

(e) A landscaping plan required by this Chapter shall be drawn to scale of not less than "one inch equals forty feet" and shall include the following:

- (1) Name and dimensions of all existing and proposed property lines, easements, buildings, driveways, parking areas and other physical improvements;
- (2) Botanical name and common name of all existing and proposed landscaping material as defined in Section 1331.06(d);
- (3) Botanical name and common name as well as caliper size of all existing trees or wooded areas. Wooded area may be identified with a general description stating size of area and general caliper size and type of trees;
- (4) Typical elevations and/or cross sections, and details as may be required;
- (5) Existing landscaping within ten (10) feet of the site shall be noted on the plan. The requirements of subsection (e)(3) hereof shall apply to this area also;
- (6) Title Block with the pertinent names and addresses, property owner, developer, person drawing the plan and applicable Zoning district;
- (7) Site grading with a minimum of one-foot contour intervals must be included; and
- (8) Such additional information as the Enforcement Officer deems necessary to accomplish the purpose of this Chapter as set forth herein.
(Ord. 05-78. Passed 12-12-05.)

1331.06 LANDSCAPING STANDARDS.

(a) General Requirements. For all development following the effective date of this Chapter, the following requirements shall apply and be met regardless of whether a specific written plan is required by Section 1331.05.

- (1) Individual lots under RR, R1, R2, R3, PUD, and PND districts. There shall be tree plantings equal to one-half inch in caliper for every 500 square feet of surface covered by the structure. Such plantings shall be required within the lot. The Enforcement Officer may grant the applicant credit toward the tree planting requirements of this section for other proposed landscaping materials as defined by subsection (c) hereof which is to be located within the lot. Such credit shall be within the discretion of the Enforcement Officer with the intention of accomplishing the purpose of this Chapter set forth herein. No such credit shall be given for the street tree requirements of subsection (d) hereof, and, street tree planting requirements shall be fulfilled as outlined therein.
- (2) All other zoning districts except individual lots RR, R1, R2, R3, PUD, and PND. In addition to the requirements of subsection (b) hereof, the following shall apply: there shall be landscaped areas equal to twenty (20) square feet for every 1,000 square feet of building surface coverage area, or fraction thereof, and one inch in tree size for every 1,500 square feet of building surface coverage with a minimum tree caliper of 2 inches, whichever is greater. Such landscaped areas shall contain trees, planting beds, hedges, earthmounds, or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.

- (3) Parking lots. See subsection (b) hereof.
- (4) Existing tree credit. No new tree plantings shall be required if existing trees are healthy and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this Chapter and providing that such trees are evenly distributed throughout the development area and not confined either to isolated dense clusters or to the perimeter of the developed area as determined by the Enforcement Officer.
- (5) Existing material. Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the Enforcement Officer, such material meets the requirements and achieves the objectives.

(b) Interior Landscaping for Parking Areas. Any open parking area containing more than 4,000 square feet of area, or being comprised of twelve (12) or more vehicular parking spaces, shall provide "interior" landscaping that may be peninsular or island in nature and shall be distributed throughout the site. Interior landscaping shall equal not less than five percent (5%) of the total area of the parking lot.

(c) Landscaping at Driveway and Street Intersections. To insure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways and streets. Within this sight triangle, neither landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within the sight triangle, trees shall be permitted as long as, except during early growth stages, only the tree trunk is visible between the ground and eight feet above the ground, and/or otherwise does not present a traffic visibility hazard.

- (1) Driveway intersection sight triangle. At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb with the driveway edge, and by measuring from this point a distance of ten feet along the driveway to a point and a distance of twenty feet along the street curb to a point and connecting these points.
- (2) Street intersection sight triangle. At street intersections, the sight triangle shall be formed by measuring at least thirty-five feet along curb lines and connecting these points.

(d) Types of Landscape Materials. The proposed landscape materials must complement the form of the existing trees and plantings, as well as the development's general design and architecture. Landscaping design and material shall consist of the following:

- (1) Walls and fences. For any proposed new building, residential or otherwise, where stone fencing exists, such stone fencing shall be retained and improved as part of the approved landscaping, unless it is waived by the Planning and Zoning Commission.
- (2) Earth mounds. Earth mounds shall be physical barriers which shall block or screen the view similar to a hedge, fence or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion and facilitate drainage. Earthen mounds shall have a maximum slope of three to one or three feet horizontal space is required for each one-foot vertical change in elevation. The crest or top of the mound shall be rounded with elevation changes maintained one foot off of the centerline of the mounds.

- (3) Plants. All plant materials shall be living plants (artificial plants are prohibited) and shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
 - (4) Deciduous trees. Deciduous trees, trees which normally shed their leaves in the fall, shall be of a species having an average mature crown spread of greater than fifteen feet in Central Ohio and having trunk(s) which can be maintained with over five feet of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight foot clear wood requirements shall control. Trees having an average mature spread of crown less than fifteen feet may be substituted by grouping of the same so as to create the equivalent of a fifteen-foot crown spread.
 - (5) Evergreen trees. Evergreen trees shall be a minimum of five feet high with a ratio of height to spread of no less than five feet in height to three feet in spread.
 - (6) Shrubs and hedges. Shrubs and hedges shall be a minimum size of 3-gallon containers and reach 36" in height by the second year growing season. This shall not apply to planting intended as ground cover.
 - (7) Maintenance and installation. All shrubs, trees, grass, ground covers and other plantings shall be well-maintained, pruned, properly weeded and mulched and kept free of trash and other unsightly material and/or debris at all times.
 - (8) Plant material not surviving. Plant material which does not survive shall be replaced by the owner within three (3) months after the material dies.
 - (9) Replacement plants/materials. Replacement plants shall be of the same size, genus and species as originally planted.
 - (10) Failure to replace. Failure to replace plant material as required in this Chapter is a minor misdemeanor for each separate failure to replace the required landscape plant. See Section 1331.99 for penalties, including subsequent violations.
- (e) Street Tree Planting Requirements in All Zoning Districts.
- (1) Requirements. All builders are required to plant large or medium trees along the public streets of their developments in such a manner, type, quantity and location as required by the Enforcement Officer, who may consult with the Shade Tree Commission. Any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of occupancy of each unit. Small trees may be used upon application to and permission from the Enforcement Officer. Such request may be granted upon the showing by the applicant that the small trees are more appropriate for the area. Economic hardship shall not be a reason for not using medium or large trees. The following are requirements for street tree planting:
 - A. The tree to be planted must be a desirable tree species, as determined by the Enforcement Officer, in consultation with the Shade Tree Commission and the Master Street Tree Plan.

- B. The minimum spacing between the new street tree(s) and other trees shall be forty-five feet for large trees, thirty-five feet for medium trees, and twenty-five feet for small trees. (See Definitions) The maximum spacing between trees shall be fifty feet for large trees, forty feet for medium trees, and thirty feet for small trees.
 - C. The minimum distance between the tree and the edge of the street shall be four feet for a large tree, three feet for a medium tree and two feet for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edges of the street and the sidewalks shall be four feet for a large tree, three feet for a medium tree, and two feet for a small tree, thereby creating a minimum of an eight foot tree lawn for large trees, six foot tree lawn for medium tree and four foot tree lawn for small trees.
 - D. The tree location is to be at least thirty feet from street intersections and ten feet from fire hydrants, utility poles or drives.
 - E. A small tree is to be used when planting under or within ten lateral feet of overhead utility wires. A small or medium tree is to be used when planting within ten to twenty lateral feet of overhead utility wires.
 - F. The trees shall be of the genus and species as approved by the Enforcement Officer, who may consult with the Shade Tree Commission, to be planted continuous down each street as per the Street Tree Master Plan.
 - G. The minimum trunk caliper measured at six inches above the ground for all street trees shall be no less than two inches. The Developer shall be required to maintain and warrant the trees survivability for one year after each tree is inspected and approved by the Enforcement Officer and planted. During this one-year warranty and maintenance period, the Developer shall immediately replace any tree that fails to survive or that does not exhibit normal growth characteristics of health and vigor. Each tree replaced during the one-year warranty and maintenance period shall also be warranted and maintained by the Developer for a period of one-year. A final inspection shall be made at the end of the warranty period. All trees not exhibiting healthy, vigorous growing conditions, as determined by the Enforcement Officer, during the warranty period shall be replaced within one month at the expense of the Developer.
- (2) Tree topping. Tree topping shall be unlawful as a normal practice for any person to top any tree within the public right-of-way. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or trees under utility wires or other obstructions where other pruning practices are impractical are hereby exempted from this section, as determined by the Enforcement Officer.

- (3) Height of limbs over sidewalks, rights of way and streets. Tree limbs extending over a sidewalk and/or right of way shall be trimmed to such an extent that no portion of the same shall be less than seven feet above the sidewalks. Tree limbs extending over streets shall be trimmed to such an extent that no portion of the same shall interfere with visibility and the safe flow of traffic.
- (4) City Rights.
- A. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all streets, alleys, avenues, lanes and other public grounds as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds.
 - B. The Enforcement Officer may cause or order to be removed any tree or part thereof which is in an unsafe condition or which by areas of its nature is injurious to sewers, electric power lines, gas lines, water lines or other public improvements or is affected with any injurious fungus, insect or other pest.
 - C. This subdivision does not prohibit the planting of street trees by adjacent property owners provided that the selection and location of such trees is in accordance with the provisions of this Chapter.
- (5) Reducing treelawn. No person shall by any type of construction reduce the size of a treelawn without first procuring permission from the Enforcement Officer. A person who removes, damages or causes to be removed a public tree from the treelawn or other public place without prior approval shall be required to replace such tree at his/her own expense; the replacement tree shall have a minimum diameter of two inches.
(Ord. 05-78. Passed 12-12-05.)

1331.07 SCREENING STANDARDS.

(a) Landscaping for Accessory Uses, Service Structures, Cellular Towers and Communication Towers. Any accessory use, service structure or tower shall be sufficiently screened whenever located in or adjacent to any residential district, as determined by the Enforcement Officer.

(b) Screening of Service Areas and Loading Dock Areas.

- (1) All areas for parking, service, loading and unloading activities shall be screened along the entire lot line adjacent to or abutting a residential district or public right-of-way.
- (2) Screening shall consist of walls, fences, natural vegetation, or an acceptable combination of these elements, provided that screening shall be at least six feet, and walls and fencing no more than twelve feet in height. Natural vegetation shall be of a variety which shall attain six feet in height within four years of planting.
- (3) Natural growth screening during full foliage shall have a minimum opaqueness of seventy-five percent (75%). The use of year-round vegetation, such as pines or evergreens is encouraged. Vegetation shall be planted no closer than three feet to any property line.