Trees required by this Section.
- 8) Replacement Trees shall be planted not more than 18 months from the date of the final approved tree replacement sheet as part of the Tree Preservation Plan. Extensions may be requested in writing to the City.
- 9) If the number of replacement trees cannot be met on site the following is required:
 - a. A cash payment of \$400.00 per replacement tree shall be provided to the City for the planting of trees that are as close as possible to the site that payment was received for or to subsidize trees sold to the City's residents; or
 - b. Trees may be planted in City owned or managed land as approved by the Parks, Recreation & Natural Resources Director; or
 - c. Replacement Trees may be installed on other properties owned by the Applicant within the City. If a Buffer area as defined by the Natural Resources Corridor Map is on said property, Replacement Trees shall be planted in this area first.

l) Unauthorized Significant Tree Removal.

- 1) Any person, firm, or corporation who removes or causes the loss of a Significant Tree identified to be preserved on an approved Tree Preservation Plan or without a permit allowing Woodland Alteration shall be required to complete one of the following as determined by the City:
 - a. Installation of Replacement Trees within the same development at a 1:2 DBH (remove:replace); or
 - b. Payment to the City of \$500.00 for every 1 inch of Significant Tree removed that was unauthorized. Measurement of each tree will be at DBH or diameter of the stump, whichever is readily available. This amount may be taken by the City from

the financial security posted by the Applicant for Tree Replacement, if any. A minimum of \$15,000 payment will be required if measurements are unavailable.

- 2) This provision also applies to a conservation easement area that is disturbed during or after development as well as removing a publically managed tree of any size without written City authorization.
- 3) The City may withhold permits from any person, firm, or corporation who fails to complete the requirements above.

J) Financial Security.

- 1) The Applicant shall provide the City with a cash escrow, or other form of security that the City deems acceptable, in the amount of 150% of the total Tree Replacement Estimate. Formula: Number of Replacement Trees x Tree Replacement Estimate x 150%= financial security due.
- 2) The financial security required for the Replacement Trees is due prior to the issuance of the grading permit or the commencement of any Woodland Alteration activity.
- 3) All Replacement Trees must be warrantied to guarantee survival. The warranty period shall begin upon inspection and acceptance by City staff of the installed trees for proper planting, size, species, health, and location. If at any time during the warranty period Replacement Trees are found to be unhealthy by City staff they are required to be replaced with the same size and species by the applicant at the soonest appropriate planting time.
 - a. For commercial/industrial sites and residential developers, up to 75% of the financial security may be returned upon inspection and acceptance by the City of installed trees and the submittal of a City approved two year warranty from the landscape contractor who installed the trees. This warranty must cover tree health issues relating to excess or insufficient water. The remaining financial security will be held by the City for two years.
 - i. When reducing the financial security, 75% will be returned unless City staff feels the trees have a heightened risk of failure.
 - b. For builders of individual residential lots within a subdivision who receives a one year warranty from the landscape contractor who installed the trees, 100% of the financial security will be returned upon:
 - i. Inspection and acceptance of installed trees by the City; and
 - ii. Providing the lot buyer with the copy of the one year warranty from the landscape contractor and contact information to make a claim on the warranty.
- 4) If the financial security has not been returned in full after the inspection of the installed trees, at the end of a two year warranty period the Applicant shall schedule a final inspection with City staff. Prior to scheduling the inspection the Applicant shall confirm the following conditions are met:

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14. Landscape Plan Requirements.

Landscape plans must be prepared by a landscape architect or other qualified person acceptable to the city planner, drawn to a scale of not less than one inch equals 50 feet and must show the following:

- a) Property:
 - 1) lot lines with accurate dimensions;
 - 2) locations of existing and proposed buildings, parking lots, roads and other improvements;
 - 3) existing and proposed easements;
 - 4) proposed grading plan with two foot contour intervals;
- b) Existing Vegetation:
 - 1) All trees that will be removed, relocated, or preserved;
 - 2) Any shrubs or planting beds that will be removed or modified;
 - 3) Tree protection measures for trees to be saved;
 - 4) Any other vegetation identified as significant by city staff.
- c) New Plantings:
 - 1) A planting plan with the location of each new plant with the species and size labeled;
 - 2) A plant schedule with symbols, quantities, common and botanical names, size, container/root type, and any details or remarks summarizing the plant material to be used;
 - 3) Planting details for planting trees and shrubs.
 - 4) Areas to be seeded or sodded, or otherwise established with groundcover. Note, gravel or landscape rock does not, by itself, constitute landscaping.
- d) Other landscape elements:
 - 1) Fences, retaining walls, patios, and other similar features, and associated construction details.
 - 2) Berms and associated grading details.
 - 3) Lighting and associated details.
 - 4) Irrigation systems and associated details.

(Amended by Ord. 2019-16, adopted July 22, 2019)

15. Minimum Landscaping Requirements.

- a) A reasonable attempt must be made to preserve as much existing vegetation as is practicable and to incorporate it into the landscape plan.
- b) All open areas of a lot which are not used or improved for required parking areas, drives or storage must be landscaped with a combination of overstory trees, understory trees, shrubs, flowers and ground cover materials. The plan for landscaping must include ground cover, bushes, shrubbery, trees, sculpture, foundations, decorative walks or other similar site design features or materials in a quantity having a minimum value in conformance with the following table:

Project Value, Including Building Construction,

Site Preparation, and Site Improvements

Minimum Landscape Value

below \$1,000,000 = 2%

\$1,000,001 - \$2,000,000 = \$20,000 + 1% of project value
in excess of \$1,000,000

\$2,000,001 - \$3,000,000 = \$30,000 + 0.75% of project value
in excess of \$2,000,000

\$3,000,001 - \$4,000,000 = \$37,500 + 0.25% of project value
in excess of \$3,000,000

over \$4,000,000 = 1%

In instances where native or significant plant materials exist on a site prior to its development, the application of the standards in this subdivision may be adjusted by the city to allow credit for such material, provided that such adjustment is consistent with the intent of this ordinance. The city may permit the seeding of areas reserved for future expansion of the development if consistent with the intent of this ordinance.

c) At least 25 percent of proposed new plantings must be species beneficial to pollinators derived from the city's native or native cultivar plant list, unless approved by the city. The city may allow credit for existing, native and/or significant plant materials beneficial to pollinators that are preserved as part of the landscape plan.

d) Not more than 25 percent of the required number of trees may be composed of any one species unless approved by the city. The following trees are not allowed as new plantings:

- 1) a species of the genus *Ulmus* (elm), except those elms bred to be immune to Dutch elm disease;
- 2) box-elder;
- 3) ash;
- 4) female ginkgo; or
- 5) Colorado spruce.

e) All new landscape trees and shrubs must meet the American Standard for Nursery Stock and American National Standard relating to planting guidelines, quality of stock and appropriate sizing of the root ball. Landscape trees must be balled and burlapped or moved from the growing site by tree spade. Deciduous trees will be not less than one and one quarter inches but not more than three inches caliper for balled and burlapped trees, and not less than three inches but not more than six inches caliper for spade-moved trees. Coniferous trees will not be less than six feet in height but no more than eight feet for balled and burlapped trees, and not less than eight feet in height but not more than fourteen feet for spade-moved coniferous trees.

The city may allow larger balled and burlapped or spade moved trees if these trees are accompanied with a three year guarantee.

f) In order to provide for adequate maintenance of landscaped areas, an irrigation system must be provided as part of each new development, except one and two-family dwellings and additions to existing structures that do not at least equal the floor area of the existing structure. The irrigation system must include a properly installed and operating rain sensor or other smart irrigation controller, and must be installed in all landscaped areas except areas to be preserved in a natural state.

(Amended by Ord. 2019-16, adopted July 22, 2019)

(2) **Allowable Tree Removal.**

- a. Following the concept plan review and alternative analysis, listed in Subsection 1107.2104, significant trees may be destroyed without any required replacement within the width of required easements for public streets, utilities and storm water ponding areas.
- b. In areas outside of the exempted areas listed in subsection (a), up to 35% of the total dbh inches of all significant trees may be removed without replacement or restitution.
- c. **Vacant Lot Development on Lots Platted Prior to January, 1996.** On individual lots, up to 35% of the total dbh inches of all significant trees may be removed for the installation of utilities, driveways and the building pad without tree replacement or restitution.
- d. **Redevelopment of Lots Platted Prior to January, 1996, and Developed Lots.** On previously platted and developed lots, where the structures have been removed or destroyed to more than 50% of the current market value, up to 35% of the total dbh inches of all significant trees may be removed for the installation of utilities, driveways and building pads without tree replacement or resolution.
- e. Significant trees in excess of the limitations of this Section may be removed, provided all trees removed in excess of said limitations shall be replaced in accordance with the Tree Replacement Formula.

(3) **Tree Replacement Formula.** Replacement of removed or disturbed trees in excess of the percentage allowed by this subsection shall be according to the following guidelines:

- a. For development which exceeds the percentage of allowable removal of significant trees, all trees shall be replaced at the ratio of 1/2 caliper inch per 1 dbh inch removed.
- b. For each heritage tree saved, the developer may receive credit towards the required replacement trees. This credit will be at a rate of 2 caliper inches for each 1 dbh inch saved. To receive this credit, the applicant must demonstrate that extraordinary measures have been taken to preserve the heritage trees that otherwise would not be saved.
- c. The Community Development Director or his/her designee, in their sole discretion, may allow a portion of the requirement for replacement trees to be satisfied through an approved landscape plan that may include understory trees, shrubs, and landscape beds; however, in any case, 80% of the required replacement trees shall be satisfied through overstory trees. The overall landscape plan must be approved prior to construction of any lots within the development. This option is at the discretion of the Community Development Director or his/her designee.
- d. Required replacement trees shall be planted on private property on the site being developed. If the applicant demonstrates to the satisfaction

of the Community Development Director or his/her designee that it is not practical or reasonable to plant all or some of the required replacement trees on private property on the site, the applicant may meet the tree replacement requirements through one or a combination of the following:

- Trees may be planted on City owned or managed land on the site being developed as approved by the Community Development Director or his/her designee; or
- Trees may be planted on City owned or managed land off the site being developed as approved by the Community Development Director or his/her designee; or
- Trees may be planted on other private property within the City with permission of the property owner developed as approved by the Community Development Director or his/her designee. If a buffer area as defined by the natural resource corridor map is on said property, replacement trees shall be planted in the buffer area first.
- Upon request of the applicant, applicant may make a cash payment to City to be used for planting of trees within the City or to subsidize trees sold to the City's residents; such payment shall be per caliper inch required as reflected in the current City of Prior Lake fee schedule.

*the above listed options are listed in the order that the City of Prior Lake will consider replacement.

- e. Minimum sizes for replacement trees shall be:
 - Deciduous - 1 1/2" caliper or #20 container
 - Coniferous - 6 feet in height or #20 container
- f. Replacement trees shall be from balled and burlapped, certified nursery stock as defined and controlled by Minnesota Statutes §18.44 through 18.61, the Plant Pest Act, as may be amended from time to time. Replacement trees may also be from bare root stock, provided the trees are planted no later than May 15th, and the planting is inspected by the City.
- g. Replacement trees shall be covered by a minimum 1-year guarantee.
- h. Replacement trees shall be of a species similar to other trees found on the site where removal has taken place, or shall be selected from the list of significant coniferous and deciduous trees found in the Public Works Design Manual. Selection of replacement tree types for use on public sites shall be at the sole discretion of the City.
- i. Where heritage trees have been removed, replacement trees shall consist of the same species as the removed heritage tree, or a tree that has the same potential value as the removed heritage tree. This value shall be certified by a certified forester or arborist. For the purposes of this paragraph, value is defined as a species which has the same growth and life potential as the removed tree.

credit, cash deposit or other instrument which provides an equal performance guarantee to the City.

(i) **Redevelopment Compliance.**

- (1) Redevelopment or Large Addition. When either full redevelopment of a site is proposed or an addition that would increase total floor area on a site by 25 percent or more, a landscape plan for the entire site, demonstrating compliance with the requirements of this Section, must be submitted for approval.
- (2) Small Addition. When an addition is proposed that would increase total floor area on a site by less than 25 percent, but would physically impact existing landscaping, a modified landscape plan for the portion of the site affected by the addition, demonstrating compliance with the requirements of this Section, must be submitted for approval.
- (3) Constrained Sites. The City recognizes that highly constrained redevelopment sites may have difficulty meeting the requirements of Section 19.52. Given that the City seeks to encourage rather than impede redevelopment, highly constrained redevelopment sites may seek relief from landscape standards through the planned development process. In considering planned development flexibility to landscape standards, the City shall:
 - (A) balance the public interest in promoting redevelopment with the public interest in providing landscaping; and
 - (B) consider whether reduced landscaping levels are balanced by alternative methods of providing visual interest to the site including but not limited to sculpture, public art or higher quality landscaping materials.

SEC. 19.53. RESERVED. [MAINTENANCE.

~~In all districts, all screening, including landscaping, fencing, and other structures, whether required or not, shall be maintained so as not to be unsightly or constitute a nuisance to adjoining property and so as to be in accordance with any approved plans. Screening is "unsightly" when it is dilapidated, when it is in need of paint or peeling, when its materials are broken, crumbling, decaying, warping, or falling apart, or, in the case of landscaping, when plant materials are diseased or dying.]~~

SEC. 19.57.01. STEEP SLOPES.

(d) **Special Provisions.**

- (3) **Mitigation.** When the City Council grants relief from the requirements of this Section by granting of a variance, approval of a Planned Development (PD) overlay district, approval of a conditional use permit for a Neighborhood Unit Development or other action, the City Council may require mitigation of the effects of surface runoff on steep slopes by any reasonable method, including but not limited to:
 - (i) **Trees.** The City Council may require applicants to plant additional trees to intercept rain water on open portions of the lot. Any ["shade" tree listed in Section 18.02(A) of this Code which has a diameter of two inches or more at breast height, or any "evergreen" tree listed in Section 18.02(C) which is five] overstory tree of 2 and ½ caliper inches or greater or any evergreen tree of

otherwise established by the Planning Department. An earth berm may be used, but shall not be used to achieve more than eight (8) feet of the required screen. The planting plan and type of plantings shall require the approval of the Planning Department.

- b. A fence may also be installed, but not in lieu of the greenbelt. The fence shall be constructed of masonry, brick, or wood, except as otherwise provided herein. Such fence shall provide an eighty (80) percent opaque screening effect and shall be a minimum of six (6) feet in height but shall not exceed eight (8) feet in height. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection, unless otherwise established by the Planning Department. The design and materials used in constructing a required screening fence shall be subject to the approval of the Planning Department. Fences in excess of eight (8) feet in height shall require an administrative permit subject to the approval of the Planning Department.

2. Screening Standards

- a. Deciduous trees shall be planted not more than forty (40) feet apart. Evergreen trees intended for screening shall be planted not more than twelve (12) feet apart or depending on the plant spread.
- b. Where plant materials are planted in two (2) or more rows, plantings shall be staggered in rows unless otherwise approved by the Planning Department.
- c. Required screening does not count towards minimum landscape requirements identified in section 4-4-2.

4-4-2 Required Landscaping

The preservation of existing trees and vegetation, as well as the planting of new trees and vegetation, can significantly add to the quality of the physical built environment. Trees can provide the following benefits to the community:

- Provide buffers and screens against noise, air pollution, and unsightly and incompatible uses;
- Reduce the hazards of flooding and aid in the control of erosion and storm water runoff;
- Act to moderate extremes of temperature and provide shade;
- Aid in energy conservation

New or expanding utility, commercial, industrial, and institutional uses shall be subject to mandatory landscape plan and specification requirements.

1. General Landscape Standards

- a. Said landscape plan shall include a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site.
- b. Said landscape plan shall be developed with an emphasis upon the entry focal areas, boundary or perimeter of the proposed site at points adjoining a public right-of-way, parking lot, other property and the immediate perimeter of the structure.
- c. The number of plantings shall be the greater of a.) 1 landscape unit per 40 feet of the site perimeter or b.) 1 landscape unit per 500 sq. ft. of gross building area.
- d. The target goal for site landscaping is that all existing and new tree canopies at full maturity cover at least five (5) to ten (10) percent of the entire developed site.
- e. All landscaping incorporated in said plan shall conform to the following minimum sizes, standards and criteria:

A landscape unit shall be defined as one (1) of the following:

Landscape Unit	Potted/Container OR	OR	Balled and Burlapped
Deciduous/Shade trees	2.5 inch diameter/#25 container		2.5 inch diameter
Ornamental trees (flowering crabs, hawthorn, etc.)	6 – 8 feet in height/#7 container		2 inch diameter
Coniferous/Evergreen trees	---		6 feet
Tall shrubs and hedge material (evergreen or deciduous)	3 – 4 feet in height		3 – 4 feet in height
Low shrubs, deciduous Evergreen Spreading evergreens	18–24 inch potted/#2 - #10 container		24 – 30 inches 24 – 30 inches 18 – 24 inches

* Type and mode are dependent upon time of planting season, availability, and site conditions (soils, climate, groundwater, manmade irrigation, grading, etc.).

- f. For all landscape plans, at least 10% of the evergreen and/or deciduous trees must exceed the minimum size (to 8 feet high and 3½ inches caliper balled and burlapped respectively) to establish some diversity in size or enrichment of design intent.
 - g. The complement of trees fulfilling the minimum requirements shall provide a variety of vertical and horizontal plantings and landscape features to maintain a mix of plant types.
2. Design and Placement: The landscape plan shall articulate, shape and form the landscape design of the exterior space using landscape elements of plant materials, walks, terraces, fences, creative grading, sculpture, lighting, etc to create hard and soft elements into a composition form.
- a. All areas within the property lines (or beyond, if site grading extends beyond) shall be treated. All exterior areas not paved or designated as roads, parking, or storage must be planted into vegetation (lawns, ground covers, or shrubs).
 - b. At least 50% of the total building foundation perimeter shall be sodded or landscaped with approved ground cover, shrubbery, and trees.
 - c. Plant material centers shall not be located closer than three (3) feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Planning Department.
 - d. Where massing of plants or screening is intended, large deciduous shrubs shall be planted four (4) feet on center or closer, and/or, evergreen shrubs shall be planted three (3) feet on center or closer.
 - e. Turf slopes in excess of three to one (3:1) are prohibited, except as part of a rain garden design.
 - f. Trees and shrubs shall not be planted in the right of way.
 - g. All plants required as part of an approved landscaping plan shall be maintained and kept alive. Dead plants shall be replaced in accordance with the approved landscape plan.
3. Landscaping of Parking Areas (Landscaping provided in parking areas may be used to meet overall landscaping requirements):
- a. At least 3% of the total land area within the required parking and driveway areas of a site shall be landscaped for lots with less than 30 spaces. At least 5% of the land area shall be landscaped for sites

