

ARTICLE 6.00

LANDSCAPING AND SCREENING

Section 6.01 -- INTENT AND SCOPE OF REQUIREMENTS

A. Intent

Except where specifically noted, the provisions in this Article do not apply to single family and two-family residential uses. Landscaping enhances the visual image of the City, preserves natural features, improves property values, and alleviates the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. The provisions in this article are intended to set minimum standards for the design and use of landscaping, greenbelts, and screening, and for the protection and enhancement of the City's environment. More specifically, the intent of these provisions is to:

1. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
2. Protect and preserve the appearance, character, and value of the residential uses that abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,
3. Reduce soil erosion and depletion, and
4. Increase storm water retention, thereby helping to prevent flooding.

B. Scope of Application

No site plan shall be approved unless it shows landscaping consistent with the requirements of this Article. A Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been posted in accordance with the provisions set forth in Section 3.14. The requirements in this Article shall not apply to single family and two-family detached homes, unless otherwise specifically noted.

C. Minimum Requirements

The requirements in this Article are minimum requirements, and under no circumstances shall they preclude the developer and the City from agreeing to more extensive landscaping.

D. Summary of Regulations

The following table summarizes the landscaping regulations contained in this Article:

Table 6.1: SUMMARY OF MINIMUM LANDSCAPING REQUIREMENTS

Required Landscaping	Planting Requirements [1]					
	Landscaping Ratio	Minimum Height	Minimum Width	Deciduous or Evergreen Trees	Ornamental Trees	Deciduous or Evergreen Shrubs
General Site Landscaping	--	--	--	1 per 3,000 sq. ft. [2]	--	--
Landscaping Adjacent to Roads	--	--	10 ft.	1 per 40 lineal ft.	--	8 per 40 lineal ft.
Greenbelts	--	--	10 ft.	1 per 30 lineal ft.	--	[3]
Greenbelts used for Screening	--	6 ft.	10 ft.	[4]	--	--
Berms in Front Yard	--	[5]	[5]	1 per 40 lineal ft.	1 per 100 lineal ft.	8 per 40 lineal ft.
Berms used for Screening	--	3 ft.	[5]	[4]	--	--
Parking Lot Landscaping	20 sq. ft. per space	--	5 ft. [6]	1 per 300 sq. ft.	--	1 per 75 sq. ft.

Footnotes

- [1] See Sections 6.02 and 6.03 for detailed requirements.
- [2] General Site Landscaping for: mobile home parks: 2 trees plus 4 shrubs per lot. multiple family uses: 2 trees plus 4 shrubs per dwelling unit.
- [3] Eight (8) shrubs may be substituted for each tree.
- [4] Evergreens shall be closely spaced (no further than fifteen (15) feet apart) to form complete visual barrier within three (3) years.
- [5] Berms shall have slopes no steeper than one (1) foot vertical for each three (3) feet horizontal. Thus, the minimum width is equal to total height multiplied by three (3). Maximum height of berms in the front yard: three (3) feet.
- [6] Minimum area of each parking lot landscaped area: two hundred (200) square feet.

Section 6.02 -- GENERAL LANDSCAPING REQUIREMENTS

A. General Site Requirements

All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt, berms, or screening are required:

1. The site shall be planted with sod, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street property line. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro seed (grass seed).
2. A mixture of evergreen and deciduous trees shall be planted on non-residential parcels at the rate of one (1) tree per three thousand (3,000) square feet or portion thereof of any unpaved open area for which specific landscaping requirements do not appear later in this Article. Required trees may be planted at uniform intervals, at random, or in groupings.

B. Landscaping Adjacent to Streets

1. Planting Requirements

Where required, landscaping adjacent to streets shall comply with the following planting requirements (see Landscaping Adjacent to Roads diagram):

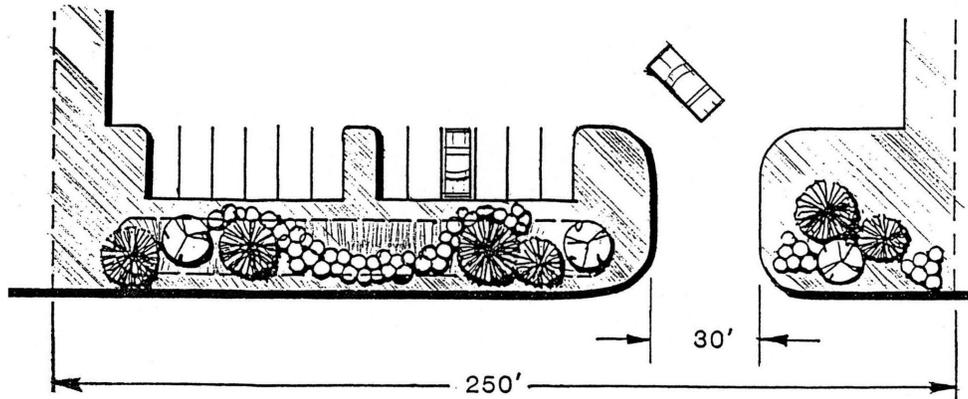
Table 6.2: LANDSCAPE MATERIAL PLANTING REQUIREMENTS

Type of Landscaping	Planting Requirements
Deciduous or Evergreen Tree	1 per 40 lineal feet of road frontage
Shrubs	8 per 40 lineal feet of road frontage

For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

2. Location and Dimensions

Required landscaping adjacent to streets shall be located totally on private property within a planting strip adjacent to the street right-of-way. The minimum width of the planting strip shall be ten (10) feet. All landscaping in the clear vision areas, adjacent to driveways, shall not exceed 30 inches in height.



Landscaping Adjacent to Roads

Length of Road Frontage: 250 feet minus 30-foot driveway = 220 feet

Required Number of Plants (Example)

Deciduous or Evergreen Trees	220 ft./40 ft.	=	6
Shrubs	220 ft./40 ft. x 8	=	44
TOTAL			50

C. Berms

Where required, berms shall conform to the following standards:

1. Dimensions

Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each two (2) feet horizontal (50 percent slope), with at least a two (2) foot flat area on top. Berms may undulate in height, subject to review and approval of berm design as shown on the site plan. Unless otherwise indicated, the maximum height of required berms shall be three (3) feet.

2. Protection from Erosion

Any required berm shall be planted with sod, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape.

3. Required Plantings

a. Berms located in the front yard of non-residential parcels

Berms located in the front yard of non-residential parcels shall be landscaped in accordance with the requirements for Landscaping Adjacent to Roads, Section 6.02, sub-section B.

b. Berms used for screening other than in the front yard

Berms used for screening other than in the front yard shall be landscaped in accordance with the requirements for Screening, Section 6.02, sub-section E.

4. Measurement of Berm Length

For the purpose of calculating required plant material, berm length shall be measured along the exterior edge of the berm.

D. Greenbelts

Where required, greenbelts shall conform to the following standards:

1. Measurement of Greenbelt Length

For the purposes of calculating required plant material, greenbelt length shall be measured along the exterior edge of the greenbelt.

2. Dimensions

The minimum width of the greenbelt shall be ten (10) feet.

3. General Planting Requirements

a. Sod or Ground Cover Requirements

Sod, ground cover, or other suitable live plant materials shall be planted over the entire greenbelt area, except where paved walkways are used.

b. Tree and Shrub Requirements

Except where the greenbelt is used for screening, a minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) lineal feet (or portion thereof) of required greenbelt. Alternatively, eight (8) shrubs may be substituted for each required tree. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

4. Greenbelts Used for Screening

Greenbelts used for screening shall be landscaped in accordance with the requirements for Screening, Section 6.02, sub-section E.

E. Screening

1. General Screening Requirements

Unless otherwise specified, wherever an evergreen or landscaped screen is required, screening shall consist of two rows of closely-spaced, staggered evergreen plantings (planted no more than fifteen (15) feet on-center) which can be reasonably expected to form a visual barrier that is at least six (6) feet above ground level within three (3) years of planting. A single row of evergreen screening planted ten (10) feet on center may be substituted if insufficient room exists to plant a staggered double row.

Deciduous plant materials may be used provided that a complete visual barrier shall be maintained throughout the year. Wherever screening is required adjacent to residentially zoned or used property, the screening shall be installed prior to the beginning of site grading and general construction, except where such activity would result in damage to the screening.

2. Screening of Equipment

Mechanical equipment, such as air compressors, pool pumps, transformers, sprinkler pumps, satellite dish antennae, air conditioners, and similar equipment shall be screened on all sides except those facing a building. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches. A three (3) foot open area shall be maintained around such equipment to facilitate repairs.

F. Parking Lot Landscaping

In addition to required screening, all off-street parking areas shall be landscaped as follows:

1. Landscaping Ratio

Off-street parking areas containing greater than ten (10) parking spaces shall be provided with at least twenty (20) square feet of interior landscaping per parking space. Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area.

2. Minimum Area

Landscaped areas in parking lots shall be no less than five (5) feet in any single dimension and no less than one hundred fifty (150) square feet in area. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles. Curb cuts which permit drainage of landscaped areas may be designed as part of required curbing.

3. Other Landscaping

Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.

4. Required Plantings

Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. A minimum of one (1) shrub shall be planted per seventy-five (75) square feet or fraction thereof of interior parking lot landscaping, and one (1) tree shall be planted per three hundred (300) square feet or fraction thereof of interior landscaped area. At least fifty percent (50%) of each interior landscaped area shall be covered by living plant material, such as sod, shrubs, ground cover, or trees. Plantings within parking lots shall comply with the requirements for unobstructed sight distance set forth in Section 3.09.A(5). The landscape plan shall indicate the types, sizes, and quantities of plant material proposed for such area.

H. Maintenance of Unobstructed Visibility For Drivers

All landscaping shall comply with the provisions concerning Unobstructed Sight Distance set forth in Section 3.09.A(5).

I. Landscaping of Divider Medians and Cul-de-Sacs

Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways is separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) lineal feet or portion thereof of median. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet. Curb cuts which permit drainage of landscaped areas may be designed as part of required curbing.

Cul-de-sacs and site entrances shall be landscaped with species tolerant of roadside conditions in Midland County.

J. Irrigation

The site plan shall indicate the proposed method of watering landscaped areas. Although not required, installation of an in-ground irrigation/sprinkler system is encouraged, particularly in front yards. Irrigation systems should be designed to prevent impervious surfaces.

Section 6.03 -- SPECIFIC LANDSCAPING REQUIREMENTS FOR ZONING DISTRICTS

A. Requirements for Commercial, Office, Community, Agricultural, and Industrial Districts

All lots or parcels located in commercial, office, community, agricultural, and industrial zoning districts shall comply with the following landscaping requirements:

1. General Site Landscaping

All developed portions of the site shall conform to the General Site Requirements in Section 6.02, sub-section A, except where specific landscape elements are required.

2. Landscaping Adjacent to Street

All commercial, office, and industrial developments shall comply with the requirements for landscaping adjacent to the street in Section 6.02, sub-section B.

3. Berm Requirements

A berm may be used to screen off-street parking from view of the street, in which case the berm shall be a maximum of three (3) feet in height, and shall be planted in accordance with Section 6.02, sub-section B. The berm shall be located totally on private property, adjacent to the street right-of-way.

4. Screening

Screening in the form of a landscaped berm or greenbelt shall be required wherever a non-residential use in a commercial, office, or industrial district abuts or is directly across the street from land zoned for residential purposes, and where loading areas would be visible from residential districts. Landscaped screening shall comply with the requirements in Section 6.02, sub-section E. If the length of the adjoining residentially zoned property is less than two hundred (200) feet, a wall or solid fence with a planting strip a minimum of three (3) feet in width may be erected in lieu of a berm or greenbelt.

The landscaping in the planting strip shall consist of appropriate landscaping material and be arranged to provide a maximum opacity to a minimum height of four (4) feet within three (3) years.

If a wall or fence is used instead of landscaping, the requirements in Article 7.00 shall be complied with, but a landscaped greenbelt shall be required on the side of the wall facing the residential district.

5. Parking Lot Landscaping

Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 6.02, sub-section F. Off-street parking areas containing five (5) or more parking spaces shall be screened on those sides which abut or are across the street from a residential zoning district. A landscape screen, berm, wall or fence may be used. Landscaped screening shall comply with the requirements in Section 6.02, sub-section E. If a wall or fence is used instead of landscaping, the requirements in Article 7.00 shall be complied with, but a landscaped greenbelt shall be required on the side of the wall facing the residential district.

B. Requirements for Multiple Family Developments

All lots or parcels of land used for multiple family developments shall comply with the following landscaping requirements:

1. General Site Landscaping

A minimum of two (2) deciduous or evergreen trees plus four (4) shrubs shall be planted per dwelling unit. Unless otherwise specified, required landscaping elsewhere in the multiple family developments shall not be counted in meeting these requirements for trees.

2. Landscaping Adjacent to Street

All multiple family developments shall comply with the requirements for landscaping adjacent to the street in Section 6.02 B.

3. Parking Lot Landscaping

Off-street parking areas in the front or side yard shall be screened with a hedge not less than three (3) feet in height or more than four (4) feet in height. Hedges shall comply with specifications for maintenance of unobstructed sight distance for drivers (Section 3.09.A(5)). Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 6.02 F.

4. Privacy Screen

Where multiple family dwellings are designed so that rear open areas or patio areas front onto a public street, a landscaped privacy screen shall be provided (see illustration on page 6-8). The screen may consist of a combination of trees, shrubs, and berms.

C. Requirements for Non-Residential Uses in Residential Districts

All non-residential uses located in residential zoning districts shall comply with the following landscaping requirements:

1. General Site Landscaping

All developed portions of the site shall conform to the General Site Requirements in Section 6.02 A, except where specific landscape elements are required.

2. Landscaping Adjacent to Street

All non-residential developments located in residential districts shall comply with the requirements for landscaping adjacent to the street in Section 6.02 B.

3. Berm Requirements

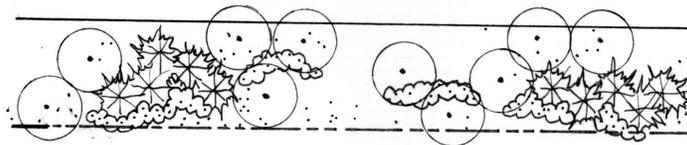
A berm may be used to screen off-street parking from view of the street, in which case the berm shall be a maximum of three (3) feet in height, and shall be planted in accordance with Section 6.02 B. The berm shall be located totally on private property, adjacent to the road right-of-way.

4. Screening

Screening in the form of a landscaped berm, greenbelt, or wall shall be required wherever a non-residential use abuts directly upon land zoned for residential purposes. Landscaped screening shall comply with the requirements in Section 6.02 E. If a wall is used instead of landscaping, the requirements in Article 7.00 shall be complied with, and a landscaped greenbelt shall be provided on the side of the wall facing the residential district.

5. Parking Lot Landscaping

Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 6.02 F. All off-street parking areas shall be screened from adjoining residential uses by a landscape screen, berm, wall or fence. Landscaped screening shall comply with the requirements in Section 6.02 E. If a wall is used instead of landscaping, the requirements in Article 7.00 shall be complied with, and a landscaped greenbelt shall be provided on the side of the wall facing residential uses.



PLAN



ELEVATION



SECTION

Privacy Screen

Section 6.04 -- STANDARDS FOR LANDSCAPE MATERIALS

Unless otherwise specified, all landscape materials shall comply with the following standards:

A. Non-Living Plant Material

Plastic and other non-living plant materials shall not be considered acceptable to meet the landscaping requirements of this Ordinance.

B. Plant Material Specifications

The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:

Table 6.4: SUMMARY OF PLANT MATERIAL SPECIFICATIONS^A

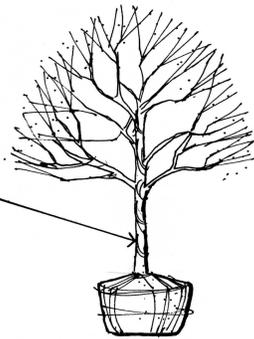
Landscape Material	Minimum Caliper	Minimum Height	Minimum Spread	Minimum Length
Large Deciduous Trees	2 in. ^B	4 ft. first branch	--	--
Ornamental Trees	1 ½ in. ^C	4 ft. first branch	--	--
Evergreen Trees	--	5 ft.	2 ½ ft.	--
Shrubs	--	2 ft.	2 ft.	--
Hedges	--	2 ft.	--	--

Footnotes

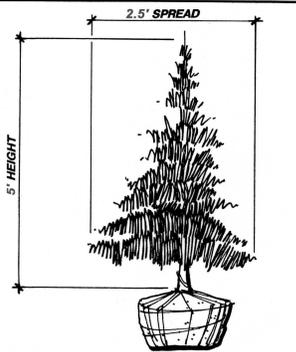
- A. See Section 6.04 for detailed requirements
- B. Measured twelve (12) inches above grade
- C. Measured six (6) inches above grade.

TREE CALIPER MEASUREMENTS
FOR NEW TREES ONLY;

TAKE MEASUREMENT
12" ABOVE GROUND
LEVEL

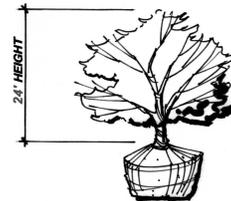


DECIDUOUS CANOPY TREE

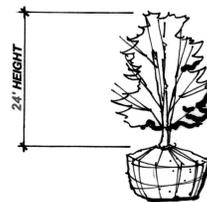


EVERGREEN TREE

Minimum Plant Sizes



DECIDUOUS SHRUB



UPRIGHT EVERGREEN SHRUB



SPREADING EVERGREEN SHRUB

Minimum Plant Sizes

1. Large Deciduous Trees

Deciduous shade trees shall be a minimum of two (2) inches in caliper measured twelve (12) inches above grade with the first branch a minimum of four (4) feet above grade when planted (see Table 6.4 and illustration on page 6-9).

2. Deciduous Ornamental Trees

Deciduous ornamental trees shall be a minimum of one and one-half (1-1/2) inches in caliper measured six (6) inches above grade with a minimum height of four (4) feet above grade when planted (see Table 6.4 and illustration on page 6-9).

3. Evergreen Trees

Evergreen trees shall be a minimum of five (5) feet in height when planted. Furthermore, evergreen trees shall have a minimum spread of two and one-half (2.5) feet, and the size of the burlapped root ball shall be at least ten (10) times the caliper measured six (6) inches above grade (see Table 6.4 and illustration on page 6-9).

4. Shrubs

Shrubs shall be a minimum of two (2) feet in height when planted. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted (see Table 6.4 and illustration on page 6-9).

5. Hedges

Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within two (2) years after planting, barring unusual growing conditions, such as drought or disease. Hedges shall be a minimum of two (2) feet in height when planted (see Table 6.4 and illustration on page 6-9).

6. Ground Cover

Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.

7. Suggested Plant Materials

Table 6.5 lists suggested (not required) plant materials:

Table 6.5: SUGGESTED PLANT MATERIALS

Common Name	Genus
LARGE DECIDUOUS TREES	
Oaks	Quercus
Hard Maples (except Japanese)	Acer
Hackberry	Celtis
Planetree (Sycamore)	Platanus
Birch	Betula
Beech	Fancus
Ginkgo (male)	Ginkgo
Honeylocust (thornless cultivars)	Gleditsia
Sweetgum	Liquidambar
Hophornbeam (Ironwood)	Ostrya
Linden	Tilia

Common Name	Genus
Hickory	Carya
Hornbeam (blue beech)	Carpinus
ORNAMENTAL DECIDUOUS TREES	
Amelanchier	Amelanchier
Redbud	Cercis
Dogwood (Tree form)	Cornus
Hawthorn	Crataegus
Flowering Crabapple	Malus (disease resistant cultivars only)
Flowering Plum (Tree form)	Prunus
Flowering Pear	Pyrus
Magnolia	Magnolia
Hornbeam	Carpinus
Rose of Sharon	Hibiscus
EVERGREEN TREES	
Fir	Abies
Hemlock	Tsuga
Spruce	Picea
Pine	Pinus
Douglas Fir	Pseudotsuga
Dwarf, Globe, Pendulous species/cultivars are not permitted	
NARROW EVERGREENS	
Juniper	Juniperus
Arborvitae	Thuja
Dwarf, Globe, Pendulous species/cultivars are not permitted	
LARGE SHRUBS	
Dogwood (Shrub form)	Cornus
Cotoneaster	Cotoneaster
Forsythia	Forsythia
Mock-Orange	Philadelphus
Sumac	Rhus
Lilac	Syringa
Viburnum	Viburnum
Witchhazel	Hamamelis
Euonymus	Euonymus
Privet	Ligustrum
Ninebark	Physocarpus
Juniper (Hetz, Pfitzer, Savin)	Juniper (evergreen)
Yew (Pyramidal, Japanese)	Taxus (evergreen)
SMALL SHRUBS – DECIDUOUS	
Barberry	Berberis
Quince	Chaenomeles
Boxwood	Buxus
Cotoneaster	Cotoneaster
Euonymus	Euonymus
Forsythia	Forsythia
Hydrangea	Hydrangea

Common Name	Genus
Holly	Ilex
Privet	Ligustrum
Potentilla	Potentilla
Currant	Ribes
Lilac	Syringia
Viburnum	Viburnum
Weigela	Weigela
SMALL SHRUBS – EVERGREEN	
Fir	Abies
False Cypress	Chamaecyparis
Juniper (Low Spreading)	Juniperus
Spruce	Picea
White Pine	Pinus
Yew (Globe/Spreading/Upright)	Taxus
Arborvitae	Thuja

10. Undesirable Plant Material

Use of plant materials that cause disruption to storm drainage or that are susceptible to pests or disease is not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the City:

- Ashes
- Box Elder
- American Elm
- Tree of Heaven
- European Barberry
- Poplar
- Willow
- Silver Maple
- Ginkgo (Female)
- Black Locust
- Honey Locust (with Thorns)
- Horse Chestnut (Nut Bearing)
- Cottonwood
- Mulberry

Section 6.05 -- INSTALLATION AND MAINTENANCE

The following standards shall be observed where installation and maintenance of landscape materials are required:

A. Installation

Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, hedges, and vines shall be generously mulched at the time of planting.

B. Installation of Perimeter Landscaping

Landscaping along the perimeter shall be installed prior to construction, except where such landscaping would be destroyed during construction.

C. Seeding or Sodding

Lots or parcels shall be seeded or sodded within ninety (90) days after occupancy.

D. Protection from Vehicles

Landscaping shall be protected from vehicles through use of curbs or wheel stops in parking lots. Landscape areas shall be elevated above the pavement to a height that is adequate to protect the plants from snow removal, salt, and other hazards.

E. Off-Season Planting Requirements

If development is completed during the off-season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season, in accordance with Section 3.14.

F. Maintenance

Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse and debris. A healthy, neat and orderly appearance includes proper pruning, regular mowing of lawns, and removal of all litter and the replacement of dead and unhealthy plant material. All unhealthy and dead plant material shall be replaced immediately upon notice from the Building Official, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season.

All landscaped areas shall be provided with a readily available and acceptable supply of water, with at least one spigot located within three hundred (300) feet of all plant material to be established and maintained. Trees, shrubs, and other plantings and lawn areas shall be watered regularly throughout the growing season.

All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Rotted, deteriorated, or damaged landscape elements shall be repaired, replaced, or removed.

Section 6.06 -- TREATMENT OF EXISTING PLANT MATERIAL

The following regulations shall apply to existing plant material:

A. Consideration of Existing Elements in the Landscape Design

In instances where healthy plant material exists on a site prior to its development, substitution of such plant material in place of the requirements set forth previously in this Article, provided such substitution is in keeping with the spirit and intent of this Article and the Ordinance in general, is permitted.

Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such landscaping is in conformance with the requirements of this section.

B. Preservation of Existing Plant Material

When tree preservation credits are deserved, site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are five (5) inches or greater in caliper, measured twelve (12) inches above grade. A single tree credit, if deserved, shall equal one (1) of the trees required by the provisions of this Article.

Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures shall be implemented, such as the placement of fencing or stakes at the drip line around each tree. No vehicle or other construction equipment or supplies shall be parked or stored within the drip line of any tree to be saved.

Trees to be preserved may provide credits toward the required trees for greenbelts, buffers, and parking lot landscaping. To obtain credit, the preserved trees shall be of a high quality and at least five (5) inches in caliper measured 12 inches above grade. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site.

The credit for preserved trees shall be as follows:

Table 6.7: PRESERVED TREE CREDITS

Caliper of Preserved Tree Measured 12 Inches Above Grade	Tree Landscaping Credits 1 credit = 1 required tree
Over 12 inches	3 credits
8 inches – 12 inches	2 credits
5 inches – 7.9 inches	1 credit

In the event that healthy trees which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, the removed trees shall be replaced with the same species as the damaged or removed tree, in accordance with the schedule in Table 6.8, unless otherwise approved by the Director of Planning and Community Development based on consideration of the site and building configuration, available planting space, and similar considerations:

Table 6.8: DAMAGED OR REMOVED TREE REPLACEMENT SCHEDULE

Caliper Measured 12 Inches Above Grade		Replacement Ratio
Damaged Tree	Replacement Tree	
Less than 6 inches	2 ½ to 3 inches	1 for 1
More than 6 inches	2 ½ to 3 inches	1 replacement tree for each 6 inches in caliper or fraction thereof of damaged tree

Section 6.07 -- MODIFICATIONS TO LANDSCAPE REQUIREMENTS

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the specific requirements outlined herein may be modified, provided that any such adjustment is in keeping with the intent of this Article and Ordinance in general. In determining whether a modification is appropriate, the approval authority shall consider whether the following conditions exist:

1. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
2. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
3. The public benefit intended by the landscape regulations could be better-achieved with a plan that varies from the strict requirements of the Ordinance.