



City of Farmington
354 W. Main Street
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PLANNING COMMISSION AGENDA
January 28, 2013

**A meeting of the Farmington Planning Commission will be held on
Monday, January 28, 2013 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 26, 2012
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. Set a Public Hearing date for Trail Plan.
5. Review Landscape Ordinance

1. ROLL CALL

PRESENT

Toni Bahn

Josh Clary

Gerry Harris

Matt Hutcherson

Judy Horne

Robert Mann

Bobby Wilson

ABSENT

Sean Schrader

2. APPROVAL OF MINUTES: The November minutes were unanimously approved.

3. Comments from Citizens: None

4. PUBLIC HEARING:

A. Renewal of Conditional Use Request-renewal of home daycare

(Farmington Family Daycare)

Property Location: 23 Ash

Presented by: Rebecca Keeton

The Planning Commission voted unanimously for renewal of conditional use request.

5. NEW BUSINESS

A. Variance Request-front setback

Property owned by: Keith Marrs

Property Location: Corner of Angus & Hwy. 62

Presented by: Bates & Associates.

If they did not get the front-setback approved it would not allow for canopy to be put over pumps due to shape of property. City-Building Inspector has no issues and said this request isn't unusual with shape of property. Engineer had no comments or anything detrimental to operation if set back is granted. It was asked why 50 ft. The answer was safety and that is normal amount. They asked about from 28 feet to 30 feet the answer was no. Josh asked if safety was our reason for setback would City be liable. City Attorney, Steve Tennant, said no.

The Variance was approved 6 to 0.

B. LARGE SCALE DEVELOPMENT- CASEY'S GENERAL STORE.

Property owned by: Keith Marrs

Property Location: Corner of Angus Hwy 62

Presented by: Bates and Associates, Inc.

It was stated that property split still lacks a signature. Chris Brackett, Engineer, referred to memo dated 11/26/2012 stating things that must be completed before approval.

The drainage and flooding was discussed and Chris said no one will be affected. There will be no flooding and a detention pond is being provided. The exterior of the building (just like others bricked) and the landscaping was also discussed.

No Public comments or questions.

Approval of LSD for Casey's General Store contingent upon all items on Chris Brackett's memo dated 11/26/12 and lot split being completed and Planning Commission would need to see a landscape plan before construction.

A motion to adjourn was made by Bobby Wilson and 2nd by Gerry Harris. All voted yes.

Secretary, Planning Commission

Chairman, Planning Commission

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING OF COMMERCIAL, MULTI-FAMILY HOUSING, INDUSTRIAL, INSTITUTIONAL, EDUCATIONAL, GOVERNMENTAL, AND ENTRYWAYS AND PARKS IN RESIDENTIAL DEVELOPMENTS IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL APPEARANCE, ENSURING SAFETY AND QUALITY OF LIFE OF THE CITY; PRESERVING EXISTING OPEN SPACE AND NATIVE EXISTING GREEN SPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE I STATEMENT OF PURPOSE

The landscaping requirements set forth herein are enacted to: promote the health, safety and general welfare of the citizens of Farmington; enhance the attractiveness of the City by establishing standards for landscaping of commercial, multi-family-housing, industrial, institutional, educational, governmental, and entryways and parks in residential developments; protect native and specimen trees from unnecessary removal and from damage during construction; prevent excessive grading of land during construction; provide for tree and other green material replacement; provide visual and sound buffers; improve air quality; slow or prevent storm water runoff; screen incompatible land uses; enhance appearance of parking lots; provide option of establishing parks within developments; provide enhanced habitat for wildlife; and ensure compliance with these standards by developers and remodelers.

ARTICLE II JURISDICTION

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas. This ordinance shall also apply to any land added to the city limits, for whatever reason, after the adoption of this ordinance.

ARTICLE III APPLICABILITY

The requirements of this ordinance shall apply in full, after the date that this ordinance is adopted, to the following for which a building permit is required by the City of Farmington:

- (1) Any commercial, multi-family-housing, industrial, institutional, educational, or governmental development
- (2) Any addition to an existing structure requiring building permit.
- (3) New residential developments entries or dedicated parks within new developments.
- (4) New parking lots or expansion of existing parking lots.

An individual who builds or remodels a home is excluded from requirements of this landscaping ordinance.

ARTICLE IV INFORMATION TO INCLUDE IN LANDSCAPE SITE PLAN

The following specific information must be shown on the Landscape Site Plan so that City Staff can review for ordinance compliance and plan approval. The information shall be prepared by a licensed landscape architect or landscape professional. Nine copies of the Landscape Plan must be submitted in a 24" x 36" format to the City Administrator.

- (1) Title of development project with names and contact information of project planner, developer, and owner; scale, date, legend, North Arrow, and general vicinity map indicating existing land

- uses abutting all boundaries of the proposed development; and Landscape Architect's or Landscaper contact information.
- (2) Street frontage buffer landscaping area marked with legend symbols for proposed landscaping See ARTICLE VI for specific requirements.
 - (3) Perimeter landscaping area marked with legend symbols for proposed landscaping as required in ARTICLE VII.
 - (4) Interior parking lot area and proposed landscaping, as required in ARTICLE VIII marked with legend symbols, including number of required and proposed parking spaces; location of ingress, egress, and access streets; location of pedestrian walkways and vehicular roadways.
 - (5) Percentage estimate of all existing vegetation that will be preserved within entire development.
 - (6) Specifically with regard to trees: Location, general species and size of existing trees, including all specimen trees, or trees with a DBH of six (6) inches or greater that are located within street buffer planting area(s), required side and rear buffers, parking lot areas, and other open areas indicating trees developer will preserve and trees developer requests to remove.
 - (7) All existing physical features such as streets, buildings, waterways, easements, service bays, loading areas, sidewalks and signs.
 - (8) Proposed height, footprint and setback of all buildings or other structures.
 - (9) Methods and details for protecting existing vegetation during construction; include color of flagging that will be used to designate saved trees.
 - (10) Plant list including plants, trees, and shrubs to be used in development with common name and botanical name.
 - (11) Installation details to ensure conformance with all required standards.
 - (12) Location, description and size of other landscape improvements such as sidewalks, walls, fences, screens, earth berms, storm water collection facilities such as rain gardens and detention ponds; sculptures, statues, fountains, street furniture, outdoor lighting, courtyards, or other paved areas.
 - (13) Location and type of all outdoor lighting used in the development including: light poles standards and fixtures showing location, number, height, and design type; and any lights that will be attached to buildings or other structures.
 - (14) "Sight-triangle" at entryways into development clearly marked and proposed landscaping. See Article V. General Provisions, J. - Sight-triangle Requirements at Entryways.
 - (15) Type of planned irrigation system(s).
 - (16) Planting and installation details needed to ensure conformance with all required standards of this ordinance.

- (17) Developer's guarantee that all plant materials will be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they will be replaced by developer during the next appropriate planting season.
- (18) Type of screening (fencing, vegetative, or combination of both) of mechanical equipment, outside storage buildings, and loading docks.
- (19) Placement of waste disposal bins and receptacles, including size, type, and height of screening.
- (21) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of screening that will shield them from public view.
- (22) Loading dock(s) location with type of screening indicated.

ARTICLE V GENERAL PROVISIONS

- A. All landscaping design plans must be designed with public safety in mind. Landscaping must not interfere with motorist or pedestrian visibility and safety.
- B. Landscaping must not interfere with the general function, safety, or accessibility of any gas, electric, water, sewer, telephone, television cable, or other utility easement; fire hydrant, traffic sign, or traffic signal.
- C. Preservation of trees with six inch (6") diameter or larger, historic trees, or specimen trees is strongly encouraged. Upon approval of City Staff, existing healthy trees and other native vegetation that can be preserved may be substituted one-for-one toward number of trees and shrubs required. Preserved trees must be shown on landscape site plan and must be clearly marked and protected by construction barriers before any construction will be allowed to begin.
- D. Trees, shrubs, and plants used in the landscape design shall:
 - (1) Be appropriate to the soil, sunlight, and soil-moisture conditions in which they are planted thus resulting in low maintenance, high-quality design, with limited water requirements. Vegetation native to the area is encouraged.
 - (2) Be high-quality, nursery-grown stock of healthy condition that meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986, or as may be amended in the future.
 - (3) Be planted in a manner that ensures availability of sufficient soil and water, and with sufficient weed barrier, irrigation system, and mulching, to sustain healthy growth.
 - (4) Be planted in protected areas where vehicular traffic will not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.
 - (5) Trees, shrubs and other vegetation, at planting, shall meet the following specifications:

Vegetation Type	Minimum Diameter (when measured at height of 4.5" above ground level)	Minimum Height at Planting
Shade trees	2"	Variable
Ornamental trees	1"	Variable
Evergreen trees		4'
	Container Size	
Shrubs	3 gallon	2'-3' feet depending on variety
Ornamental grasses	1 gallon	Variable

- (6) In site areas where it is impossible or impractical to plant trees, after consultation with, and approval by, city staff, 3-gallon-size shrubs may be substituted in the ratio of ten shrubs for one required shade tree. Substituted shrubbery must attain a mature height of at least four (4) feet or larger within one year of planting.
- (7) All vegetation planted should be non-invasive. (See ARTICLE XIV for list of invasives.)
- (8) Plant vegetation should be reasonably complementary with adjacent properties' landscaping and should not drastically alter adjacent properties' vegetation light requirements.

- E. Groundcover Requirements in specified landscape design areas:
 - (a) Living plant material. Grass or evergreen groundcover plants shall make up a minimum of 50% of the groundcover for landscaped areas. However, a larger percentage of evergreen groundcover is encouraged.
 - (b) Mulch. Wood mulch shall be placed in all areas where there is no grass or evergreen groundcover. Artificially colored mulch may not be used. The minimum depth of the wood mulch shall be two (2) inches. Weed barrier is required under all mulch material.
 - (c) Prohibited groundcover. Gravel, river gravel, white chat, pebbles, brick pavers, cement pavers, asphalt, concrete, aggregate pavement material or other pavement material is not appropriate non-living groundcover and may not be used. Invasive plants and invasive groundcover (listed in ARTICLE XIV) may not be used.

F. Although there are specific requirements for number of plants within certain areas of the development, massing, clustering, or grouping of required vegetative plant materials adds visual interest and is encouraged. The maximum distance between massed groups is twenty-five feet (25'). Such groupings must be integrated into a planting bed or in a curbed area for easier maintenance.

G. Landscaped areas must include an irrigation system to be approved by City Staff.

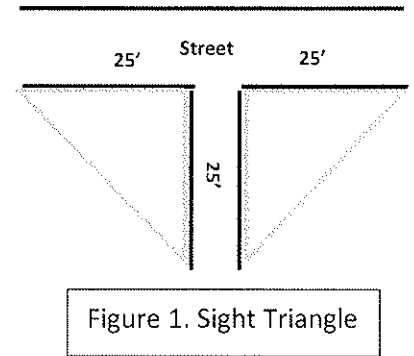
H. Required landscape areas shall not include artificial trees, shrubs, plants, or any synthetic carpeting designed to mimic grass.

I. Street and highway rights-of-way shall be restored and maintained with grass or other vegetative ground cover.

J. Be otherwise consistent with the intent of this ordinance.

K. **Sight-triangle requirements at entryways:**

Sight triangle shall measure twenty-five (25) feet along the entryway and twenty-five (25) feet along the public street or highway. Plantings in this critical entryway area must be planted so that pedestrian and motorist view of roadways will not be blocked. Vegetation height should be graduated, with first 3 feet of plantings nearest roadways and entryways having maximum height of two (2) feet at maturity. Other vegetation in the sight-triangle may be 30" to 48" in height at maturity. Trees may be included if limbs are trimmed to provide clear view of traffic for pedestrians and motorists.



L. Planting delays due to weather. If weather prevents the installation of required landscaping, the City of Farmington will require a performance bond to ensure that the required landscaping will be installed within a reasonable time period of up to four (4) months. Following the installation of the required landscaping and inspection by city personnel, the performance bond will be released.

M. Fencing and Landscaping of Detention and/or Water Quality Ponds

This subsection is not applicable to Industrial zones.

(1) Any proposed private detention and water quality ponds shall be fenced for safety and protection purposes.

(2) Facilities shall be landscaped by use of the following landscape elements which may be massed or grouped for best appearance:

a. One large or medium tree shall be planted per every thirty (30) linear feet around the detention and/or water quality pond; and

b. One ornamental tree shall be planted per every thirty (30) linear feet around the detention and/or water quality pond; and

c. One large shrub (minimum five (5) gallon size) shall be planted per five (5) linear feet around the perimeter of the detention pond.

(3) Exceptions to the screening requirement may be waived or reduced by the City Administrator if the facility is designed as a decorative site feature such as a small pool with fountain or pond with waterfall.

N. Refuse storage areas.

(1) All trash/refuse/garbage storage areas must be placed on the side of structure (toward the back) or behind the building.

(2) Shall be screened on all four (4) sides with an opaque fence of wood, brick, stucco, or other masonry that is at least as tall as the waste container(s). Plain, unembellished concrete blocks may not be used.

(3) Must be located at least 50 feet away from any residential or multi-family zoned property.

(4) Waste containers must be located on a reinforced concrete slab at least six inches thick and sloped to drain.

O. Mechanical equipment screening. All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a street or highway right-of-way, residential housing, or public park areas, must be screened from view or positioned so that they are not highly visible. Wall or ground-mounted equipment may be

screened by vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials, or a combination of both.

- P. Loading dock screening. This subsection applies to all sites with loading docks that are adjacent to non-Industrial zones.
- (1) Loading and service areas must be located at the side (toward the back of structure) or rear of buildings.
 - (2) Off-street loading areas must be screened from view from any street or adjacent property of differing land use.
 - (3) Loading areas must be screened on three sides by a wall, evergreen trees spaced every ten feet, or other screening device not less than eight (7') feet tall.
 - (5) Loading areas must not be located closer than 50 feet to any residential zone, unless loading area is wholly within an enclosed building.
 - (6) Screening materials shall be comprised of:
 - a. A 7-foot wall (minimum height) with similar exterior finish as primary structure
 - b. Evergreen Trees planted every 10 feet that will result in solid vegetative screening at least 7 feet in height within three (3) years;
 - c. A combination of evergreen tree and wall screening.
 - (7) Alternative screening plans that reflect innovative approaches to screening may be approved by the City Administrator.
- Q. Screening of walk-in coolers. This subsection is applicable to all developments and zones.
- (1) The screening of walk-in coolers shall be structurally integrated into the primary structure and composed of masonry materials similar to that of the primary structure.
 - (2) Screening must be the height of the cooler; wood board privacy fencing, masonry wall, vegetative screening or combination of these screens may be used.
 - (3) Alternative screening plans that reflect innovative approaches to screening may be approved by the City Administrator.
- R. In both new developments, and in existing commercial businesses where no previous landscaping and street frontage guidelines exist, items displayed for sale must be located a minimum of fifteen (15) feet from the right-of-way.
- S. Protection of Public Safety and Welfare.
Whenever deemed necessary to protect property being developed, or adjoining or nearby properties, or to otherwise promote the public health, safety or welfare, the City's representative or the Planning Commission may specify conditions to uphold the protection, safety and welfare of the public by requiring:
- (1) soil erosion protection (pursuant to Arkansas State Statute _____, (Steve will know state law to reference here requiring soil barriers)
 - (2) increased landscape areas and/or buffers, setback(s), berm(s), rain garden(s), detention ponds, or other adjustments to proposed landscape materials as required for public safety.
 - (3) Other requirements necessary for the safety and protection of the public.

ARTICLE VI STREET FRONTAGE BUFFER LANDSCAPING FOR COMMERCIAL, MULTI-FAMILY HOUSING, INDUSTRIAL, INSTITUTIONAL AND EDUCATIONAL DEVELOPMENTS

- A. Purpose.** To enhance the beauty of the City of Farmington; to provide an attractive transition from the public right-of-way to private property buildings and parking lots; to provide a safer environment in a parking lot located adjacent to a public right-of-way by shielding projecting headlights that may interfere with the vision of passing motorists or pedestrians.
- B. Universal Guidelines Regarding Street Frontage Buffer Areas.**
- (1) With approval of City Staff, several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
 - (2) Tree preservation is strongly encouraged. Existing native trees and shrubs may be preserved anywhere within the development. Preserved existing trees of 6" diameter or larger, historic trees, or specimen trees, may be substituted one-for-one in meeting the buffer requirements.
 - (3) A corner lot with two street/highway rights-of-way must be planted using the Street Frontage Buffer options. The remaining side and rear shall use the Landscaped Perimeter landscape requirements.
 - (4) The required minimum number of trees and shrubs may be spaced separately, or they may be clustered or grouped as best fits the development configuration and aesthetic appeal. The maximum distance between massed groups is twenty-five feet (25').
 - (5) All landscaped areas must be integrated into a curbed planting bed to ease maintenance and must utilize weed barrier and vegetative groundcover and wood mulch applied according to the standards in ARTICLE VI, VII, and VIII. Gravel and other banned groundcover shall not be used. See Article V. General Provisions, E. Groundcover Requirements.
 - (6) Any vegetation planted within three (3) feet of the right-of-way shall have maximum two (2) feet height at maturity and all other Sight Triangle Requirements must be applied. (See ARTICLE V. General Provisions, K. Sight Triangle Requirements.
 - (7) Minimum size of shade trees at time of planting shall be two inches (2") or greater diameter, measured at a height of six inches above the ground. Ornamental trees shall have one inch (1") diameter, measured at a height of six inches above the ground. Conifer trees may be used as ornamental trees and shall have a height of five feet (5') or greater at planting.
 - (8) Table 1. indicates number of vegetative items that must be planted within twenty-five linear feet (25') of street frontage. In some instances, adjustment of number of vegetative items within a designated twenty-five foot area may be made after approval by City Staff. If fewer than the standard number is requested for a twenty-five foot area, another designated area must receive additional plantings to make up the difference.

Table 1. Street Buffer Minimum Options - PER TWENTY-FIVE (25') LINEAR FEET

Type of Buffer	Shade Trees – 2” diameter @ 4.5’ above ground	Ornamental Trees – 1” diameter @ 4.5’ above ground	Shrubs – 3 Gallon size
15’ Street Frontage Buffer	1	1 Or 1 Conifer trees	10 (approx. 50% evergreen)
25’ Street Frontage Buffer	1	2 Or 2 Conifer trees	15 (approx. 50% evergreen)
Wall Buffer	1	1	10 (approx. 50% evergreen)
Landscaped Earth Berm Buffer	1	1	10 (approx. 50% evergreen)

C. Additional Street Frontage Buffer Requirements

(1) **Wall Buffer**

- (a) *Minimum height.* Minimum three (3) foot high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet must be specifically engineered for safety. Wrought iron fencing may also be used.
- (b) *Minimum wall setback.* Six (6) foot setback from street right-of-way is required to provide clear visibility.
- (c) Consideration should be given when constructing wall, due to utility easements within right-of-way area.

(2) **Landscaped Earth Berm Buffer.** May be used only if it does not negatively affect rainwater runoff drainage and does not impede view of pedestrian and vehicular traffic.

- (a) *Minimum height.* Two and one-half (2 ½) feet higher than the finished elevation of the parking lot, entryway, or roadway.
- (b) Plantings may be clustered to best fit location and size of berm for safety considerations.
- (c) Groundcover for berm shall be grass or evergreen groundcover.
- (d) *Sight-triangle requirements at entryways:* Earth berm shall not impede vision of street or other roadway. Due to raised berm, any vegetation that at maturity will exceed the sight-triangle height requirements at entryways shall not be allowed. See Article V. General Provisions, K. Sight-triangle Requirements at Entryways.

ARTICLE VII LANDSCAPED PERIMETER BUFFER - COMMERCIAL, MULTI-FAMILY, INDUSTRIAL, INSTITUTIONAL, AND EDUCATIONAL DEVELOPMENTS

A. Purpose. Perimeter landscaping is a peripheral planting strip along the side and rear lot lines that separates land uses /or properties. Perimeter landscaping prevents two adjacent commercial lots from becoming one large expanse of pavement; provides an aesthetically attractive separation between properties in

densely developed areas; provides noise abatement; prevents glare from headlights and property lighting; and enhances the general appearance of all properties.

B. General Requirements.

- (1) The Landscaping Plan for all proposed development shall show perimeter landscaping, in addition to landscaped street frontage buffer and interior parking lot islands that are required.
- (2) **Minimum Width.** A ten (10) foot landscaped perimeter buffer is required along the side and rear lot lines of a development even if perimeter landscaping is already in place in an adjacent developed lot. Perimeter landscaping should be reasonably complementary with adjacent properties' existing landscaping and should not interfere with sunlight requirements of existing vegetation.

(3) Landscaped Perimeter Buffer Minimum Options - PER TWENTY-FIVE (25') LINEAR FEET

Shade Tree – 2” diameter @ 4.5’ above ground OR Ornamental Tree – 1” diameter @ 4.5’ above ground	Shrubs – 3 Gallon size
1	5 (approx. 50% evergreen)

- (4) **Groundcover.** New plantings in perimeter landscaped areas should be mulched. However, preserved existing vegetation does not require mulch. (See Article V. General Provisions, E. Groundcover Requirements for specific type of mulch requirements.
- (5) **Massing/Grouping of Plantings.** Massing, clustering, or grouping of alternating plant materials with a combination of trees and shrubs provides visual interest and is encouraged. The maximum distance between massed groups is 25 feet. Massing should be integrated into a planting bed or in a curb area to ease maintenance.

C. Vehicular access. The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between adjacent lots and allowance may be made as necessary upon approval of City Staff.

D. Pavement. No pavement may extend within five (5) feet of the property line on any lot unless it is included with an entryway location.

E. Special Side and Rear Perimeter Screening Standards for Development Adjacent To Residential and Multi-Family Housing Zones.

When a commercial, industrial, institutional, educational or governmental development is adjacent to residential or multi-family zones, the landscaped perimeter standards are expanded to provide full screening by means of a physical barrier and landscaping.

- (1) The effective height of the physical barrier shall be a minimum of six feet (6') in height. Such a barrier may consist of wood or masonry fencing, walls, berms, and the use of plant material.

- (2) Plant material must be placed in front of the barrier to provide noise abatement. It shall be suitable size and density to provide 80% coverage of the six foot high barrier within three years of planting.
- (3) Required number of trees and shrubs. As many trees and shrubs as required to meet the 80% coverage of the physical barrier within three (3) years.
- (4) Tree preservation. Existing shade trees with DBH of six inches (6") or greater may be included as part of the vegetative screening.

ARTICLE VIII INTERIOR PARKING LOT LANDSCAPING IN COMMERCIAL, MULTI-FAMILY HOUSING, INDUSTRIAL, INSTITUTIONAL, AND EDUCATIONAL DEVELOPMENTS

- A. **Purpose.** To improve attractiveness of paved parking areas; provide shade and windbreaks; increase safe movement of vehicular and pedestrian traffic through parking areas; improve natural drainage system and ameliorate storm water runoff by increasing rainwater into the landscaped ground; reduce the level of carbon dioxide, and return oxygen to the atmosphere; and reduce noise and glare.
- B. **Applicability.** Interior parking lot landscaping requirements apply to any development or addition requiring a building permit from the City of Farmington which includes parking spaces for twelve (12) or more vehicles.
- C. **Calculating Parking Lot Landscaping Area.** Interior landscaping area shall generally include all areas within the paved boundaries of the parking lot, including planting islands, curbed areas, unusable corner land, parking spaces, and all interior driveways and aisles.
 - (1) Excluded from calculation of Interior Parking Lot: Driveways and aisles with no parking spaces located on either side, buildings, Street Frontage Buffer, and Landscaped Perimeter Buffer at sides and rear of the development.
 - (2) One landscaped island is required per every 12 parking spaces. When any additional new parking area is developed at a later time, one landscaped island per 12 parking spaces must be created.
 - (3) Dimensions of landscaped parking island shall be sized to accommodate twelve (12) parking spaces sized nine (9) feet by nineteen (19) feet each, and must be curbed to protect the tree and shrub landscaping.
 - (4) Exceptions:
 - (a) Exception 1: Landscaped planting islands are not required in any interior parking lot with less than twelve (12) parking spaces.
 - (b) Exception 2: Interior parking lots with more than 100 parking spaces must provide one (1) landscaped island per each 24 ? 30?? parking spaces.

D. Interior Parking Lot Landscaping Standards.

- (1) Minimum landscaping requirements for Interior Parking Island

Shade Tree – 2” diameter @ 4.5’ above ground OR Ornamental Tree – 1” diameter @ 4.5’ above ground	Shrubs – 3 Gallon size
1	Two (2) (approx. 50% evergreen) 3’ max. height at maturity

- (a) Ornamental Trees. Single trunked ornamental trees must be a minimum of 8 – 10 feet in height at maturity. Multi-trunked ornamental trees should not be planted in parking islands. In some parking lot layouts, existing mature trees with a minimum 6” DBH may be preserved and applied toward required trees.
 - (b) Species of trees with lower limbs that can be trimmed to allow a five-foot (5’) clearance for visibility and for clearance to open car doors should be planted.
- (2) Within each island, grouped or massed plantings are acceptable.
- (3) Due to visibility or other safety issues or structural constraints, with permission of City Staff, up to 20% of required interior parking lot landscaping may be added to the Street Frontage Buffer, Landscaped Perimeter Buffer, or inaccessible, unusable corners of parking area, if approved by city staff.
- (4) Any parking island with a waiver from planting trees and/or shrubs due to visibility or structural considerations must be planted with grass, groundcover, or a combination of both.
- (5) Groundcover. Any interior parking lot landscaped areas not dedicated to preserving existing vegetation must utilize weed barrier and groundcover or mulch. (See Article V. General Provisions, E. Groundcover Requirements, for types of groundcover that may be used.)

E. Special Screening Standards for Parking Lot Adjacent To Residential and Multi-Family Housing Zone.

When a commercial, industrial, institutional, educational or governmental development is adjacent to residential or multi-family zones, the Interior Parking landscaping standards are expanded to provide full screening by means of a physical barrier and landscaping. The location and construction of such screening shall be approved by City Staff.

- (1) The effective height of the physical barrier shall be a minimum of six feet (6’) in height. Such a barrier may consist of wood or masonry fencing, walls, berms, and the use of plant material.
- (2) Plant material must be placed in front of the barrier to provide noise abatement. It shall be suitable size and density to provide 80% coverage of the six foot high barrier within three years of planting.
- (3) Required number of trees and shrubs. As many trees and shrubs as required to meet the 80% coverage of the physical barrier within three (3) years.

- (4) Tree preservation. Existing shade trees with DBH of six inches (6") or greater may be included as part of the vegetative screening.

ARTICLE IX RESIDENTIAL DEVELOPMENT LANDSCAPING STANDARDS

A. Purpose. Landscaping is an integral, planned component of residential subdivisions that ties the entire development together, defines major entryways, defines vehicular and pedestrian roadways, increases property values, and enhances the overall aesthetic qualities of the development and the entire city. Where appropriate, landscaping provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic. Developers are encouraged to improve the residential development by utilizing some, or all, of these enhancements.

.B. Landscaping Requirements. The Landscaping Site Plan for a residential development shall show all landscaping of any entryways, Neighborhood park(s), Street Frontage Buffer, and/or designated public parking areas.

(1) A landscaped Street Frontage Buffer, when included in a development, shall use the following guidelines:

- (a) minimum width of fifteen (15) feet.
- (b) Trees – minimum of one shade tree (two inch diameter minimum) or one ornamental tree (one inch diameter minimum) per 25 linear feet.
- (c) Shrubs, ornamental grasses, and perennial flowering plants are optional but are encouraged.
- (d) Groundcover may be grass or other allowed groundcover in Article V. General Provisions, E. Groundcover Requirements.
- (e) Vegetative materials may be grouped or massed for optimal aesthetic value.

(2) Residential Development landscaped entryway(s) may be provided adjacent to some or all streets in a development. The main goal should be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant motorist and pedestrian entry into and out of residential development

(3) **Sight-triangle size.** Sight-triangle distances at the intersection of a public street and a residential development entryway shall have sides twenty-five (25) feet into the entryway and twenty-five (25) feet along a public street or highway. (See Article V. General Provisions, K. Sight-triangle Requirements at Entryways.)

(4) Public interior parking – must meet the requirements set forth in ARTICLE VIII - INTERIOR PARKING LOT LANDSCAPING – RESIDENTIAL, MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL LANDSCAPING REQUIREMENTS.

(5) Neighborhood parks, if dedicated to city, must meet requirements in ARTICLE X

C. Fences, Walls, and Hedges at Residential Entryways and Perimeters. Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and along property lines, providing no fence, wall or hedge may be located within fifteen (15) feet of an intersection with a public roadway. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations.

- (1) Fencing may consist of site-obscuring materials such as masonry, brick, or wood. None of these materials shall be utilized or installed in a manner that might cause bodily harm and injury to the general public.
- (2) Masonry walls shall have a minimum height of three (3) feet and shall be engineered and reinforced for public safety.
- (3) Barbed wire and other wire fencing is absolutely prohibited in residential developments of less than five acres. In allowed uses, barbed wire shall not project beyond the property line.
- (4) Chain link fencing shall be prohibited in residential development street frontage and entryways.

ARTICLE X. DEDICATION AND LANDSCAPING OF SMALL NEIGHBORHOOD PARKS OR LARGER CITY PARKS

- A. Purpose.** Parks provide opportunities for health and wellness through recreational opportunities, social engagement, neighborhood community building, increase neighborhood and city property values, and contribute to overall quality of life.
- B. Options for Developer.** Developers of private residential developments shall be encouraged to dedicate to the City of Farmington a small neighborhood park, or larger neighborhood park within the development. In lieu of dedicating park land, developer may pay a Farmington City Parks Development Fund Fee of \$350 for each new single-family unit or \$200 for each new multifamily unit.
- C. Use of Dedicated Land and/or Fees.** The land and/or fees received shall be used only for the purpose of providing park and recreational lands and facilities within the City of Farmington. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- D. Park Naming Rights.** Developer shall have naming rights for the park.
- E. Location of Park.** Ideally a park should be located within one-quarter (1/4) mile of the residential development it is intended to serve. The most suitable location for park may be determined by developer. Land, when dedicated, shall be shown on preliminary and final plats.
- F. Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and median strips; major utility easements over 30 feet wide; storm water retention ponds greater than three feet deep or with slope greater than 5:1; and irrigation ditches, swales, and storm water channels may not be dedicated as park land.
- G. Appropriate landscaping materials.** Developer is encouraged to preserve native specimen trees with a six-inch (6") or greater diameter, native historic trees, and native shrubs located in the proposed park area. Any additional landscaping materials may be chosen from the suggested lists of trees and shrubs in ARTICLE XIII. Perennial flowers, ornamental grasses, and bulb-flowers may be used.
- H. Park Essential Landscaping and Infrastructure.**
 1. Community green space with bench seating (Minimum of two benches)
 2. Bicycle Rack (Minimum of one rack to park four bikes).
 3. Identification sign (specifying contact number for maintenance or other concerns).

4. Open grass (turf) area
5. ADA accessible walking trail or path into park area
6. Trash receptacle
7. Vegetation planting requirements:
 - a. Five (5) shade trees.
 - b. Three (3) ornamental trees.
 - c. Two (2) evergreen trees.
 - d. Twenty (20) shrubs.
 - e. Perennials selection.
 - f. Ornamental grasses

However, fewer may be utilized if there are native trees, shrubs, grasses, and other vegetation that may be combined to make up total requirements.

8. Landscaping vegetative materials that must be planted may be selected from list of suggested landscape materials in ARTICLE XIII

9. At least one active-use enhancement. (Refer to I. Active-Use list in next section.)

I. Active-Use Park Enhancements . In addition to suggested landscaping and infrastructure, developer can further enhance the park by choosing among the following list of amenities. Developer has flexibility in the type of amenities to appeal to the specific demographic and recreational wishes of the homeowners. Placement and spacing of all elements must be done in a layout that provides maximum safety during park use and meets all safety standards.

- a. Children’s playground equipment
- b. Tennis court(s)
- c. Grass area for lawn sports
- d. Sand volleyball court
- e. Basketball goal
- f. Outdoor water features/ spraygrounds
- g. Hiking and/or biking trail
- h. Boulder play area or climbing structure
- i. Community garden(s)
- j. Frisbee/disk golf area
- k. Open turf sculpted as a play berm, mound or hill with a minimum three-foot height
- l. Other play features that include swings, spring toys, sand play, dramatic play, tetherball, etc.
- m. Shuffleboard.
- n. Other developer suggested amenities as deemed appropriate for demographic population of the development.
- o. Swimming pool.

J. Ideal Park Additions (Optional).

1. Lighting
2. Picnic table
3. Barbeque grill
4. Bathroom facilities
5. Gazebo or other roofed recreational facility
6. Natural area (minimum size 10,000 square feet)

7. Display garden
8. Drinking fountain
9. Water feature – passive water-based amenity such as fountains, ponds, waterfalls).

K. Ownership and Maintenance/Replacement. Parks shall be maintained by the developer and/or property owners within the development. Ownership by the development permits those residents who directly use the park to manage its usage and programming as demographics and recreational trends change over time. Maintenance by the development allows the direct costs of maintaining the park to be borne by residents who directly use the park. Maintenance of larger “Neighborhood Parks” dedicated to the City shall be the responsibility of the City of Farmington.

L. Park Design and Construction Standards. Developer will be responsible for the design and construction of the neighborhood park that complies with City standards for public improvements. City staff will review and approve the park design using City Design Standards.

ARTICLE XI LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

A. Installation. All landscaping must be done in accordance with this ordinance. Permits for building, paving, utilities or construction will not be issued until a Landscape Site Plan is approved by the City. The Landscape Site Plan must be submitted with the Site Plan.

(1) A certificate of occupancy will not be issued until the Landscape Plan approved by the City has been installed and a concurrence letter has been provided by the landscape architect, or other landscape professional.

(2) Delays in planting. If it would be impractical to plant trees, shrubs or grass, or to lay turf grass as the development project is finalized, due to weather conditions, the developer shall provide financial assurance by performance bond ? STEVE? to cover the cost of installing approved landscaping materials, plus labor costs that is acceptable to the City. The developer then has four (4) months from the date of the agreement to install the landscaping in compliance with the Landscape Site Plan. Following installation of the required landscaping and inspection and approval by city personnel, the performance bond will be released.

(3) Enforcement. If at the end of the four month period the landscaping has not been completed, City will notify property owner, tenant or agent, citing the violation and describing the action required to comply with this section. The owner, tenant, or agent will have thirty (30) days from date of said notice to comply with the approved Landscape Site Plan. If the landscaping is not installed within the allotted 30 days, the property owner, tenant, or agent is in violation of this Chapter. In addition to any other remedy available, to the City, the Certificate of Occupancy on that property may be revoked. ? STEVE?

B. Maintenance. The owner or her/his agent shall be responsible for the maintenance and repair of all landscaping materials and tree protection barriers during construction, as may be required by the provisions of this section.

- (1) Planting beds shall be mulched to prevent weed growth and maintain soil moisture.
- (2) Plant materials shall be pruned as required to maintain good health and structure.
- (3) Grass areas shall be kept mowed.
- (4) All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas.

- (5) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.
- (6) Any hazards to the general public such as dead limbs or vines on walkways must be removed.

C. Replacement. Trees and plants that die within one year of initial planting must be replaced within three (3) months of the death of the tree or other vegetation. Replacement trees or other vegetation must comply with same size requirements of this ordinance.

D. Fine for failure to maintain landscaping of property. (See Code _ Ask Steve_____)

ARTICLE XII DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide a visual and sound screening transition that reduces the impacts of one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. As a method of reducing the impact of noise and unsightly visual intrusions, an appropriate combination of more harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized.
3. *Buffer, vegetative* - that portion of a lot set aside with adequate natural existing and planted vegetation to promote the health, safety and general welfare of the public.
4. *Canopy (shade) tree* - a species of tree that will grow to a mature height of at least 40 feet with a spread of at least 30 feet.
5. *Critical root zone* - minimum area surrounding a tree that is considered essential to support the viability of the tree and is equal to a radius of one foot per inch of trunk diameter (DBH) and which should not be compacted during construction.
6. *Cultivated landscape area* - planted areas that are frequently maintained by mowing, irrigating, pruning, fertilizing, etc.
7. *DBH. (Diameter-at-breast height)* In the US, tree diameter is usually measured at 4.5 ft (137 cm) above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
8. *Damaged tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
9. *Deciduous* - any tree or shrub which drops its leaves at the end of a growing season.
10. *Drip line* - a vertical line extending from the outermost branches of a tree to the ground.
11. *Ecosystem* - a characteristic, assemblage of plant and animal life within a specific physical environment, and all interactions among species, and between species and their environment.
12. *Evergreen* - a shrub or tree with foliage that remains green year-round. This term does not imply only spruce, pine, arborvitae, fir, and cedar trees or shrubs such as holly, but rather any variety of shrub or tree that does not drop its leaves seasonally.
13. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
14. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, installed in a manner that provides continuous cover of the ground surface, and which normally reaches an average maximum height of not more than 24 inches at maturity.

15. *Hazardous tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
16. *Hedge* - a landscape barrier consisting of a continuous, dense planting of shrubs.
17. *Historic tree* - any protected tree(s) twenty-four (24) inches DBH or greater and/or has unique and intrinsic value to the general public because of its size, age, historic association, or ecological value.
18. *Irrigation system* - a permanent, artificial watering system designed to transport and distribute water to plants.
19. *Landscape architect* - as defined by the American Society of Landscape Architects; must be registered in the State of Arkansas.
20. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
21. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
22. *Native plant or tree*- a plant or tree that lives or grows naturally in a particular region without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)
23. *Neighborhood park* – dedicated park land of small size, often located in residential developments, but may also be included within commercial, multi-family, industrial, institutional, educational, and governmental developments.
24. *Open space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
25. *Ornamental tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
26. *Parking space* - that portion of a vehicle accommodation area set aside for the parking of one vehicle.
27. *Perimeter landscaping* - a green space buffer that surrounds the entire length of the sides and rear of a property.
28. *Plant community* - a natural association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.
29. *Plant species, prohibited* - those plants species which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
30. *Preserve areas* - vegetative areas required to be preserved by law.

31. *Professional landscaper* – landscape architect, landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
32. *Protected tree* - any self-supporting woody or fibrous perennial plant of a species that normally grows to a mature height of twenty-five (25) feet or greater and has a tree trunk DBH of twenty-four (24) inches or greater and is not an exempt tree. The term “protected tree” shall also apply to any replacement tree.
33. *Screen* - a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
34. *Shade tree* - usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy.
35. *Shrub* - a self-supporting, deciduous or evergreen, woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than six feet in height at maturity.
36. *Sight-triangle* - a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight-triangle on the area of the lot adjacent to the street intersections.
37. *Specimen tree* - self-supporting woody perennial plant with a DBH of ■ inches or greater for large trees and 10 inches for small trees, and/or being older than 15 years, of a very large size for their species, and/or being a rare variety. A specimen tree can also be a tree with exceptional aesthetic quality.
38. *Street frontage buffer* means the length of the property abutting one side of a main street or highway thoroughfare.
39. *Tree* - any self-supporting woody perennial plant which as a DBH* of two inches or more and which normally attains an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.
* In the US, tree diameter is usually measured at 4.5 ft (137 cm) above ground level. Measurement at this height is referred to as diameter at breast height or DBH. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
40. *Tree canopy* - the square footage of the aggregate of the canopy of all trees contained on a property.
41. *Understory* - assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.
42. *Vegetation, native* - any plant species with a geographic distribution indigenous to all or part of the state. Plant species which have been introduced by humans are not native vegetation.

43. *Viable* - when referring to a tree, shrub, or other type of plant, is one that in the judgment of the city official, is capable of sustaining its own life processes, unaided by humans, for a reasonable period of time.
44. *Woodlands, existing* - existing trees and shrubs of a number, size, and species that accomplish the same general function as new plantings.
45. *Xeriscape* - landscape methods which conserve water through the use of drought-tolerant plant and planting techniques.

XIII SUGGESTED LANDSCAPING MATERIALS – SHRUBS AND TREES, EVERGREEN AND DECIDUOUS

The following lists are intended as a guide; final selection should be made after consultation with local nurseries, landscape architects, and landscaping companies.

Shrubs for Northwest Arkansas		
Name	Scientific Name	Size: Height X Width; notes
Abelia, Glossy	<i>Abelia x grandiflora</i>	(Semi-evergreen), partial shade
Althea	<i>Hibiscus syriacus</i>	8' – 10' maintenance free, hardy, large attractive blooms
Arborvitae	<i>Thuja</i> species	Evergreen
Barberry	<i>Berberis</i> species	Evergreen and deciduous types; low maintenance, sun, all sizes from very small to large
Boxwood	<i>Buxus</i> species	Evergreen, hedges & borders, sun
Buckthorn	<i>Rhamnus frangula</i>	Upright dense, partial shade
Butterfly Bush	<i>Buddlei davidii</i>	Hardy, deciduous, flower spikes in summer, full sun
Chinese Juniper	<i>Juniperus chinensis</i>	Excellent ground cover for bankings and slopes; 6 feet tall and 4 feet wide at maturity.
Common Boxwood	<i>Buxus sempervirens</i>	2'-3' x 3' Good low maintenance hedge
Crapemyrtle	<i>Lagerstromia</i> species	Full sun, many bloom colors, all sizes
Cherry Laurel	<i>Prunus laurocerasus</i>	5'x5'; evergreen, white spiky flowers, sun to part sun
Chokeberry	<i>Aronia</i> species	Deciduous, red fall color, white berries, partial shade
Cotoneaster	<i>Cotoneaster</i> species	Deciduous, flowers & berries, sun
Creeping Juniper	<i>Juniperus horizontalis</i>	low spreading; prevents soil erosion, offers weed control; plant on hard-to-access areas; drought tolerant; low-maintenance
Elderberry	<i>Sambucus nigra</i>	Dark color; lemon-scented flowers; sun to part shade
Euonymus	<i>Euonymus japonicus</i>	Evergreen, many varieties, sun to partial shade
Euonymus	<i>Euonymus alatus</i>	Brilliant red in fall; semi-evergreen, full sun
Flowering Quince (Japonica)	<i>Chaenomelies speciosa</i>	Multi-stemmed; pink flowers; hardy; partial shade
Forsythia	<i>Forsythia</i> species	Hardy, deciduous, fast growing, full sun, yellow flowers in spring
Foster Holly	<i>Ilex x attenuata</i> 'Fosteri'	15-25' high x 8-12' wide
Fothergilla	<i>Fothergilla gardenia</i>	Grayish leaves/white flowers in spring; brilliant fall colors; sun to part shade
Fringe Flower	<i>Lorapetalum chinense</i>	3-6' feet high x 3-4' wide; hardy, evergreen, disease & insect resistant
Holly, Helli	<i>Ilex crenata</i> 'Helleri'	4' high x 5' wide; evergreen, full sun; needs water
Holly	<i>Ilex</i> species	Many sizes, leaf types, red berries
Holly, Japanese (Sky Pencil)	<i>Ilex crenata</i>	4-10' high x 2'-3' wide. narrowest at bottom, tapers out toward top of shrub; part shade, hardy
Hydrangea	<i>Hydrangea</i> species	Many sizes, prefers sun to part shade; large blooms
Juniper	<i>Juniperus</i> species	Evergreen, all sizes, sun
Juniper, Golden Pfitzer	<i>Juniperus chinensis</i> 'Pfitzeriana aurea'	Evergreen, yellow-green, sun, 3-5' tall x 10' wide
Lilac	<i>Syringa</i> species	Fragrant flowers; hardy; full sun

Mahonia	<i>Mahonia</i> species	Evergreen; leathery foliage, flowers & berries, hardy, part sun
Mugo Pine	<i>Pinus mugo Compacta</i>	Evergreen, 2-3' tall x 3-4' wide; part shade
Nandina	<i>Nandina domestica</i>	Small evergreen leaves; red berries, sun to part shade; 6-10' high x 3-5' wide
Nandina, Dwarf	<i>Nandina domestica</i> (Firepower - dwarf)	Dark red leaves, evergreen, no berries, 1-2' high x 2-3' wide
Oakleaf Holly	<i>Ilex</i> x ' <i>Conaf</i> '	Evergreen, 14' high x 8' wide; tall hedge or specimen; wider at base of shrub
Pieris	<i>Pieris</i> species	Evergreen, dark green with red new growth; sun to part shade
Silverberry	<i>Elaeagnus pungens</i>	Good screening, 8-10' high, part shade
Spirea-Vanhoutte's (bridal-wreath)	<i>Spiraea X vanhouttei</i>	Good screening, 10' high x 15' wide, sun, clusters of tiny white flowers
Spirea	<i>Spiraea</i> species	Many sizes, flower colors, full sun, hardy
Viburnum Wintergreen	<i>Viburnum rhytidophyllum</i>	Good screening, dense shrub; 15' tall, sun to part shade
Weigela	<i>Weigela</i> species	Many sizes, leaf color and type, full sun
Yew	<i>Taxus</i> species	Many sizes, soft needles, hardy, evergreen
Youpan Holly, Dwarf	<i>Ilex vomitoria 'Nana'</i>	3' high x 3-4' wide, hardy, evergreen
Youpan Holly	<i>Ilex</i> species	All sizes, evergreen, hardy
Ornamental Grasses		
Name	Scientific Name	Size: Height X Width; notes
Fountain Grass	<i>Pennisetum alopecuroides</i>	Slender green leaves 2-3', silvery plumes
Maiden Grass	<i>Miscanthus sinensis</i>	Slender silver leaves, fan-shaped plumes, sun
Pink Hair Grass, Muhly Grass	<i>Muhlenbergia capillaris</i>	Soft fuzzy pink, spikey foliage

Suggested Trees		
EVERGREEN	Scientific Name	Size: Height X Width
Austrian Pine		
Atlas Blue Cedar	<i>Cedrus atlantica</i>	
Japanese Black Pine	<i>Pinus thunbergii</i>	
Norway Spruce	<i>Picea abies</i>	
Colorado Blue Spruce		
Scotch pine	<i>Pinus sylvestris</i>	
White Pine	<i>Pinus albicaulis</i>	
DECIDUOUS TREES		
Crabapple, Flowering	<i>Malus</i> species	10'-25'
Cypress, Cypress	<i>Taxodium distichum</i>	50'-70' x 25'
Gingko (male trees only)	<i>Gingko Biloba</i>	55' x 15' (male var. does not produce seed pods)
Maple, Freeman	<i>Acer x freemanii 'Armstrong'</i>	50' x 15'
Maple, Norway	<i>Acer platanoides</i>	50' x 15'
Maple, Red	<i>Acer rubrum</i>	50' x 15'
Maple, Sugar	<i>Acer saccharum</i>	35' x 10'
Oak	<i>Quercus</i> species	60-100' x 50-90' many species, hardy
Oak, White	<i>Quercus alba</i>	60'-100' x 50'-90'
Oak, Willow	<i>Quercus phellos</i>	60'-80' x 30'-40'

River Birch	<i>Betula nigra</i>	40'-70' x 40'-60'
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	60' x 40' – seeds may cause litter problem
ORNAMENTAL TREES		
Dogwood, Flowering- Red	<i>Cornus kousa/florida</i>	20' x 25'
Eastern Redbud	<i>Cercis canadensis</i>	20' x 20'
Flowering Cherry	<i>Prunus species</i>	30'-40' x 30-40'
Golden Rain Tree	<i>Koelreuteria paniculata</i>	25' x 25'
Little Leaf Linden	<i>Tilia cordata</i>	50'-60'
Magnolia, Saucer	<i>Magnoliaceae species</i>	10'-15'
Maple, Japanese	<i>Acer palmatum</i>	15'-20' x 20', slow growing
Ornamental Plum	<i>Prunus cerasifera</i>	25'x25'
Weeping Cherry	<i>Prunus subhirtella</i>	20'- 30' x 15'-30' sun to part shade

XIV INSECT-PRONE OR INVASIVE TREES, SHRUBS, PLANTS; & BANNED LANDSCAPE MATERIALS

TREES		
American Elm	<i>Ulmus Americana</i>	
Bradford or Callery Pear	<i>Pyrus calleryana Decne</i>	
Castorbean (seeds are extremely poisonous)	<i>Ricinus communis L. (Euphorbiaceae)</i>	
Gingko (female plant) (flowers with unpleasant odor)	<i>Gingko biloba</i>	
Mimosa (Silk tree)	<i>Albizia julibrissin Duraz</i>	
Silver Leaf Maple	<i>Acer saccharinum</i>	
Sweetgum	<i>Liquidambar styraciflua</i>	
Tree of Heaven	<i>Ailanthus altissima (Mill.) Swingle</i>	
SHRUBS		
Autumn Olive	<i>Elaeagnus umbellata</i>	
Carolina laurel cherry	<i>Prunus caroliniana</i>	
Chinaberry	<i>Melia azedarach</i>	
Chinese photina	<i>Photina serratifolia</i>	
Chinese tallow tree	<i>Sapium sebiferum</i>	
Common privet	<i>Ligustrum vulgare</i>	
Moonflower (seeds can be hallucinogenic)	<i>Datura</i>	
Multiflora rose	<i>Rosa multiflora</i>	
Privet, Chinese	<i>Ligustrum sinense</i>	
Privet, Glossy	<i>Ligustrum lucidum</i>	
Thorny Olive	<i>Elaeagnus pungens</i>	
OTHER BANNED LANDSCAPE MATERIALS		
Amur Honeysuckle, Bush Honeysuckle)	<i>Lonicera maackii</i>	
Asian fly honeysuckle, Japanese Honeysuckle	<i>Lonicera morrowii & Lonicera japonica</i>	
Bamboo		
Beefsteak Plant (toxic to cattle)		
Cogongrass, Shrubby Lespedeza, Chinese Lespedeza	<i>Imperatica cylindrica</i>	
English Ivy	<i>Hedera helix L.</i>	
Gravel, chat, pebbles or other small stones often used as mulch, or for driveways		
Morning Glory vines		
Thistle		

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