



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

***PLANNING COMMISSION AGENDA***  
***February 22, 2016***

**A meeting of the Farmington Planning Commission will be held on  
Monday, February 22, 2016 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 23, 2015
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. **PUBLIC HEARING**
  - A. **Variance request:** Farmington Public Schools (High School) requesting variance from landscape perimeter requirements.  
**Property owned by:** Farmington Public Schools  
**Property Location:** Hwy. 170.  
**Presented by:** Bates & Associates, Inc.
5. Annual election of Officers
6. Discuss landscape ordinance.

**Planning Commission Minutes**  
**November 23, 2015**

**1. ROLL CALL** – Meeting was called to order by Vice Chair Gerry Harris. A quorum was present.

**PRESENT**

Jay Moore

Sean Schader

Matt Hutcherson

Toni Bahn

Robert Mann, Chair (arrived late due to traffic)

Gerry Harris, Vice Chair, presided until Chair Robert Mann arrived

Judy Horne

Bobby Wilson

**ABSENT**

None

**City Employees Present:** Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

**2. Approval of Minutes:** Minutes of October 26, 2015 were unanimously approved as written.

**3. Comments from Citizens:** There were no comments from citizens.

**4. New Business: Large Scale Development for Farmington High School Phase II**

Jeff Bates of Bates & Associates, Inc. was present to discuss the LSD for the Farmington School District's property located at 12329 N. Highway 170.

Chris Brackett, engineer for the City discussed his recommendations and explained that the LSD should be approved conditionally based upon his comments:

- 1) Variance request for landscaping must be submitted and approved by Planning Commission prior to final approval of construction plans.
- 2) 2 copies of filed easement plat must be submitted prior to final approval.
- 3) Any sewer improvements must be reviewed and approved by City of Fayetteville Engineering Department and Arkansas Department of Health before any construction activities.
- 4) Any water improvements must be reviewed and approved by Washington Water Authority and Arkansas Department of Health prior to any construction activities.
- 5) A completed Grading Permit Application and fee must be submitted prior to final approval of plans; preconstruction conference required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for best management practices will be required to attend the conference.

6) After a final review set of plans and drainage report has been approved by McGoodwin Williams & Yates, applicant shall submit to City three (3) sets of full-size plans and one (1) set of half-size plans that have been sealed by the engineer for final approval and distribution.

7) In discussion at the meeting, it was also noted that the owner wishes to pay a fee in lieu of immediately making required sidewalk improvements to Highway 170 and then wait until highway construction is done at which time the sidewalks can be constructed. A cost will be determined by Chris Brackett, the City, and Garver representatives.

Chairman Mann called for question regarding approval of the Large Scale Development plan for Farmington High School Phase II with the above-mentioned conditions. Upon roll call, motion passed unanimously.

**5. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson and passed unanimously.

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Judy Horne  
Secretary, Planning Commission

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Robert Mann  
Chair, Planning Commission

# City of Farmington Application for Variance



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Farmington Public Schools Day Phone: 479-266-1860  
278 W. Main Street

Address: Farmington, AR Fax: \_\_\_\_\_

Representative: Bates & Associates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Fax: \_\_\_\_\_

Property Owner: Same as applicant Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant — Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

### Property Description

Site Address - Hwy 170

Current Zoning -- SCHOOL

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

### Type of variance requested and reason for request:

We are requesting a variance to the Landscape Perimeter Requirements.  
There is a large portion of the property that is not being proposed for  
improvements. There are also some other existing improvements.  
Farmington Public Schools is proposing to plant required plantings along  
HWY 170 as shown in the LSD and additional plantings within the  
property for better aesthetics for the young people going to school there.

### Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

# RECEIPT

DATE 12-23-15

No. 516367

RECEIVED FROM Boley & Assoc

\$ 25.00

Twenty five & no/100 DOLLARS  
Variance - FHS - landscape

FOR RENT  
 FOR

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY [Signature]



**Bates &  
Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

December 14<sup>th</sup>, 2015

City of Farmington  
354 W. Main Street  
Farmington, AR 72730

**RE: Farmington High School Landscape Variance**

Dear Commissioners,

Farmington Public Schools requests a variance in the perimeter and frontage landscaping for the High School expansion. This is only a partial variance. The majority of the property is either already developed with the recently built Gymnasium or slated for future improvements like the Football Field and Field House. Also, there isn't much development in the area that needs to be shielded from the High School expansion. The required numbers and the proposed numbers are shown on the Landscape Plan within the Large Scale Plans.

Please see the Large Scale Plans for more details.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

**Bates & Associates, Inc.**

Geoffrey H. Bates, P.E.



354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

Date: January 26, 2016  
From: Melissa McCarville, Business Manager  
Re: Landscape Variance Request – Farmington High School

You were previously notified of a Planning Commission meeting to be held on January 25, 2016 to discuss a request from the Farmington School District for a landscape variance. The meeting was not held due to lack of a quorum of the Farmington Planning Commission.

The meeting has been rescheduled for February 22, 2016, 6:00 p.m. at City Hall in Farmington. If you have questions or concerns about this request please attend the meeting or written comments can be emailed to: [melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov). If you have questions or concerns about this request you may also call: 479-267-3865.

## NOTICE OF PUBLIC MEETING

### Legal description for variance request:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING AN EXISTING STATE MONUMENT, THENCE S89°59'54"E 732.87' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 540.34' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 33.96' TO AN EXISTING RAILROAD SPIKE, THENCE S0°02'52"E 1486.32' TO AN EXISTING SURVEY MARKER, THENCE S89°57'26"W 38.91' TO AN EXISTING 5.8" REBAR, THENCE S89°59'09"W 1280.97' TO AN EXISTING 3/8" REBAR, THENCE N0°03'24"E 1486.72' TO THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### Variance Requests:

Farmington Public Schools requests a variance in the perimeter and frontage landscaping for the High School expansion. This is only a partial primarily because there is little housing around the property and the majority of the property is either already developed or planned for future development. The School system would like to phase the landscaping as it builds out the property.

A public meeting to consider this request for variance at the above described property will be held on the 25<sup>th</sup> day of January, 2015 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



7015 0640 0000 1689 1534

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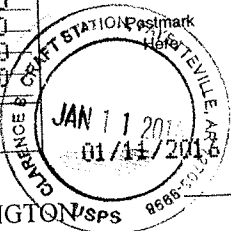
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FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$2.80	07
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CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730



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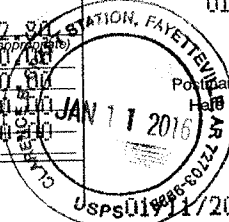
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FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730



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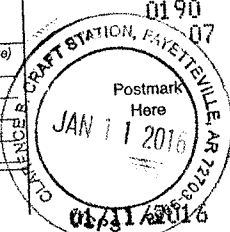
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TAYLOR, DARRIN L & TRACY M  
12394 N HWY 170  
FARMINGTON, AR 72730-9671



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FARMINGTON UNITED  
METHODIST CHURCH INC  
PO BOX 42  
FARMINGTON, AR 72730



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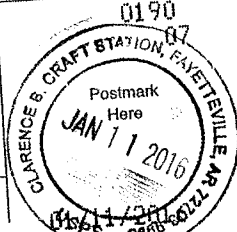
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Total \$6.74

JOHNSON, JUSTIN J & ALISON  
12362 HWY 170  
FARMINGTON, AR 72730



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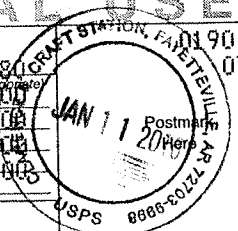
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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Total \$6.74

DAVIS, RICHARD K  
12348 N HWY 170  
FARMINGTON, AR 72730-9671



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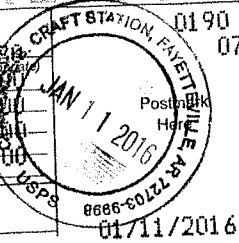
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
<b>Total Postage and Fees</b>	<b>\$6.74</b>

Send to:  
 LACY, ALEX B JR & MARY LOIS  
 12266 N HWY 170  
 FARMINGTON, AR 72730-9670



PS Form 3800, January 2012

Instructions

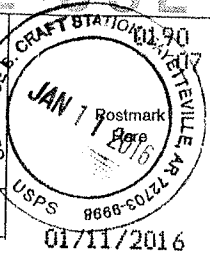
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Postage	\$0.49
<b>Total</b>	<b>\$6.74</b>

Send to:  
 UNRATH, RONALD A & JUDITH N  
 10990 BLUE SKY RD  
 FARMINGTON, AR 72730



PS Form 3800, January 2012

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FAYETTEVILLE, AR 72702

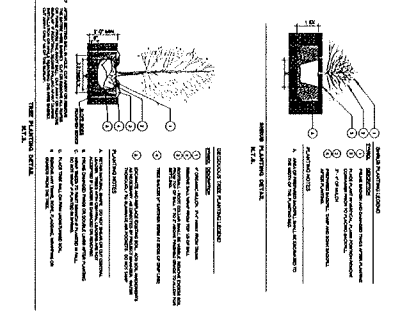
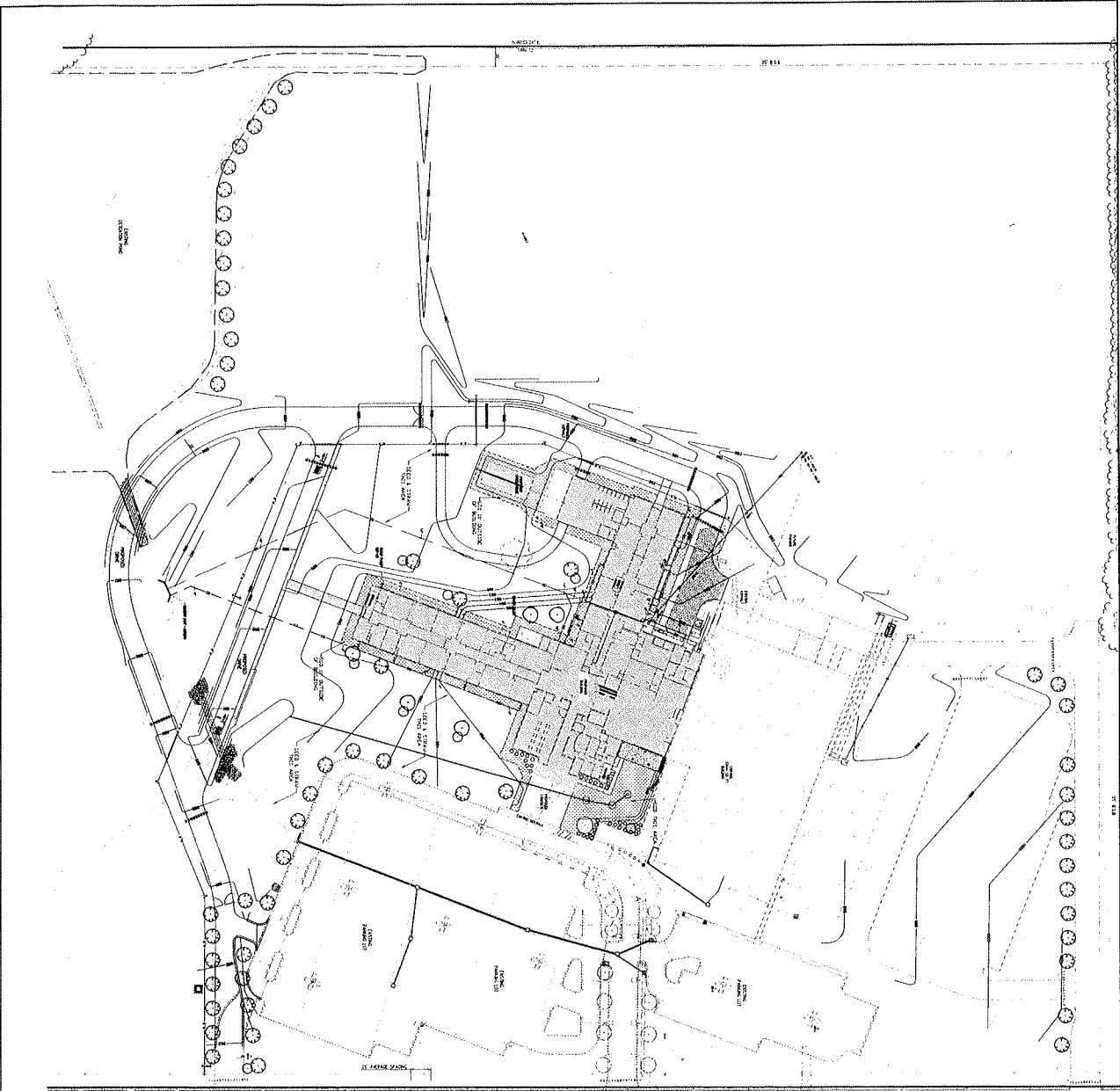
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
<b>Total P</b>	<b>\$6.74</b>

Send to:  
 MASHBURN, MICHAEL H  
 PO BOX 4628  
 FAYETTEVILLE, AR 72702-4628



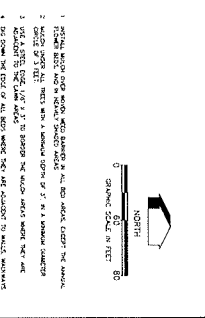
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Instructions



- LANDSCAPE NOTES:**
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMINGTON LANDSCAPE PLAN.
  2. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR.
  3. ALL PLANTING SHALL BE MAINTAINED BY THE CONTRACTOR.
  4. ALL PLANTING SHALL BE REPLACED IF DAMAGED OR DIED.
  5. ALL PLANTING SHALL BE WATERED AND MULCHED AS NEEDED.
  6. ALL PLANTING SHALL BE PROTECTED BY BARRICADES AND SIGNAGE.
  7. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
  8. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED BUDGET.
  9. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREA.
  10. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED QUANTITY.

- LANDSCAPE MATERIALS:**
1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREA.
  2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED QUANTITY.
  3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED BUDGET.
  4. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
  5. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED MAINTENANCE PLAN.
  6. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED WATERING PLAN.
  7. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED MULCHING PLAN.
  8. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PROTECTION PLAN.
  9. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED SIGNAGE PLAN.
  10. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED RECORDING PLAN.



**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7200 E Pleasant Ridge Dr  
 Fayetteville, Arkansas 72734  
 Phone - 479.442.8350 Fax 479.631.8350  
 www.batesandassociates.com

**FARMINGTON HIGH SCHOOL PHASE II  
 LARGE SCALE DEVELOPMENT PLANS**

**LANDSCAPE PLAN**

**FARMINGTON, ARKANSAS**

DATE	REVISION
10-20-15	PREL SUBMITTAL
11-05-15	REVISED PER CITY TECHNICAL REVIEW COMMENTS
11-11-15	REVISED PER CITY COOPERATION MEETING COMMENTS
01-06-16	REVISED PER ECC COOPERATION MEETING COMMENTS
01-12-16	REVISED PER 2/3 COOPERATION MEETING COMMENTS

**CERTIFICATE OF ADOPTION**

**APPROVED FOR THE CITY OF FARMINGTON**

**APPROVED FOR THE BOARD OF CITY ENGINEERS**

**APPROVED FOR THE BOARD OF CITY PLANNERS**

**APPROVED FOR THE BOARD OF CITY UTILITIES**

**APPROVED FOR THE BOARD OF CITY TRANSPORTATION**

**APPROVED FOR THE BOARD OF CITY PARKS AND RECREATION**

**APPROVED FOR THE BOARD OF CITY HISTORIC PRESERVATION**

**APPROVED FOR THE BOARD OF CITY COMMUNITY DEVELOPMENT**

**APPROVED FOR THE BOARD OF CITY ECONOMIC DEVELOPMENT**

**APPROVED FOR THE BOARD OF CITY ENVIRONMENTAL AFFAIRS**

**APPROVED FOR THE BOARD OF CITY LABOR RELATIONS**

**APPROVED FOR THE BOARD OF CITY LEGAL AFFAIRS**

**APPROVED FOR THE BOARD OF CITY POLICE**

**APPROVED FOR THE BOARD OF CITY FIRE**

**APPROVED FOR THE BOARD OF CITY PUBLIC WORKS**

**APPROVED FOR THE BOARD OF CITY SOCIAL SERVICES**

**APPROVED FOR THE BOARD OF CITY YOUTH SERVICES**

**APPROVED FOR THE BOARD OF CITY SENIORS SERVICES**

**APPROVED FOR THE BOARD OF CITY CULTURAL AFFAIRS**

**APPROVED FOR THE BOARD OF CITY ARTS AND CULTURE**

**APPROVED FOR THE BOARD OF CITY TOURISM**

**APPROVED FOR THE BOARD OF CITY INTERNATIONAL AFFAIRS**

**APPROVED FOR THE BOARD OF CITY RELIGIOUS AFFAIRS**

**APPROVED FOR THE BOARD OF CITY CHARITABLE AFFAIRS**

**APPROVED FOR THE BOARD OF CITY NON-PROFIT AFFAIRS**

**APPROVED FOR THE BOARD OF CITY VOLUNTEER AFFAIRS**

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**APPROVED FOR THE BOARD OF CITY CIVIL SOCIETY**

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**APPROVED FOR THE BOARD OF CITY SOCIAL JUSTICE**

**APPROVED FOR THE BOARD OF CITY RACIAL EQUITY**

**APPROVED FOR THE BOARD OF CITY GENDER EQUITY**

**APPROVED FOR THE BOARD OF CITY LINGUISTIC EQUITY**

**APPROVED FOR THE BOARD OF CITY ECONOMIC EQUITY**

**APPROVED FOR THE BOARD OF CITY ENVIRONMENTAL EQUITY**

**APPROVED FOR THE BOARD OF CITY CLIMATE EQUITY**

**APPROVED FOR THE BOARD OF CITY ENERGY EQUITY**

**APPROVED FOR THE BOARD OF CITY WATER EQUITY**

**APPROVED FOR THE BOARD OF CITY AIR QUALITY EQUITY**

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**APPROVED FOR THE BOARD OF CITY LAND EQUITY**

**APPROVED FOR THE BOARD OF CITY OCEAN EQUITY**

**APPROVED FOR THE BOARD OF CITY COASTAL EQUITY**

**APPROVED FOR THE BOARD OF CITY POLAR EQUITY**

**APPROVED FOR THE BOARD OF CITY SPACE EQUITY**

**APPROVED FOR THE BOARD OF CITY INFORMATION EQUITY**

**APPROVED FOR THE BOARD OF CITY CULTURAL HERITAGE EQUITY**

**APPROVED FOR THE BOARD OF CITY SCIENCE EQUITY**

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**APPROVED FOR THE BOARD OF CITY INNOVATION EQUITY**

**APPROVED FOR THE BOARD OF CITY ENTREPRENEURSHIP EQUITY**

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**APPROVED FOR THE BOARD OF CITY FINANCIAL EQUITY**

**APPROVED FOR THE BOARD OF CITY LABOR EQUITY**

**APPROVED FOR THE BOARD OF CITY TRADE EQUITY**

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**APPROVED FOR THE BOARD OF CITY RELIGIOUS AFFAIRS EQUITY**

**APPROVED FOR THE BOARD OF CITY CHARITABLE AFFAIRS EQUITY**

**APPROVED FOR THE BOARD OF CITY NON-PROFIT AFFAIRS EQUITY**

**APPROVED FOR THE BOARD OF CITY VOLUNTEER AFFAIRS EQUITY**

C7.0

ORDINANCE NO. 2013-03

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL CITY'S APPEARANCE, ENSURING CITIZENS' PROTECTION SAFETY, AND QUALITY OF LIFE; PRESERVING EXISTING OPEN SPACE AND NATIVE, EXISTING VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

**ARTICLE I STATEMENT OF PURPOSE**

The requirements set forth herein are enacted to: promote the health and safety and general welfare of the citizens of Farmington; make the City more attractive by establishing standards for landscaping of new commercial developments or additions in certain zones; prevent unnecessary removal and damage of native and specimen trees during construction; prevent unnecessary grading of land during construction; provide for tree, plant, and other natural vegetation material replacement; provide visual screening and sound buffers; screen incompatible land uses; improve air quality; slow or prevent storm water runoff; enhance appearance of parking lots; provide enhanced habitat for wildlife; provide option of establishing parks within developments; and ensure compliance with these standards in new developments and renovations.

**ARTICLE II JURISDICTION**

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas, any land added to the city limits, and/or planning district, 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:

- (1) Zoning Districts for which a building permit is required by the City of Farmington for new construction or addition to existing structure: General Commercial (C-1), Highway Commercial (C-2), Multi-Family Residential (MF-1), Multi-Family Residential (MF-2), Residential Office (R-O), Mobile Home Park (MHP), and Industrial (I).
- (2) New parking lots or expansion of existing parking lots in any zone which will increase parking spaces to sixty (60) or more spaces, or to parking lots with fewer than sixty (60) spaces, when the Planning Commission deems necessary for improved control and safety of pedestrians and motorists.
- (3) **Landscaped entryway or other individual lot landscaping for residential development is OPTIONAL. If used, the requirements of this ordinance shall be adhered to.** ~~New multi-lot residential development with proposed landscaped entryway(s) in Residential Estate (RE-1), Residential Estate (RE-2), Residential Single Family (R-1), and Residential Single Family (R-2).~~
- (4) Exemption from this Ordinance: Any individual who purchases, builds, or remodels a single-family home located in any zoning district is exempted from all requirements of this ordinance.

## ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

A scaled Landscape Plan prepared by a **certified** landscape company or a licensed landscape architect shall include:

- (1) Nine copies of the Landscape Plan in a 24" x 36" format to the City of Farmington Planning Commission for review and plan approval.

~~—Total square footage of proposed landscape area.~~

- (2) Development project title with names and contact information of project planner, developer, owner, landscape architect or landscaper; scale, date, legend, North Arrow, and general vicinity map indicating existing land uses abutting all boundaries of the proposed development.
- (3) Street Frontage Buffer and Perimeter Buffer (sides and back) and any required Parking Lot Buffer, with landscaping area marked with legend symbols for proposed landscaping, right of way, and easements. See ARTICLE VI and ARTICLE VII for specific requirements.
- ~~(4) Proposed Parking Lot Buffer landscaping, as required in ARTICLE VIII, marked with legend symbols, including number of parking spaces; location of ingress, egress, and access roadways; location of pedestrian walkways.~~
- (4) Landscaped areas immediately adjacent to front entry of building(s). See ARTICLE IX -LANDSCAPING REQUIREMENTS ADJACENT TO BUILDING(S).
- (5) Location ~~and general species~~ of existing larger trees with a DBH of ~~six (6)~~ **eight (8)** inches or greater located within required street buffer planting area(s), required side and rear buffers, parking lot, and other open areas. Trees that developer will preserve and trees developer requests to remove shall be clearly indicated.
- (6) Description of barrier protection that shall be used around preserved vegetation during construction. See ARTICLE V - GENERAL PROVISIONS, D. 3.
- (7) A list including proposed vegetation with common name ~~and botanical name~~, cultivar or variety ~~(including distinctive features such as flower color)~~, and size of container or tree trunk width caliper. See Article XIV for suggested hardy landscape materials suitable for Northwest Arkansas Planting Zone 6b.
- (8) Planting and installation details for shrubs and trees to ensure conformance with all required standards of this ordinance.
- (9) Location and description of other proposed or existing 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.
- (10) Location of existing and proposed physical features such as easements, streets, utilities, buildings, signs, and waterways.

(11) Location of trash/refuse bin(s), service bays, loading areas or docks, outdoor storage areas, mechanical equipment, walk-in coolers, and description of proposed required screening. See Article V. General Provisions, M., N. O. and P.

~~(12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as well water), controller, backflow device, pressure reducer, waterline, and meter locations.~~

(12) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XI – PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS.

(13) Shouldn't be in landscaping ordinance

~~(13) Location and type of all existing and proposed outdoor lighting including: light pole standards and fixtures, showing location, number, height, light wattage, and design type; and any lights that will be attached to buildings or other structures.~~

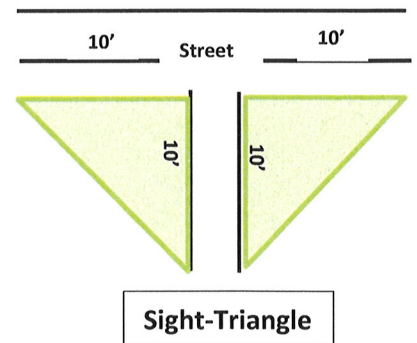
~~(16) "Sight-Triangle" at entryways clearly marked and proposed landscaping shown. See Article V. General Provisions, K. Sight-Triangle Requirements at Entryways.~~

(14) 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 required screening that will shield them from public view.

**ARTICLE V GENERAL REQUIREMENTS AND PROVISIONS**

- A. Permits for building, paving, utilities, or construction shall not be issued until a Landscape Site Plan including all required information is approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- B. All landscaping design plans shall be designed with public safety in mind. Landscaping shall not interfere with motorist or pedestrian visibility and safety.
- C. Landscaping shall 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.
- D. Sight-Triangle requirements for business entryway, (if utilized.)  
Sight-Triangle shall measure ~~fifteen (15)~~ ten (10) feet along the entryway and ~~fifteen (15)~~ ten (10) feet along the Public Street or Highway.

Vegetation planted within sight-triangle shall be a maximum ~~30"~~ **36"** height at maturity. Trees may be **planted** ~~included~~ if limbs are pruned up to provide clear view of traffic for pedestrians and motorists.



juniper

E. Street and highway rights-of-way shall be restored and maintained with turf grass ~~or other vegetative ground-cover.~~ ?????

*in* D. ~~Landscaped areas shall include an irrigation system. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.~~

F. Required landscape areas shall not include artificial trees, shrubs, plants, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission.

~~F. Where it is impossible or impractical to plant trees, developer may request approval from Planning Commission to substitute 3-gallon-size shrubs in a ratio of ten shrubs per one required shade tree.~~

G. Preservation of existing vegetation:

- (1) As is practical, ~~retain~~ **do not remove** healthy, disease-free vegetation and environmentally sensitive or significant natural areas such as woodlands, prairie, and wetlands located on the development site.
- (2) By preserving healthy existing trees with an ~~six-inch (6")~~ **eight (8)** inch diameter or larger, the number of required new trees and/or shrubs may be reduced after review and approval of developer's tree preservation proposal by Planning Commission.
- (3) Before construction work begins, preserved trees shall be protected by installation of **chain-link fencing** protection barriers at drip-line of tree to prevent tree root compaction **and destruction** during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall be clearly marked with colored tape and flags.
- (4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).
- (5) Any type of construction debris or chemicals shall not be placed within twenty-five feet (25') of preserved trees.

H. Massing, clustering, or grouping of required vegetative plant materials adds visual interest and is encouraged. Maximum distance between massed groups is **thirty feet (30')** ~~twenty-five feet (25')~~. Groupings ~~must~~ **shall** be integrated into a planting bed or in a curbed area for easier maintenance and tidier **neater** appearance.

I. Trees, Shrubs, and Plants Size Requirements and Planting Requirements

Trees, shrubs, and plants shall be:

- (1) Appropriate for 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) 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) Planted in sufficient nutrient-rich soil, surrounded with weed barrier cloth (not plastic sheeting).
- (4) Planted in protected areas where vehicular traffic shall not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.

Judy has to consult with landscape regarding sizes, heights

J. Minimum sizes for trees, shrubs and other vegetation, at planting shall be:

Vegetation Type	Minimum Diameter (when measured at height of 4.5 feet above ground level)	Minimum Height at Planting
Shade trees	2.5"	Variable Approx. (8' – 10')
Ornamental trees	1.5"	Variable Approx. (6' – 8')
Evergreen trees (if used)	---	4'
<b>Container Size</b>		
Shrubs	3 2 gallon	2'-3' feet minimum
Ornamental grasses (perennial)	1 gallon	Variable

K. ~~Non~~-invasive vegetation shall not be planted. **Do not plant these invasive trees and shrubs.**

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INVASIVE TREES	BOTANICAL NAME	SIZE
Bradford Pear	Pyrus calleryana 'Bradford'	(Easily storm damaged.)
Gingko (female only)	Gingko biloba	(Odorous Foul smelling Fruit - use male Gingko)
Mimosa	Albizia julibrissin	(Highly invasive)
Pin Oak	Quercus palustris	(Weeping Limbs Pose Hazard-use other Oak species)
Paper Birch	Betula papyrifera	(Not Hardy - use River Birch)
Silver Maple	Acer saccharinum	(Spreads by roots; Easily storm damaged. Use Red Maple instead)
Sweetgum	Liquidambar styraciflua	(Numerous fruit pods are thorny - use a fruitless cultivar)
Tree of Heaven	Ailanthus altissima	(Highly Invasive – quickly crowds out other trees)
Willow species	Salix spp.	(Easily storm damaged)
Black Locust	Robinia pseudoacacia	(Thorns - use improved cultivar or Honey Locust)



<b>INVASIVE SHRUBS:</b>		
Autumn Olive	Eleagnus umbellate	(Invasive)
Chinaberry	Melia azedarach	(Invasive/Poisonous)
Chinese Holly	Ilex cornuta	(Thorns-use thornless cultivar)
Chinese Privet	Ligustrum sinense	(Invasive)
Chinese Tallow Tree	Sapium sebiferum	(Invasive/Poisonous)
Photinia	Photina serratifolia	(Susceptable to Fungus)
Privet Hedge	All varieties	(Highly invasive) – suggest boxwood or Japanese holly

L. Mulch and/or Groundcover Requirements and Prohibitions

- (1) Planting beds must be mulched with hardwood mulch to depth of 3 inches in all areas where there is no grass or evergreen groundcover.
- (2) Owner shall be responsible for replacing or supplementing mulch annually to maintain a 3" depth.
- (3) Prohibited Mulch / Groundcover:  
Artificially colored mulch, rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers (**except** brick pavers and cement pavers may be used in a landscape design as stepping stone walkways.)

Any groundcover used shall be living plant material. ~~plants shall make up a minimum of 50% of the groundcover for landscaped areas. However, a larger percentage of evergreen groundcover is encouraged.~~

Grass or evergreen groundcover may be used in combination with mulch.

- (4) These invasive plants/ groundcover shall not be used as groundcover:

<b>Highly Invasive Plants/ Groundcover</b>		
Bamboo	Bambuseae	(Invasive)
Castorbean	Ricinus communis	(Highly Poisonous)
Honeysuckle, Amur	Lonicera maackii	(Invasive)
Honeysuckle, Japanese	Lonicera japonica	(Invasive)
English Ivy	Hedera helix	(Highly Invasive - use Vinca)
Lespedeza	Imperatica cylindrical	(Invasive)
Moonflower	Datura inoxia	(Seeds are highly toxic)
Morning Glory	Ipomoea	(Invasive)
Multiflora Rose	Rosa multiflora	(Invasive/Thorns - use Shrub or Carpet Rose)
Scottish Thistle	Onopordum acanthium	(Invasive/Thorns)

VI. Auxiliary Landscaping/ Shielding/ Screening Requirements

A. Detention Pond and Water Quality Pond Landscaping:

(1) ~~Perimeter of pond shall be landscaped with low, dense vegetation that hinders or prevents access into the detention pond area by small children, while maintaining a clear view of pond.~~

(1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.

(2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

B. Trash/Refuse/Garbage Storage Areas Screening:

(1) Shall be located behind the building unless Planning Commission approves another location.

(2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.

(3) Shall be screened five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

(4) PROHIBITED: All types of chain-link fence screening and plain, unembellished concrete block walls.

(5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.

(6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

C. Mechanical equipment screening.

(1) 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, shall be screened from view or positioned so that they are not highly visible.

(2) Wall- or ground-mounted equipment shall be screened by any combination of: vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials; or other materials that match the primary building, and allow proper ventilation and service access.

D. Loading dock screening when located adjacent to all Residential, MF-1, MF-2, R-O, or MHP zoning districts, or can be viewed from a street or highway:

(1) Shall be located at the side (toward the back of structure) or rear of building.

(2) Shall not be located closer than 50 feet to any residential zone, unless loading dock area is wholly enclosed within a building.

- (3) Shall be screened on all visible sides by a wall with exterior finish similar to primary structure, and with vegetative screening that will be a minimum of seven feet (7') at maturity.

E. Walk-in Cooler Screening:

- (1) Shall be structurally integrated into the primary structure by screening walls with exterior finish similar to primary structure.
- (2) Vegetative screening with minimum height at maturity of seven feet (7') shall be planted in front of screening walls that are visible from residential areas and roadways.
- (3) Alternative, innovative screening combinations shall be considered by Planning Commission.

F. **In C-1 and C-2 zoning districts, merchandise displayed for sale must be located behind the fifteen foot (15') depth Street Frontage Buffer. This provision shall apply to new and existing commercial properties.**

G. Protection of Public Safety and Welfare

Whenever deemed necessary to protect the aesthetic value of property being developed, or adjoining or nearby properties, and to otherwise promote public health, safety or welfare, the Planning Commission shall specify additional conditions.

**ARTICLE VII STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS**

A. **Purpose.** To enhance the overall appearance of the City of Farmington; to provide a landscaped transition from the public right-of-way to private property buildings and parking lots; to provide a visual buffer from projecting headlights that might interfere with the vision of passing motorists and pedestrians; to improve the appearance of parking lots located adjacent to a public right-of-way, and to encourage preservation of existing trees and other existing vegetation.

B. **General Provisions.**

- (1) ~~With approval of Planning Commission,~~ Several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Within each fifteen feet (15') depth and ~~twenty-five~~ **thirty (30)** linear feet of **highway or** street frontage, the required minimum number of trees and shrubs may be spaced separately, or may be grouped for most attractive appearance.
- (3) **Developer may choose from any combination of shade trees, ornamental trees, and/or conifer trees. and/or shrubs.**
- (4) Existing healthy native trees of ~~6"~~ **eight (8)** inch or larger diameter ~~or Specimen Trees,~~ shall be preserved anywhere within the street frontage buffer area unless preservation creates traffic hazards.

(5) Preserved existing trees of eight (8) inch DBH or larger or Specimen Trees, may be substituted for two three (3) new required trees anywhere in the landscape plan.

(6) Developer may choose from any combination/ type/ variety of shrubs.

(7) For a corner lot with two street/highway rights-of-way must- main street frontage shall be planted using Street Frontage Buffer Main Street requirements. The lesser, side-street shall use Street Frontage Buffer – Side Street which has fewer requirements.

Remaining side and rear shall use Landscaped Perimeter requirements

(8) Curbs shall be used around planting beds for easy maintenance and must utilize weed barrier and vegetative groundcover and / or wood mulch applied according to the standards in ARTICLE V, F.

(9) Vegetation planted within three feet (3') of the right-of-way shall have maximum height of 30" 36" at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At landscaped entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, K. Sight-Triangle Requirements.

(10) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.

(11) Chain link fencing and any other type of wire fencing shall not be allowed.

~~(9) If a developer's request for fewer than required number of trees, shrubs, and any other vegetative materials per twenty-five linear feet (25') is approved by Planning Commission, remaining vegetation shall be planted elsewhere within development.~~

~~(10) Where greater depth than 15 foot (15') minimum is used, number of required vegetative items shall be increased by two (2) per each five foot (5') increase in depth. Developer may choose from any combination of shade trees, ornamental trees, conifer trees, and/or shrubs for each additional five foot (5') buffer depth. With greater depth, adjustments to planting location requirements may be made upon review and approval of the Planning Commission.~~

### C. STREET BUFFER – MAIN STREET REQUIREMENTS:

Fifteen foot (15') depth by each twenty- thirty linear feet (30'):

(1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one Conifer (evergreen) tree a minimum of six (6') three (3) feet tall at planting.

(2) Ten (10) shrubs (3-gallon-size) with approximately 30% being ever-green. Five (5) shrubs (2 gallon size minimum).

- (3) Perennial ornamental grasses, perennial plants and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover.

**D. STREET BUFFER - SIDE STREET REQUIREMENTS: (Required if property is a corner lot)  
Fifteen Ten foot (10') depth by each twenty- thirty-five linear feet (35'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one Conifer (evergreen) tree a minimum of six (6) three (3) feet tall at planting.
- (2) Ten (10) shrubs (3-gallon size) with approximately 30% being ever-green. THREE (3) shrubs (2 gallon size minimum). (These may be planted in a group.)
- (3) Perennial ornamental grasses, perennial plants and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

**E. STREET BUFFER OPTION 2 - Wall Buffer Per Twenty- Thirty Linear Feet (30')**

- (1) Minimum three foot (3') high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet shall be designed by a structural engineer to ensure safety. Wrought iron fencing may also be used.
- (2) Minimum wall setback. Setback from city, county, or state right-of-way shall be determined by regulations of City, County or Arkansas State Highway Department to assure clear visibility.

~~**F. STREET BUFFER OPTION 3 - Landscaped Earth Berm**~~

- ~~(1) May be used if it does not create flooded roadways and walkways, and does not impede view of pedestrian and vehicular traffic.~~
- ~~(2) Trees, shrubs, perennial ornamental grasses, and other vegetation may be incorporated into the landscaping design as best provides attractive street buffer while maintaining a clear view for motorists and pedestrians.~~
- ~~(3) Maximum height shall be 30" - 36" in height at maturity anywhere within berm that pedestrian or motorist view might be impeded.~~
- ~~(4) Sight Triangle requirements at entryways shall be followed. See Article V. General Provisions, K. Sight Triangle Requirements at Entryways for specific requirements.~~
- ~~(5) At least fifty percent (50%) of groundcover on berm shall be turf grass or evergreen vegetation with remaining groundcover being mulch.~~

**ARTICLE VIII LANDSCAPED SIDE AND BACK PERIMETER BUFFER REQUIREMENTS IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS**

**A. Purpose.** Perimeter landscaping, a peripheral planting landscaped strip along the side and rear lot lines that separates land uses /or properties, prevents two adjacent commercial lots from becoming one large expanse of pavement; provides an aesthetically attractive separation between properties in densely developed areas; and protects residential dwellings by providing noise abatement, preventing glare from headlights and property lighting, and providing privacy; 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 landscaping that is required.

(2) If land behind a commercial property is adjacent to any residential zone; a six (6) foot fence shall be required, but no landscaping is required. *use*

(3) If land behind a commercial property is adjacent to another commercial zone, no fencing or landscaping is required. *use*

(4) Landscaped side perimeter buffer is **not** required to extend entire length of side property line(s). Landscaped side buffer shall extend from street frontage to front edge of building unless property is adjacent to residential housing in which case the perimeter buffer shall extend the length of the property. See Article VII. E. below for specific requirements.

(4) Preservation of existing trees with eight (8) inch *diameter* wide, or greater and/or other native vegetation is strongly encouraged and may be substituted in ratio of one existing large tree per four (4) required new trees. *3*

**C. Landscaped Perimeter Buffer Minimum Requirements - per twenty-five (25') linear feet**

(1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground  
OR One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground OR one Conifer (evergreen) tree a minimum of six (6) *three (3)* feet tall at planting.

(2) Six (6) *four (4)* Three (3) shrubs – 3 2 gallon size (with approximately one-half being evergreen shrubs)

(3) Curbing of landscaped areas is **not** required in Side or Back Perimeter Buffer areas.

(4) Mulch/Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does **not** require mulch. (See Article V. General Provisions, F. Groundcover Requirements.)

Judy work on this side and back for residential zones

- (5) Massing/Grouping of Plantings. Plants, trees, grasses and/other plantings may be clustered or grouped in any combination for most attractive appearance. ~~The maximum distance between massed groups is twenty five (25) feet.~~

**D. 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 Planning Commission.

~~**E. Special Side and Rear Perimeter Screening Requirements for C-1, C-2, MHP, R-O, or Industrial Development Adjacent To Residential or Multi-Family Housing.**~~

~~Developer shall provide complete 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 shall consist of wood or masonry fencing, walls, and/or berms, and shall include required landscaping plant material.~~

~~(2) Landscaping shall be placed in front of the barrier to provide noise abatement. It shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.~~

- ~~(3) Tree preservation. Existing shade trees with DBH of six inches (6") or greater and/or Specimen Trees may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to two (2) new trees.~~

**ARTICLE IX PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS**

**A. Purpose.** To improve the appearance of parking lot and entire property with attractive landscaping; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.

**B. Applicability.** Parking lot landscaping requirements shall apply to any new development or addition for which a parking lot is required with sixty (60) spaces or greater and which requires a building permit from the City of Farmington.

Zones include: COMMERCIAL (C-1) , COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I)

**C. General Provisions.**

- (1) Parking island(s) shall be incorporated into new parking lots or expanded existing parking lots in any zone in which there will be sixty (60) spaces or more, or in parking lots with fewer than sixty (60) spaces, when the Planning Commission deems them necessary for improved control and safety of pedestrians and motorists.

- (2) Each island shall be landscaped with a minimum of one hardy shade tree or ornamental tree, or low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
- (3) Landscaping shall not block motorist or pedestrian view.
- (4) Landscape design of parking island areas may vary based on layout restrictions of the property.
- (5) ~~Landscaping may be added to the inaccessible, unusable corners of parking lots.~~ Preservation of large, healthy existing trees of eight inch (8") diameter or larger, is encouraged and will be applied toward required tree requirements.
- (6) Minimum size of shade trees and ornamental trees at planting shall be:  
Shade tree: 2.5" diameter @ 4.5 feet above ground  
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
- (7) Mulch, turf grass and/or evergreen groundcover shall be used in each island.
- (8) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

*uses*

**D. Special Screening Standards for Parking Lot Adjacent To Residential and Multi-Family Housing Zones.**

Development adjacent to a residential or multi-family zone, shall meet increased landscaping standards to minimize noise and light glare and to ensure residents' privacy. ~~The location and construction of such screening shall be approved by the Planning Commission.~~

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods.
- (2) ~~Plant material~~ Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise. ~~provide noise abatement and increase aesthetic quality of parking lot.~~
- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least ~~one-half~~ one-third of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with DBH of six inches (6") or greater and existing large shrubs shall may be included as a portion of the landscape screening.

**ARTICLE X LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S)**

**A. Purpose.** To enhance the overall appearance of the front of building(s) within a development.



- B. Landscaping Requirements.** Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building ~~or buildings~~, spanning a minimum of ~~one-third~~ **one-fourth** of building frontage. Additional plantings on sides of building(s) are at discretion of builder or owner.

**ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S) (NOTE: THESE REQUIREMENTS APPLY ONLY WHEN DEVELOPER CHOOSES TO INCORPORATE AN ENTRYWAY INTO THE RESIDENTIAL PLAN.)**

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic. ~~Developers are encouraged to utilize some, or all, of these enhancements.~~
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
    - (a) Minimum depth of fifteen (15) feet from street right-of-way.
    - (b) Trees – minimum of one shade tree with a **two-and-one-half inch (2.5") diameter** minimum, or one ornamental tree with a one-and-one-half inch (1.5") diameter minimum) or one conifer of **six foot (6')** height or greater, per **25** linear feet.
    - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
    - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. General Provisions, F. Groundcover Requirements.
    - (e) Vegetative materials may be grouped **together** ~~or massed~~ for optimal aesthetic value.
  - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant ~~motorist and pedestrian~~ entryway in 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 be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
  - (4) Public interior parking lots, if created, shall meet the requirements set forth in **ARTICLE VIII - PARKING LOT LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS** requirements.
  - (5) Neighborhood parks shall meet requirements of **ARTICLE XI. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS.**

**C. Fences, Walls, and Hedges.** Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

## **ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS**

- A. Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.

- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.
- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing native trees of any size; Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials are listed in ARTICLE XIV. SUGGESTED LANDSCAPING MATERIALS – SHRUBS AND TREES, EVERGREEN AND DECIDUOUS. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. **Required 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 bicycles).
  - (3) Open turf grass area
  - (4) ADA accessible walking trail or path into park area
  - (5) Trash receptacle (City will pick up trash)
  - (6) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
    - (a) Five (5) shade trees.
    - (b) Three (3) ornamental trees.
    - (c) Twenty (20) shrubs.
    - (d) Perennial ornamental grass
  - (7) A minimum of **one** active-use enhancement shall be incorporated into the park, with developer choosing amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
    - (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/ spray-grounds
    - (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 maximum three-foot height

- (l) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
- (m) Shuffleboard
- (n) Bocce court
- (o) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

**N. Ideal Park Additions (Optional – Not Required).**

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

**O. Ownership and Maintenance/Replacement.** Dedicated parks shall be maintained by City of Farmington.

**P. Park Design and Construction Standards.** Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

**ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS**

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

**A. Performance Bond Requirement.** At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.
- (b) Replacement costs: \$500/ 1,000 square feet.

**B. Installation.** All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.

- C. **Delays in planting.** When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.
- D. **Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements.
- E. **Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

- F. **Maintenance of Landscaped Areas by Commercial Property Owners.** Commercial property owner shall maintain landscaping as set forth in this ordinance.
  - (1) Landscaped areas shall be mulched to prevent weed growth and maintain soil moisture.
  - (2) All roadways, curbs and sidewalks shall be edged on a routine schedule in order to prevent encroachment from the adjacent grassed areas.
  - (3) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.

**G. Maintenance of Subdivision Entryways by Homeowners Association**

(1) For subdivisions developed within the City of Farmington, the property purchase agreement between subdivision Developer and Buyer shall be required to include a Homeowner’s Association Agreement for the purpose of landscaping maintenance in any entryway, street frontage buffer, landscaped parking lot or other landscaped public area within the subdivision. Per-lot homeowner’s dues may be set by the Association with dues accrued shall be used for any maintenance and re-planting of landscaping materials.

(2) Definition of Maintenance

Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) Replacement of Vegetative Materials.

Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

(4) Failure to Maintain Entryway, Street Frontage Buffer, Landscaped Parking Lot or Other Landscaped Public Area Landscaping.

- a. Upon notification of a complaint of violation of the landscaping maintenance standards, the City of Farmington shall review the original approved landscape plans for the development, inspect the area, and determine whether a violation exists.
- b. When a violation exists, a notice shall be sent to the Homeowners Association outlining the violation. Notice shall be deemed given when done so in writing and mailed to the Homeowners Association address on file with the Washington County Assessor's Office.
- c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional 30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.
- d. After the two (2) months due warning from City of Farmington, any needed clean-up and re-planting will be done by the City and full cost of vegetation replacement and/or labor shall be borne by Homeowners Association.

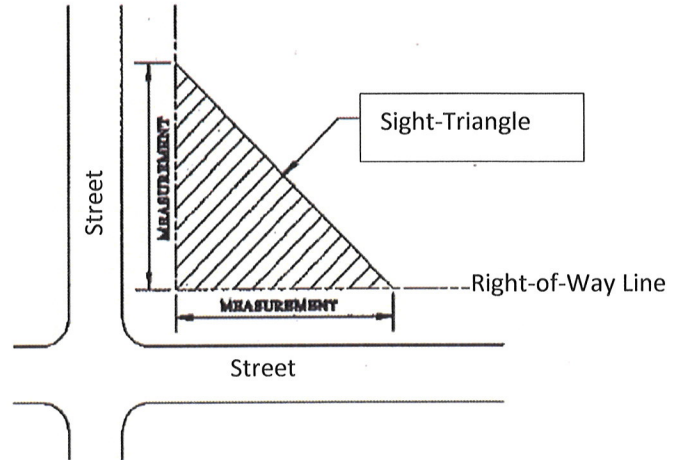
#### ARTICLE XIV DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and 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. *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.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *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.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *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.

9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *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.
11. *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.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* - a permanent, artificial watering system designed to transport and distribute water to plants.
14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscaper* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *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.
18. *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.)
19. *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.
20. *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.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - that portion of an accommodation area set aside for the parking of a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and rear of a property.
24. *Preserve areas* - vegetative areas required to be preserved by law.

- 25. *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.
- 26. *Shade Tree* - usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy.
- 27. *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.

28. *Sight-Triangle* - the landscaped area at a street or driveway intersection. ~~that must be kept clear of sight obstructions.~~ The triangle is formed by measuring from the point of intersection of the street front and entryway.



- 29. *Specimen Tree* - a tree in good condition that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as:  
 DBH of twenty-four inches (24") or greater for large hardwoods such as oaks, hickories, maples, etc,  
 DBH of four inches (4") or greater for small ornamental trees such as dogwoods, redbuds, etc.

Very large size for the species; Being a rare variety; Exceptional aesthetic quality.  
 Specifically used by a builder, developer, or design professional as a focal point in a landscape project.

- 30. *Street Frontage Buffer* - the length of the property abutting one side of a main street or highway thoroughfare **or the main street and side street exposure of a corner lot.**
- 31. *Tree* - any self-supporting woody perennial plant which has 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.

- 32. *Xeriscape* - landscape methods which conserve water through the use of drought-tolerant plant and planting techniques.



XIV SUGGESTED LANDSCAPING MATERIALS – SHRUBS AND TREES, AND EVERGREEN

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	FORM:
<b>Evergreen Shrubs:</b>				
Abelia	Abelia X grandiflora	5'H X 6'W	Pink	Rounded
Aucuba	All varieties	6'H 5'W		Rounded
Azalea	Azalea japonica	4'H X 5'W	Rose	Rounded
Boxwood	Buxus sempervirens 'Green-Mound' All varieties	3'H X 3'W		Rounded
Wintergem-Boxwood	Buxus microphylla 'Wintergem'	4'H X 5'W		Rounded
Wintergreen-Boxwood	Buxus sinica 'Insularis'	4'H X 5'W		Rounded
Cherry Laurel	Prunus laurocerasus 'Otto Luyken'	4'H X 7'W	White	Rounded
Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	6'H X 6'W		Rounded
Helleri Holly	Ilex crenata 'Helleri'	3'H X 4'W		Rounded
Nellie Stevens Holly	Ilex X 'Nellie R. Stevens'	15'H X 10'W	Red Berry	Rounded
Sky Pencil Holly	Ilex crenata 'Sky Pencil'	10'H X 3'W		Upright
Bordeaux Yaupon Holly	Ilex vomitoria 'Condeaux'	2'H X 5'W		Rounded
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	8'H X 5'W		Rounded
Winterberry Holly	Ilex verticillata 'Red Sprite'	5'H X 5'W	Red Berry	
Creeping Juniper	All varieties	1'H X 6'W		Flat
Creeping Juniper	'Plumosa-compacta'	1'H X 6'W		
Creeping Juniper	'Blue-Star'	1'H X 6'W		Flat
Creeping Juniper	'Blue-Chip'	1'H X 6'W		Flat
Gold Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana aurea'	4'H X 6'W		
Loropetalum	Loropetalum chinense 'Purple Diamond'	4'H X 5'W	Fuschia	Rounded
Mugo Pine	Pinus mugo 'Compacta'	3'H X 4'W		
Dwarf Nandina	Nandina domestica 'Firepower'	2'H X 3'W		Rounded
Nandina (Compact)	Nandina domestica 'Compacta'	5'H X 3'W	Red Berry	Rounded
Dwarf Alberta Spruce	Picea glauca 'Conica'	8'H X 5'W		Pyramidal
Leatherleaf Viburnum	Viburnum rhytidophyllum	10'H X 10'W	White	Rounded
Red Yucca	All varieties	6'H X 4'W	Salmon	Spikey
Variegated Yucca	Yucca filamentosa 'Color-Guard'	4'H X 4'W	White	Spikey

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	FORM:
<b>Deciduous Shrubs:</b>				
Dwarf Burning Bush	Euonymus alatus compactus	8'H X 10'W		Rounded
Butterfly Bush	Buddleia davidii nanhoensis 'Monum'	5'H X 5'W	Purple	
Cranberry Cotonaster	Cotoneaster apiculatus	3'H X 7'W	White	Flat
American Cranberry	Viburnum trilobum 'Bailey's Compact'	6'H X 6'W	White	
Crapemyrtle	All varieties		Red	
Dynamite Crapemyrtle	Lagerstroemia indica 'White II'	20'H X 15'W	Red	Upright
Weeping Crapemyrtle	Lagerstroemia indica X faueri 'Acoma'	7'H X 7'W	White	
Red-Dosier Dogwood	Cornus sericea 'Kelsey'	2.5'H X 2.5'W	Red Stem	Rounded
Black Lace Elderberry	Sambucus nigra 'Eva'	8'H X 8'W	Pink	
Dwarf Forsythia	Forsythia 'Arnold Dwarf'	3'H X 7'W	Yellow	Rounded
Dwarf Oakleaf Hydrangea	Hydrangea quercifolia 'Sikes Dwarf'	4'H X 4'W	White	Rounded
Dwarf Lilac	Syringa meyeri 'Palibin'	5'H X 7'W	Purple	Upright
Japanese Maple	Acer palmatum dissectum 'Red Dragon'	5'H X 5'W		Upright
Ninebark	Physocarpus opulifolius 'Monlo'	10'H X 10'W	Dark purple	
Flowering Quince	Chaenomeles japonica	4'H X 5'W	Salmon	
Carpet Rose	Rosa X 'Noare'	2.5'H X 2.5'W	Red	Flat
Shrub Rose	Rosa X 'Radrazz'	4'H X 4'W	Red	Rounded
Rose of Sharon	Hibiscus syriacus	8'H X 6'W	Purple	Upright
Anthony Waterer Spirea	Spiraea X bumalda 'Anthony Waterer'	5'H X 5'W	Pink	Rounded
Vanhoutte's Spirea	Spiraea X vanhouttei	8'H X 12'W	White	Rounded
Doublefile Viburnum	Viburnum plicatum tomen. 'Mariesii'	12'H X 15'W	White	Upright
Winter Jasmine	Jasminum nudiflorum	4'H X 7'W	Yellow	Weeping
<b>Perennial Grasses:</b>				
Blue Dune Lyme Grass	Elymus arenarius 'Blue Dune'	3'H	Blue	Spikey
Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	1'H X 1'W	White	Upright
Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	3'H X 2'W	White	Upright
Mexican Feather Grass	Nassella tenuissima	2'H X 2.5'W	Yellow	Soft
Feather Reed Grass	Calamagrostis X acutiflora 'Karl Foerster'	6'H X 2'W	Yellow	Spikey

<b>PLANT:</b>	<b>BOTANICAL NAME:</b>	<b>SIZE:</b>	<b>FLOWER:</b>	<b>FORM:</b>
<b>Perennial Grasses:</b>				
Golden Liriope	Liriope spicata 'Silver Dragon'	1'H X 1.5'W	Purple	Weeping
Maiden Grass	Miscanthus sinensis all varieties	Height varies	White	Upright
Maiden Grass	Miscanthus sinensis 'Gracillimus'	8'H X 5'W	White	Upright
Dwf. Var. Maiden Grass	Miscanthus sinensis 'Dixieland'	3'H X 4'W	White	Upright
Mondo Grass	Ophiopogon japonicus 'Nanus'	.5'H	Black	Short
Monkey Grass	Liriope muscari 'Big Blue'	"1.5""H X 1.5""W"	Purple	Weeping
Muhley Grass	Muhlenbergia lindheimeri 'Lenca'	2'H X 4'W	Pink	Spikey
Dwarf Pampas Grass	Cortaderia selloana 'Pumila'	10'H X 6'W	White	Spikey
<b>Perennials:</b>				
Canna	Canna X generalis	6'H X 2'W	Red	Upright
Purple Coneflower	Echinacea purpurea 'Magnus'	3'H X 2'W	Salmon	Upright
Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1.5'H X 2'W	Yellow	Loose
Daffodil	Narcissus (all varieties)	"18"" X 24""W"	White	
Shasta Daisy	Chrysanthemum X superbum	"2'H X 12""W"	White	
Hardy Hibiscus	Hibiscus	5'H X 3'W		
Iris	Iris spp.	3'H X 2'W	Purple	Upright
Lambs Ear	Stachy byzantina 'Silver Carpet'	"12""H X 3'W"		Spreading
Stella Lily	Hemerocallis X 'Stella de Oro'	2'H X 2'W	Orange	
Penstemon	Penstemon 'Black Towers'	"30""H X 30""W"	Salmon	Upright
Husker Red Penstemon	Penstemon digitalis 'Husker Red'	3'H X 1'W	White	Upright
Creeping Phlox	Phlox subulata 'Emerald Blue'	6" H X 3'W"	Blue	Flat
Garden Phlox	Phlox paniculata 'Red Riding Hood'	3'H X 2'W	Red	Upright
Joe Pye Weed	Eupatorium spp.	"40""H X 3'W"	Blue	Spikey
Dwarf Russian Sage	Perovskia atriplicifolia 'Little Spire'	2'H X 2'W	Purple	Loose
Autumn Joy Sedum	Sedum X 'Autumn Joy'	"24""H X 24""W"	Salmon	Rounded
Speedwell	Veronica spicata 'Blue Carpet'	"8""H X 12""W"	Purple	
Black Eyed Susan	Rudbeckia fulgida var. sullivantii 'Goldsturm'	"2'H X 18""W"	Gold	Upright

<b>PLANT:</b>	<b>BOTANICAL NAME:</b>	<b>SIZE:</b>	<b>FLOWER:</b>	<b>FORM:</b>
Evergreen Trees:				
Atlas Blue Cedar	Cedrus atlantica	40'H X 25'W		Pyramidal
Foster Holly	Ilex X attenuata 'Fosteri #2'	25'H X 12'W	Red Berry	Pyramidal
American Holly	Ilex opaca		Red Berry	Pyramidal
Juniper	Juniperus scopulorum, Juniperus chinensis	20'H X 8'W		Pyramidal
Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	15'H X 2'W		Pyramidal
Spartan Juniper	Juniperus chinensis 'Spartan'	15'H X 5'W		Pyramidal
Southern Magnolia	Magnolia grandiflora	50'H X 30'W	White	Pyramidal
Austrian Pine	Pinus nigra	60'H X 25'W		Pyramidal
Japanese Black Pine	Pinus thunbergii	80'H X 40'W		Pyramidal
Loblolly Pine	Pinus taeda	90'H X 50'W		Pyramidal
White Pine	Pinus strobus	65'H X 25'W		Pyramidal
Colorado Blue Spruce	Picea pungens	65'H X 25'W		Pyramidal
Columnar Norway Spruce	Picea abies 'Cupressina'	30'H X 6'W		Pyramidal
<b>Deciduous Trees:</b>				
River Birch	Betula nigra 'Cully'	20'H X 20'W		
Red Buckeye	Aesculus pavia	15'H X 15'W	Red	
Chaste Tree	Vitex agnus-castus	25'H X 25'W	Purple	
Kwanzan Cherry	Prunus serrulata 'Kwanzan'	25'H X 20'W	Pink	Rounded
Yoshino Cherry	Prunus X yedoensis 'Akebono'	25'H X 25'W	Pink	Rounded
Prairiefire Crabapple	Malus X 'Prairiefire'	20'H X 20'W	Rose	Rounded
Dwarf Bald Cypress	Taxodium distichum 'Skyward'	20'H X 6'W		Pyramidal
Gornelian Cherry	Cornus mas 'Golden Glory'	20'H X 20'W	Yellow	Rounded
Flowering Dogwood	Cornus florida 'Cloud Nine'	25'H X 25'W	White	Rounded
Red Flowering Dogwood	Cornus florida 'Cherokee Chief'	25'H X 25'W	Red	Rounded
Kousa Dogwood	Cornus kousa	20'H X 20'W	White	
Allee Elm	Ulmus parvifolia 'Elmer II'	50'H X 30'W		Rounded
Homestead Elm	Ulmus 'Homestead'	60'H X 35'W		Rounded
Lacebark Elm	Ulmus parvifolia	50'H X 30'W		Rounded
Chinese Fringe Tree	Chionanthus retusus	20'H X 25'W	White	

<b>PLANT:</b>	<b>BOTANICAL NAME:</b>	<b>SIZE:</b>	<b>FLOWER:</b>	<b>FORM:</b>
<b>Deciduous Trees: (cont.)</b>				
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W		Pyramidal
Thornless Honeylocust	Gleditsia triacanthos inermis	35'H X 30'W	White	
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W		
Horse Chestnut	Aesculus X arnoldiana 'Autumn Splendor'	25'H X 25'W	Red	
Littleleaf Linden	Tilia cordata 'Sashazum'	50'H X 40'W		
Saucer Magnolia	Magnolia X 'Ann'	15'H X 12'W	Purple	Rounded
Norway Maple	Acer plantanoides 'Crimson King'	35'H X 25'W		Rounded
Red Maple	Acer rubrum 'October Glory'	50'H X 40'W		Rounded
Sugar Maple	Acer saccharum 'Green Mountain'	40'H X 25'W		Rounded
Amur Maple	Acer ginnala	20'H X 15'W		Rounded
Bloodgood Jap. Maple	Acer palmatum 'Bloodgood'	20'H X 15'W		Rounded
Burr Oak	Quercus macrocarpa	80'H X 80'W		
Scarlet Oak	Quercus coccinea	75'H X 50'W		
Sawtooth Oak	Quercus acutissima	45'H X 40'W		
White Oak	Quercus alba	100'H X 60'W		
Red Oak	Quercus rubra	80'H X 40'W		
Willow Oak	Quercus phellos	60'H X 40'W		
Shumard Oak	Quercus shumardii	60'H X 50'W		
Water Oak	Quercus nigra	80'H X 60'W		
Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	White	Pyramidal
Pistachio	Pistacia chinensis	35'H X 35'W		
Purpleleaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink	Rounded
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow	
Eastern Redbud	Cercis canadensis	30'H X 35'W	Purple	
Pansy Redbud	Cercis canadensis 'Forest Pansy'	20'H X 25'W	Purple	
Serviceberry	Amelanchier X grandiflora 'Autumn Brilliance'	25'H X 25'W	White	
Smoke Tree	Cotinus coggynia 'Royal Purple'	15'H X 12'W	Pink	Rounded
Japanese Snowbell	Styrax japonicus	30'H X 30'W	White	
Seedless Sweetgum	Liquidambar styraciflua 'Ward'	50'H X 30'W		Pyramidal
Tupelo	Nyssa Sylvatica	50'H X 30'W		

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**THIS HAS  
TO BE  
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