

ARTICLE 7 LANDSCAPE ORDINANCE

7.01 Intent

The intent of this ordinance is to improve the appearance of vehicular use areas and property adjoining public rights-of-way, require screening between incompatible land uses, to protect aesthetic character of the community and to protect the health, safety and welfare of the community through reduction of noise, air and visual pollution, air temperature and headlight glare.

7.02 Sites Affected

Landscaping as required in the Landscape Requirements Matrix, Section 7.13, shall be required as follows:

1. All new building development and construction.
2. Existing sites:
 - A. All new parking lot construction, including the expansion, moving or relocation of existing parking. These requirements shall only affect those newly paved areas of five (5) spaces or larger, or any paved area larger than 1500 square feet. The number of parking spaces added shall also include any spaces added within one (1) calendar year prior to the building permit application for the new spaces. These requirements shall, in no instance, be deemed as retroactively affecting sites prior to the adoption of this amendment.
 - B. Substantial additions to an existing building. Substantial building will be defined per the criteria established below:

When Existing Structure is..... / Substantial Increase-An Addition of...

0 – 1,000 sq. ft.	/	50% or greater
1,001 – 10,000 sq. ft.	/	40% or greater
10,001 – 25,000 sq. ft.	/	30% or greater
25,001 – 50,000 sq. ft.	/	20% or greater
50,001 + sq. ft.	/	10 % or greater

If this does not involve new parking lot construction, interior landscaping is not required.

- C. When a land use changes to a different land use requiring the construction of additional parking.

NOTE: Perimeter landscaping is the landscape application surrounding a land use or a vehicular use area. Perimeter landscaping will be required only where the addition of building or parking affects adjoining properties of a more restrictive zone, land use, or public or private street. See diagram # 1 for Clarification of Perimeter Landscaping.

7.03 Vehicular Use Area (VUA)

Any outdoor (open or enclosed) area containing more than 1,800 square feet and/or used by two or more vehicles for parking, loading/unloading, sales and/or service areas, or driving. See the Landscape Requirements Matrix, Section 7.13.

7.04 Who Provides Landscaping

Landscaping required to fulfill this ordinance shall be provided by the property owner. If an adjacent property has landscaping fulfilling parking lot perimeter screening, and/or zone to zone, or land use to land use screening requirements, the requirement for perimeter landscaping along the common boundary may be waived if deemed appropriate by the Planning and Building Codes Department.

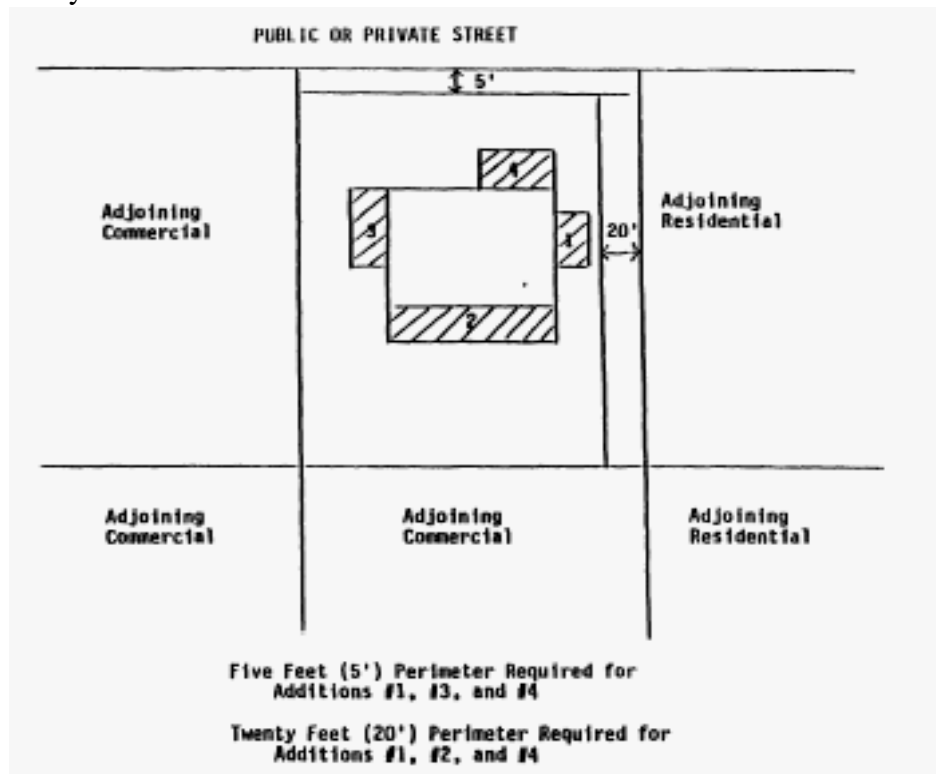
7.05 Conflicts In Requirements

When an activity or land use falls under more than one of the categories listed in the matrix, the most stringent of the requirements shall be applied.

7.06 Easements, Right-Of-Way and Setbacks

Required landscaping may be placed wholly or partially in utility of other easements providing all requirements can be fulfilled and approval is granted by the holder of the easements. Trees placed under overhead utility wires must be from List B. The rights-of-way of any public street may also be utilized for the required landscaping provided that the approval is granted by the appropriate government. It must be noted that an Encroachment Permit shall be required from the Kentucky Department of Transportation to plant on State right-of-way.

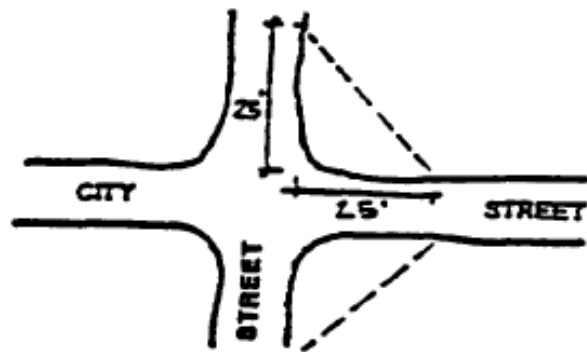
Landscaping must also be placed in the required area between the property line and the front, rear and side yard setbacks.



7.07 Sight Triangle

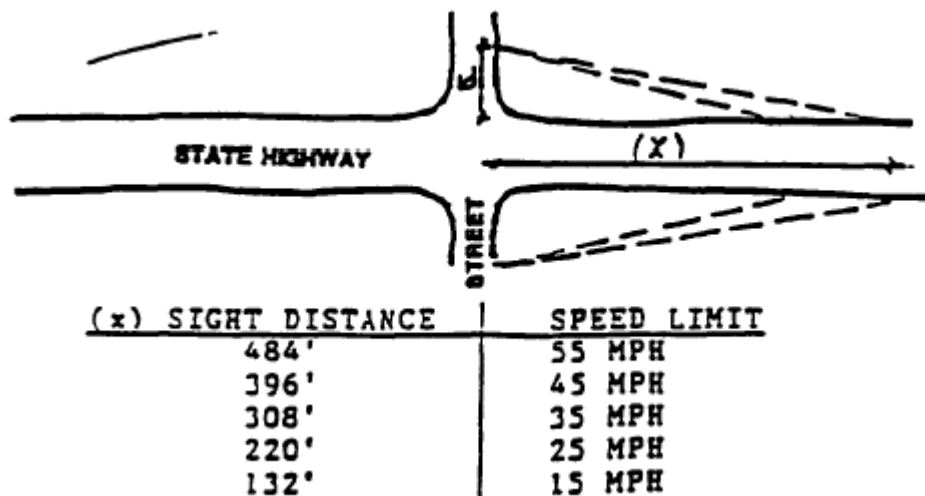
That area at a street or drive intersection where all landscaping is prohibited except ground cover and trees that are without limbs from the ground up seven feet.

7.07.1 City Streets. When two city streets intersect or a driveway intersects a city street, the sight triangle shall consist of the area between points twenty-five feet along both street from the intersection of the edges of the pavement.



7.07.2 State Highway.

Where a city street, driveway or other entrance intersects with a state highway, the sight triangle shall consist of the area between a point ten feet along the street or driveway edge of pavement and a point located along the edge of the state highway pavement the distance of an automobile traveling the speed limit can go in six seconds. An Encroachment Permit from the Kentucky Department of Transportation is required to plant in the State right-of-way.



7.08 Landscape Materials

7.08.1 Walls and Fences.

When walls or fences are used to fulfill screening requirements, they shall be detailed on the plan. They are to be of weatherproof materials. This includes pressure treating or painting of lumber if it is not redwood or cedar and using aluminum or galvanized hardware. All footers are to be 18" deep minimum and distance between posts on wood fencing shall be 8' maximum. Chain link fences with wood or synthetic slat material shall not be allowed.

7.08.2 Plants.

All plants are to living and part of the acceptable plants listed in the Planting Manual. A plant manual should be obtained from the Department of Planning and Building Codes that outlines recommended plant material.

7.08.2a Quality.

Plant materials used in conformance with provision of this Ordinance shall conform to the standards of the American Association of Nurserymen which is on file at the Planning and Building Codes Department and shall have passed any inspection required under State regulations. Bare root plants, with the exception of shrubs and hedges, vines and ground covers shall be prohibited. This includes all plants not balled and burlapped or containerized.

7.08.2b Deciduous Trees (trees which normally shed their leaves in the Fall).

Shall be species having an average mature crown spread or greater than fifteen (15) in Franklin County and having trunk(s) which can be maintained with over seven (7) feet of clear wood in areas which have visibility requirements. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping of the same so as to create the equivalent of a fifteen (15) foot crown spread. A minimum of six to eight (6-8) feet overall height or a minimum caliper (trunk diameter, measure by 6 inches above ground for trees up to 4 inches caliper) of a least 1 inch immediately after planting shall be required. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than fifteen (15) feet to such public works, unless the tree root system is completely contained within a barrier for which to minimum interior container dimensions shall be five (5) feet square and five (5) feet deep and for which the construction requirements shall be four (4) inches thick, reinforced concrete.

7.08.2c Evergreen Trees.

Shall be a minimum of five (5) feet high with a minimum caliper of 1-1/2 inches immediately after planting.

7.08.2d Shrubs and Hedges.

Shall be at least 15" – 20" in average height when installed. All plants shall conform to opacity, mature height, and other requirements within four (4) years after the date of the final approval of each planting or replanting. Privet, Ligustrum species cannot meet the opacity requirements and may not be issued to satisfy the requirements of this Article. The height of the planting shall be measured from the level of the surface of the vehicular use area at the edge closest to the screening.

7.08.2e Ground or Grass Cover.

Grass of the fescues (Gramineae) or Bluegrass (Poaceae) shall be planted in species normally grown as permanent lawns in Franklin County, and may be sodded, plugged, sprigged, or seeded; except in swales or other areas subject to erosion where soiled sod, erosion reducing net, or suitable mulch shall be used, nurse-grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted not more than 15 inches on center and in such a manner as to present and have 75% of complete coverage after two (2) complete growing seasons.

7.08.3 Earth Mounds.

Earth mounds shall be barriers which block a view consisting of earth and covered with grass or other ground cover. Differences in elevation between areas requiring screening does not constitute an earth mound.

7.08.4 Maintenance and Installation.

All landscaping materials shall be installed according to accepted planting procedures. The Owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first; while other defective landscape material shall be replaced or repaired within three months. Topping trees or the severe cutting of limbs to stubs larger than three (3) inches in diameter within the tree crown to such a degree as to remove the normal canopy shall not be considered proper for the maintenance of trees as required by this Article. Tree pruning cuts shall be made sufficiently close to the trunk or parent limb without cutting into branch collar or leaving a protruding stub so that closure can readily start under normal conditions. All branches that are so heavy as to cause bark splitting or peeling are to be pre-cut. Violations of these installation and maintenance provisions shall be ground for the Division of Planning and Building Codes to refuse a building occupancy permit, require replacement of landscape material or institute legal proceedings to enforce the provisions of this Article.

7.08.5 Landscape Manual.

The Planning and Building Codes Department shall have on file a manual that outlines recommended plant materials. Illustrations of landscape ordinance applications and minimum requirements for other landscape materials. This manual should be used as a guideline to anyone preparing a landscape plan in order to meet this Landscape Ordinance.

Please note that with the exception of Plant List F, unacceptable plants, the plant lists included in the manual are only suggestions of use groups that have been successful in this region for urban landscaping. The choice of plant materials is not limited to those of the lists. No plants on Plant List F will be permitted.

7.09 Submission Requirements

7.09.1 Plan Content.

The landscape plan shall be drawn to a readable scale and shall include all property lines, a north arrow, a scale, all easements, all existing and proposed structures, dumpsters, all vehicular use areas labeled, the names and addresses of the owners and plan preparers, and either topographic contour or spot elevations where elevation changes occur in areas to be landscaped. Also included shall be a Planting Schedule listing existing and proposed plants, the botanical and common names, the size, quantity and planting condition of the plants. A statement certifying that the property owner shall conform to the requirements on the plan shall be attached to the plan.

7.09.2 Building Permit.

A building permit shall not be issued until the required landscape plans have been approved. A Certificate of occupancy shall not be issued unless either:

1. All landscaping has been installed and accepted by the Building Inspector, or
2. A full cash bond or irrevocable letter of credit (on an approved bank) has been posted in an amount equal to the cost of contracting the purchase and installation of the landscaping, plus 25%.

The owner shall have up to 90 days, as determined by the Department of Planning and Building Codes to install the required landscaping. If, after the established time frame, the landscaping is not installed, the City of Frankfort will contract the landscaping using the posted bond. Two one-month extensions of the bond may be allowed beyond the established deadline if it is determined that planting will be detrimental to the plant material.

3. When street trees are required, in accordance with the subdivision of property, a full cash bond or irrevocable letter of credit in the amount of 125% of the cost or contracting the purchase and installation of the landscaping shall be required to be posted by the developer. If the developer chooses, this bond or letter of credit may be separate from that surety posted for all other public improvements. This bond, or letter of credit, shall be posted at the same time as the surety is posted for other public improvements and shall be posted for a time frame of one (1) year.

If at the end of the one (1) year time frame, all of the required landscaping is not in place, a second bond or letter of credit may be posted for the remaining cost of landscaping and installation plus 25% if it is determined by the Planning and Building Codes that the developer is make substantial progress in installing the trees as required.

7.09.3 Variances.

If the property owner wishes to request a variance of the Landscape Requirements of this article, a variance application shall be filed with the Board of Zoning Adjustments.

The variance request shall be reviewed by the Landscape Advisory Committee of the Board of Adjustment. The Landscape Advisory Committee shall assist the Board of Adjustment by reviewing each variance requested as outlined in Section 7.09.4 and shall

forward recommendation of their findings to the Board of Adjustments who shall make a final ruling on the variance request at a regularly scheduled meeting.

The Landscape Advisory Committee shall be made up of seven (7) members appointed by the Planning Commission. The length of term shall be three years, except at initial appointment. At that time, three members shall be appointed for three years and four members for two years. This committee shall consist of:

- One representative of the nursery of horticultural profession
- One representative from the Board of Adjustment
- One representative of the real estate/building profession
- One representative of a garden club
- One representative from the Planning Commission
- Two at –large citizen members

7.09.3a Committee to Review Development Plans.

When projects requiring approval by the Planning Commission ie; development plans; and the applicant is requesting a variance from these regulations during the review process required under the Zoning Ordinance, the Landscape Advisory Committee shall review the landscape plan and report comments and recommendations to the Planning Commission prior to the final approval for the Development Plan.

7.09.4 Variance Conditions.

Variances may be granted only if one of the following are applicable. Findings of Fact must be made by the Board of Zoning Adjustments prior to granting any variance. In the absence of a finding, no variance can be granted.

7.09.4a – The need for the variance is due to circumstances typical of the land in the general vicinity of the site or in the same zone.

7.09.4b – The strict application of the Landscape Ordinance would deprive the applicant of a reasonable use of the land or create an unnecessary hardship.

7.09.4c – Circumstances necessitating a variance are not the result of an action by the applicant subsequent to the passage of the Landscape Ordinance.

7.09.4d – Adherence to the Landscape Ordinance will adversely affect the health, safety and welfare of the public or will adversely alter the general character of the general vicinity.

7.10 Preservation of Existing Trees

Existing, healthy trees to be preserved must be shown on plans and may be substituted for required trees in both perimeter screening and interior landscaping provided that the tree is located within the perimeter planting easement or vehicular use area respectively. One mature tree greater than 12” in diameter may be substituted for two perimeter trees or two interior trees provided that 200 square feet of unpaved area that has had less than 3” of earth added or removed around the tree and that the tree is preserved as per the specifications in the Landscape Ordinance Guidelines.

7.11 Joint Driveways

If two properties share a driveway or vehicular use area and have a written reciprocal access agreement, no vehicular use area screening shall be required along the paved portion or the common boundary. Interior landscape shall be required on the property submitting plans.

7.12 Dumpsters

Dumpsters shall be located no less than ten feet from a property line and shall be screened on three sides according to the following matrix:

7.12.1 Dumpster Screening Matrix

Dumpster Occurs In	Which Adjoins	Required Screening
Any zone or land use other than residential	Any zone or land use other than residential	Fencing as per City specifications
Any residential land use or zone	Any zone or land use	Fencing as per City specifications plus hedge on three sides from List D or E
Any zone or land use	Any residential zone or land use	Fencing as per City specifications plus hedge on three sides from List D or E

When dumpster occurs less than ten feet from an un-windowed portion of a building on the same property, landscape screening may be waived for the side of the dumpster facing that building wall. Fencing shall be required on that side.

7.13 Landscape Requirements - Matrix

When	Adjoining	Min. Easement	Plant Material
Any commercial or professional zone or land use	Any residential zone or land use	20'	Either 1 tree (A or B) @ 35' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + hedge (D) + 1 tree (A or B) @ 40' OC or double row, staggered, planting of trees (C) 15' OC
Any industrial zone or land use	Any residential, commercial or professional zone	100' side and rear yard	36' wide, 6' tall earthen berm + a double row of staggered trees (C) @ 15' OC Storage Yard – 6' fence or wall + hedge (E) facing front yard only and/or street or drive
Any high density residential (3 units or greater density) zone or land use	Any single family residential zone or land use	20'	Either 1 tree (A or B) @ 45' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + a hedge (D) or continuous staggered double row planting of trees (C) 15' OC
Any duplex (except in the RD zone district*)	Any single family residential zone land use (except in the RD zone district*)	5' side 10' rear	Continuous 6' hedge row (E) + 1 tree (A or B) @ 35' OC or 6' wall or fence + 1 tree (A or B) @ 35' OC
A junk, salvage refuse or parts yard or recycling center	Any zone or street (public or private)	20'	6' solid wall or fence + a single row (D or E) + trees (A or B) @ 35' OC or 6' solid fence or wall + staggered double row evergreens (C) @ 15' OC
Subdivision lots requiring sidewalks	The public right of way (street)	4' between curb & sidewalk or edge of pavement or sidewalk	1 tree (A) @ 40' OC or 1 tree (B) @ 30' OC
Any general commercial zone or highway zone or land use	The public right of way, public or private street	10% of total front yard must be landscaped	Trees, shrubs, planting beds, and/or perennials in a motif designed by owner. This is in addition to other required landscaping**

When	Adjoins	Min. Easement	Plant Material
A vehicular use area associated with any zone or land use except single family residences, banks, savings & loan, mortgage companies & auto dealerships	Any public or private street	5' perimeter screening easement	Trees (A) or 40' OC + shrubs (D or E) @ 3' OC or trees (B) @ 25' OC + shrubs (D or E) @ 3' OC (1 tree minimum)
	In all cases	plus 5% interior landscaped area**	Plus 1 tree** (A or B) per 250 sq. ft. or interior landscaped area (1 tree minimum)
A vehicular use area at a bank savings & loan, mortgage company or automobile dealership	Any public or private street	5' perimeter screening easement	Trees (B) at 20' OC
	In all cases	plus 5% interior landscaped area **	Plus 1 tree** (A or B) per 250 sq. ft. of interior landscaped area (1 tree minimum)
A non-residential land use in the Special Capital or Historic Districts (1,2)	Any residential or land use	5'	Either 1 tree (A or B) @ 35' OC + a single row 6' hedge (E) or a 6' wall or fence + 1 tree (A or B) @ 35' OC

1. In this situation, the property perimeter screening may also count as V.U.A. perimeter screening.
2. The design of all fences and /or walls are to be approved by the Architectural Review Board.

* Duplex and single family residences are both permitted in the RD zone district. No landscaping is required between these uses when both exist side by side within the RD zone district.

**Interior requirements are not required on parking lots smaller than 5 spaces. Interior landscape areas must be 65 sq. ft. minimum in size. Plants may be no closer than 30" to pavement in the V.U.A. unless concrete wheel stops are used to prevent plant damage by cars.

Note: When subdivision street trees are required, the total number of trees shall be listed on the final plat. The developer must post surety (ie: bond or letter of credit) for the planting of the trees along with other public improvements. It shall be the developer of the subdivision's responsibility to install the trees as indicated on the final plat. Bond for trees will be kept one year from date of acceptance of the improvements. The amount of the bond will be for the cost of each tree, the actual cost of installation and guaranteeing trees for one year. The Letter of Credit or Bond may be extended for an additional period, not to exceed one (1) year, if it is determined by the Department of Planning and Building Codes that the developer is making adequate attempts to install the landscaping, as required. If trees are absent or dead after one year, or if the developer is not making substantial progress in planting the trees, the City will contract the planting. After the one year, if the trees are installed and living and the City has released the bond or letter of credit, the continued maintenance of the trees shall be the property owner's responsibility. Trees replaced by the property owners at a later date shall be from the same category as listed in the Landscape Manual. The City encourages developers to use a thematic approach to tree selection, but to avoid the use of the same tree species.

*** If the V.U.A. is located in the front yard, the required interior V.U.A. landscaping and the 5' perimeter screening easement will be included as counting toward the total front yard landscaping required.

PLANTING MANUAL AND LANDSCAPE ORDINANCE GUIDELINES

CITY OF FRANKFORT, KENTUCKY

I. INTRODUCTION

The following charts, graphic details, specifications and guidelines are provided to assist persons in conforming to the Frankfort Landscape Ordinance, Article 7 of the Zoning Regulations. The plant lists that are provided are suggested plant materials for the various use groups and are plants that have been successful in this region for urban landscaping. The plant list is not limited to the plant materials indicated in this manual. The graphic details and planting specifications are not mandatory but are guidelines that are helpful in completing a landscape project in a proper manner. The plan submission guidelines should be helpful for those submitting landscape plans and also helpful to the Building Inspection personnel in reviewing and approving plans.

Legend of Plant List:

Example:

Anglojap Yew

Common Plant Name

Taxus x media

Plant Botanical Name

Brownii

Hicksii

Specie Cultivars

Wardii

II. PLANT SUBMISSION REQUIREMENTS

A landscape plan must be submitted to indicate new project conformity to the Landscape Ordinance. The plan must be a scaled drawing preferably no smaller than 1" - 30'.

A. The following is information required to be contained on each landscape plan submitted for review by the Building Inspections Department:

1. All property lines with meets and bounds shall be shown for the project parcel.
2. All adjacent property owners, land zones/uses and rights-of-way must be identified on the plan.
3. Location of all existing and proposed buildings and structures.
4. Location of all driveways, parking areas, loading areas and adjacent offsite roads and streets.
5. Location of dumpster and trash facilities.
6. Location of existing trees and vegetation.
7. Location of underground and overhead utility lines in addition to location of utility easements.
8. Proposed grading/excavation information – contour lines would be preferable.
9. Dumpster screening details.
10. Location of all proposed plant material keyed to a plant schedule.

11. Plant schedule that shall contain information as follows: Plan common and botanical name, plant size (height, spread, caliper, or container size) quantity of each specie to be planted and any specific planting notes.
12. Indication of areas for sodding and seeding.
13. Statistics that contain total square footages of parking/drive areas and interior parking lot landscaping.
14. Plan certification that shall read as follows:

I do hereby certify that this landscape plan has been reviewed by me/us and do adopt this plan and all information contained herein as the plan for minimum landscape development for this project. I do further certify that all plant material will be perpetually maintained to meet the requirements of the Landscape Ordinance unless an approval to amend the landscape is granted by the Planning and Building Codes Department.

		Owner (s)
Date	Witness	

- B. Five copies of the Landscape Plan shall be submitted to the Building Inspection Department.

III. RECOMMENDED GUIDELINES FOR FIELD INSPECTION AND VERIFICATION OF CONFORMANCE TO LANDSCAPE ORDINANCE

Prior to final approval of new development project, the requirements of the Landscape Ordinance must have been met. The following guidelines are for the benefit of the Inspector from the Planning and Building Codes Department to aid in checking the requirements of the approved landscape plan. In addition to these guidelines, the Inspector shall use the "Inspection Guides for Landscape Planting", published by the American Association of State Highway Officials. A copy of this publication shall be on file at the Planning and Building Codes Department. "The American Standard for Nursery Stock", published by the American Association for Nurserymen shall be used in checking plant material and quality. This publication will also be on file at the Planning and Building Codes Department.

- A. Verify the location and area requirements for all interior landscaping so that conformance to Vehicular Use area requirements will be met.
- B. Check dumpster screening requirements and determine if screening materials meet the minimum construction requirements as specified on the approved landscape plan.
- C. Check plant material quantities, species, sizes and locations to determine conformance to approved landscape plan.
- D. Verify that perimeter landscape requirements have been met and determine if there are any encroachments into landscape easements.
- E. Use the various check lists that are provided in the "Inspection Guide for Landscape Planting".
- F. Upon completion of inspection, file a report with the project owner. If a re-inspection is necessary, schedule after adequate time has been given for corrections to be made.
- G. Place a one-year inspection into inspection schedule.

PLANT LIST A SHADE TREES

Trees that are hardy in zones 5 – 6 are deciduous and reach a height of greater than 30 feet.

Callery Pear

Pyrus calleryana
Aristocrat
Chancellor

European Beech

Fagus Sylvatica

Ginkgo

Ginkgo biloba (male only)
Autumn Gold
Fastigiata
Sentry

Green Ash

Fraxinus pennsylvanica lanceolata
Marshall Seedless

Japanese Pagoda Tree

Sophora Japonica
Regent

Japanese Zelkova

Zelkova serrata

London Plane Tree

Platanus acerifolia

Sugar Maple

Acer saccharum

Thornless Honey Locust

Gleditsia triacanthos
Shademaster
Skyline
Sundial

Willow Oak

Quercus phellos

Yellowwood

Cladrastis lutea

Littleleaf Linden

Tilia cordata
Chancellor
Greenspire
June Bride

Norway Maple

Acer platanoides
Columnaire
Crimson King
Summershade

Pin Oak

Quercus palustris
Sovereign
Crown Rite

Red Maple

Acer rubrum
Autumn Flame
October Glory
Red Sunset

Red Oak

Quercus rubra

Scarlet Oak

Quercus coccinea

Sourwood

Oxydendron arboreum

Sweetgum

Liquidambar styraciflua

Tulip Poplar

Lusdendron tulipifera

White Ash

Fraxinum americana
Autumn purple

PLANT LIST B FLOWERING TREES

Trees that are hardy in zones 5 – 6 are deciduous and reach a height of greater than 30 feet.

Callery Pear

Magnolia soulangiana
Pyrus calleryana
Aristocrat
Chancellor

Eastern Redbud

Cercis canadensis
Flame
Forest Pansy
Royal

Green Hawthorne

Crataegus viridis
Winter King

Crabapple

Malus varieties
Bob White
Sargeant
Snowdrift
White Angel

Dogwood*

Cornus florida
Cornus kousa
Cornus mas

Sargent Cherry

Prunus sargentii
Columnaris
Kwanzan

Saucer Magnolia*

Magnolia soulangiana

Golden Raintree

Koelreutaria paniculata

Star Magnolia*

Magnolia stellata

These trees survive better in shady, sheltered conditions and would not be acceptable unless planted on the north or east of a building.

PLANT LIST C EVERGREEN TREES

Trees that are hardy in zones 5 – 6 are evergreen, can reach a height over 30 feet and if not limbed up can create a screen from the ground level up.

American Holly

Ilex opaca
Xanthocarpa

Eastern Red Cedar

Juniperus virginiana

Southern Magnolia

Magnolia grandiflora

Austrian Pine

Pinus nigra

Colorado Blue Spruce

Picea pungens
Glauca

White Fir

Abies concolor

Canadian Hemlock

Tsuga canadensis

Norway Spruce

Picea abies

White Pine

Pinus strobus

Carolina Hemlock

Tsuga caroliniana

Scotch Pine

Pinus sylvestris

PLANT LIST D DECIDUOUS SHRUBS

Perennial woody plants that grow at least 3 feet in height, are tolerant in zones 5 –6 and are deciduous.

Spirea Species	Wintergreen Barberry Berberis julianae	Euonymus compacta
Doublefile Viburnum Viburnum plicatum tomentosum	Spreading Cotoneaster Cotoneaster divaricata	Quince Chaenomeles speciosa
Shrub Cinquefoil Potentilla Fruticosa	Burning Bush Euonymus alata	Forsythia Species
		Glossy Abelia Abelia grandiflora

PLANT LIST E EVERGREEN SHRUBS

Perennial, woody plants that grow at least 3 feet in height are tolerant in zones 5 –6 and are evergreen.

Anglojap Yew Taxus x media Brownii Densiflora Hicksii Wardii	Japanese Yew Taxus cuspidata Capitata Intermedia Nana
Blue Holly Ilex x meserveae Blue Angel Blue Prince Blue Princess	Korean Boxwood Buxus microphylla koreana
Chinese Juniper Juniperis chinensis Hetzii Keteleeri Mint Julep Robusta Green	Leatherleaf Viburnum Viburnum rhytidophyllum
Japanese Holly Ilex crenata Microphylla Rotundifolia	Mugho Pine Pinus Mugho
	Spreading Yew Taxus baccata

**PLANT LIST F
UNACCEPTABLE PLANTS**

Trees and shrubs that are not hardy in zones 5 – 6 may have excessive fruits, leaf or limb drop, may interfere with underground utilities, attract excessive insects or are weak wooded, disease prone, pollution intolerant, noxious or require excessive maintenance.

Apple (common)

Malus pumila

Mountain Ash

Sorbus species

Black Locust

Robinia pseudoacacia

Osage Orange

Maclura promifera

Box Elder

Acer negundo

Mulberry

Morus species

Chinese Holly

Ilex cornuta

Privet

Ligustrum species

Devil's Walking Stick

Aralia spinosa

Poplars

Populus species

Elms (except Chinese & American)

Ulmus species

Silver Maple

Acer saccharinum

Ginkgo (female)

Ginkgo biloba

Sycamore

Platanus occidentalis

Hickory

Carya species

Tartarian Honeysuckle

Lonicera tartarica

Honeylocust (common)

Gleditsia triacanthos

Tree of Heaven

Ailanthus altissima

Horse Chestnut

Aesculus species

Walnut

Juglans species

Kentucky Coffee Tree (female)

Gymnocladus dioica

Weeping Willow

Salix babylonica

Linden or Basswood

Tilia americana

Weigela

Weigela florida

Momosa

Albizia julibrissin

Note: If mature trees exist on site prior to development, they may be accepted by the Planning & Building Codes Department.

PLANT MATERIAL REFERENCE BOOKS

Barbour, Roger W. and Wharton, Mary E., Trees and Shrubs of Kentucky. The University Press of Kentucky, 1973.

Dirr, Michael A., Manual of Woody Landscape Plants. Stipes Publishing Company, 1977.

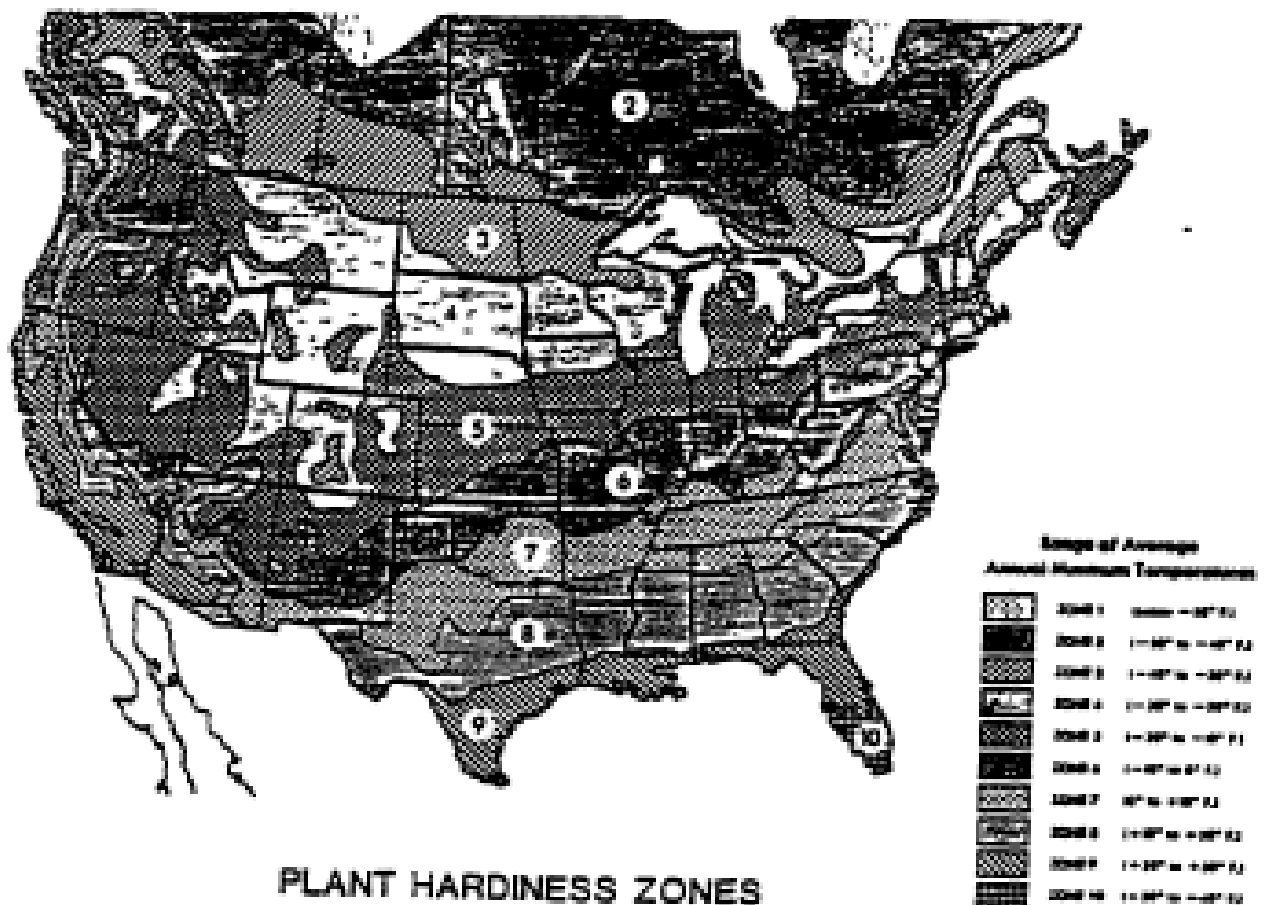
Dirr, Michael A., Photographic Manual of Woody Landscape Plants. Stipes Publishing Company, 1978.

Division of Planning, Lexington-Fayette Urban County Government Planting Manual, 1983.

Hudak, Joseph, Trees for Every Purpose. McGraw-Hill Book Co., 1980.

Wyman, Donald, Shrubs and Vines for American Gardens. McMillan Publishing Co., Inc., 1965.

Wyman, Donald, Trees for American Gardens. McMillan Publishing Co., Inc., 1965.



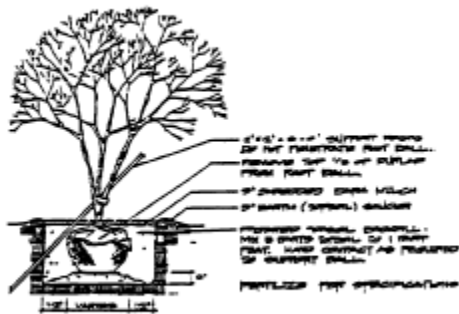
PLANTING SCHEDULE

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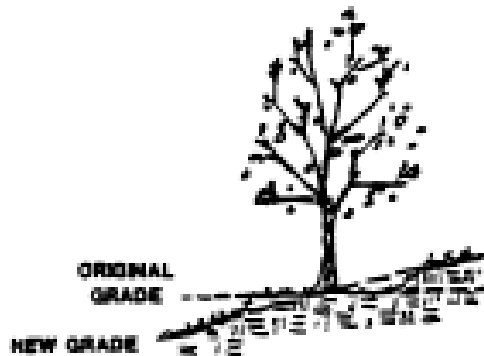
Landscape Statistics (Minimum Statistics Required)

Vehicular Use Area	_____	Square feet
Interior Landscape Area Required	_____	Square feet
Interior Landscape Area Provided	_____	Square feet
# Interior Trees Required	_____	
# Interior Trees Provided	_____	
Project Zoning	_____	

TYPICAL PLANTING DETAILS



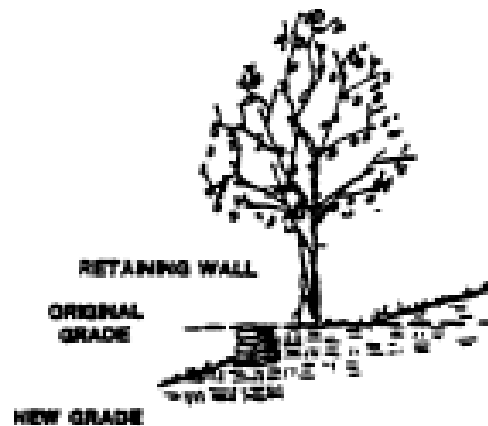
TYPICAL SMALL TREE PLANTING



Terracing



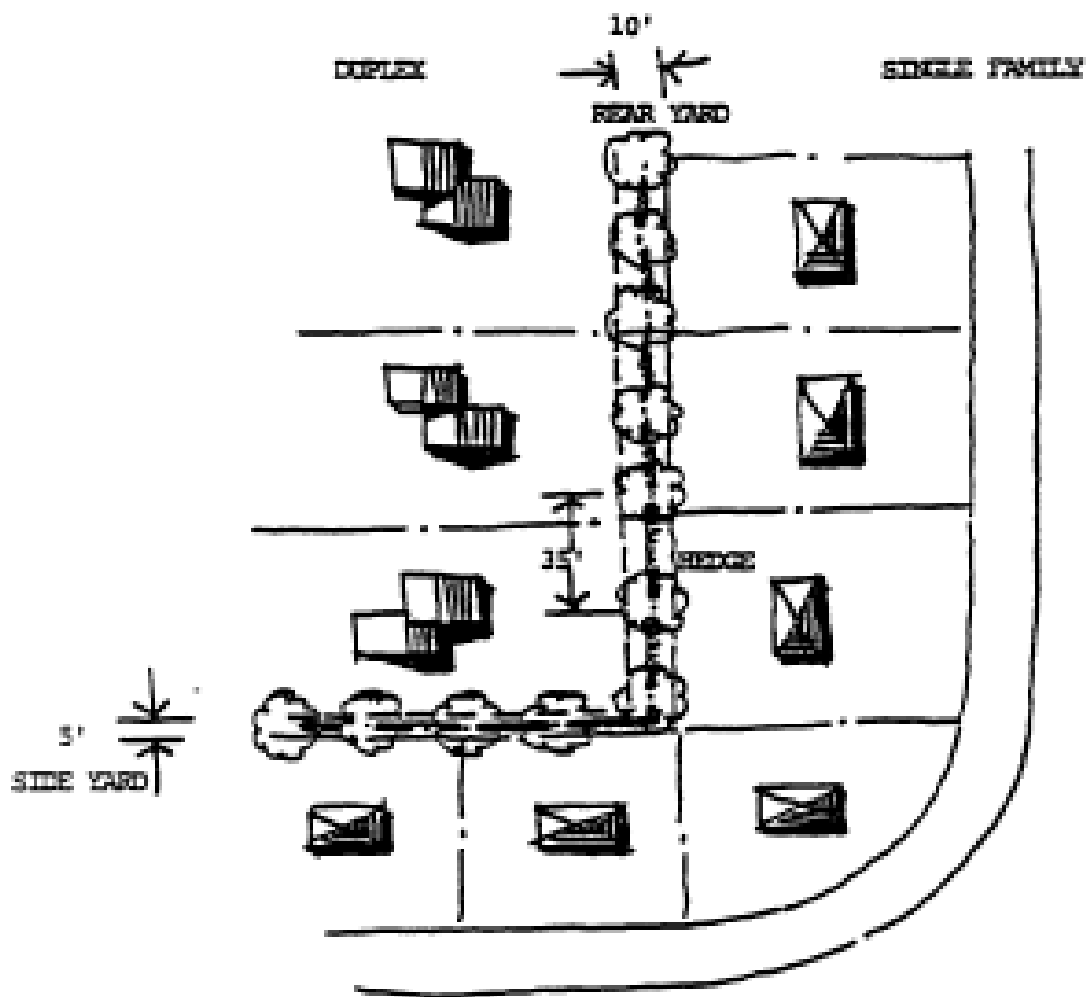
TYPICAL SHRUB PLANTING



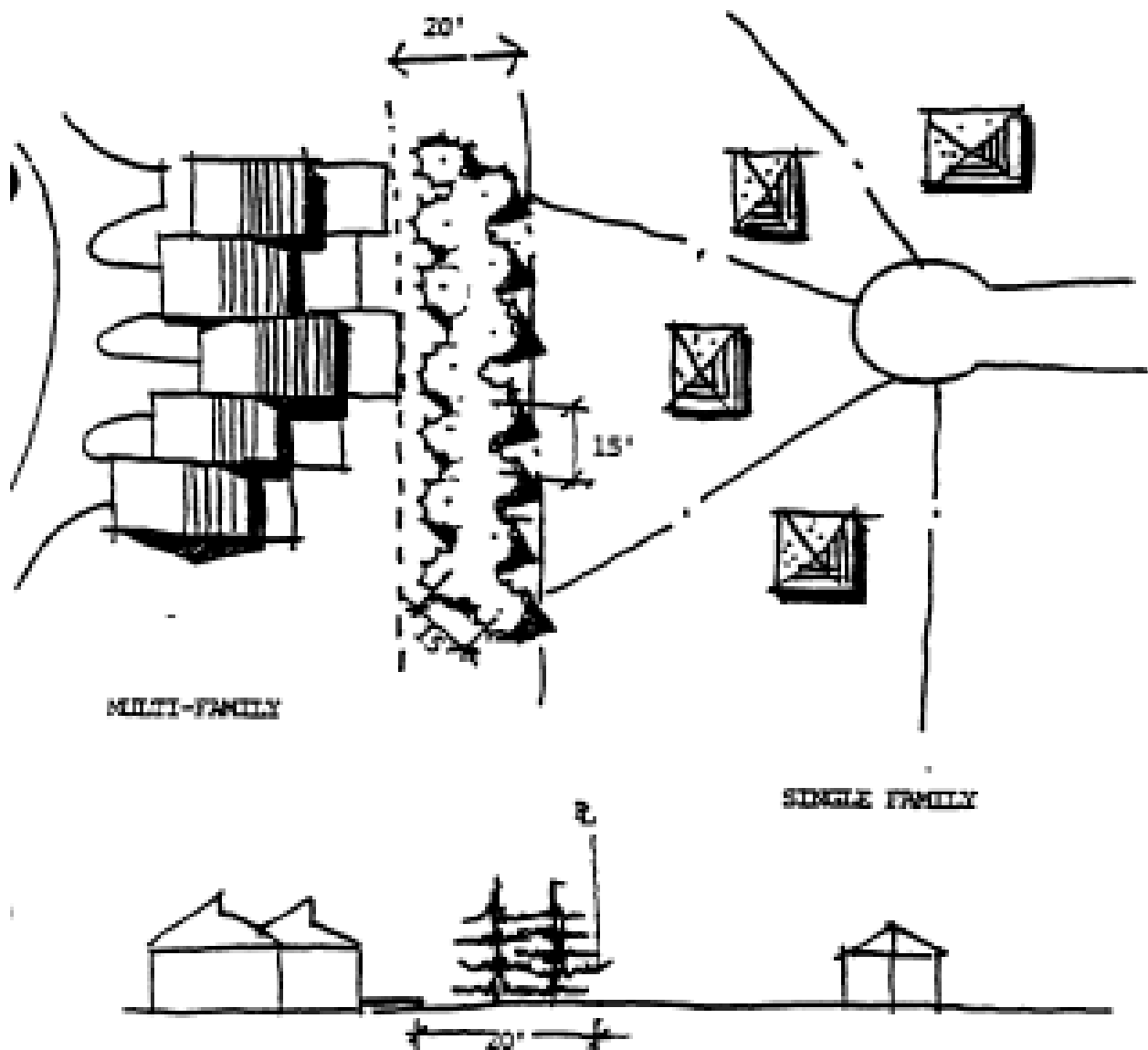
Returning Wall

When	Adjoins	Min. Easement	Plant Material
Any duplex (except in the RD zone district*)	Any single family residential zone or land use (except the RD zone district*)	5' side 10' rear	Continuous 6' hedge row(E) + 1 tree (A or B) @ 35' OC or 6' wall or fence +1 tree (A or B) @ 35' OC

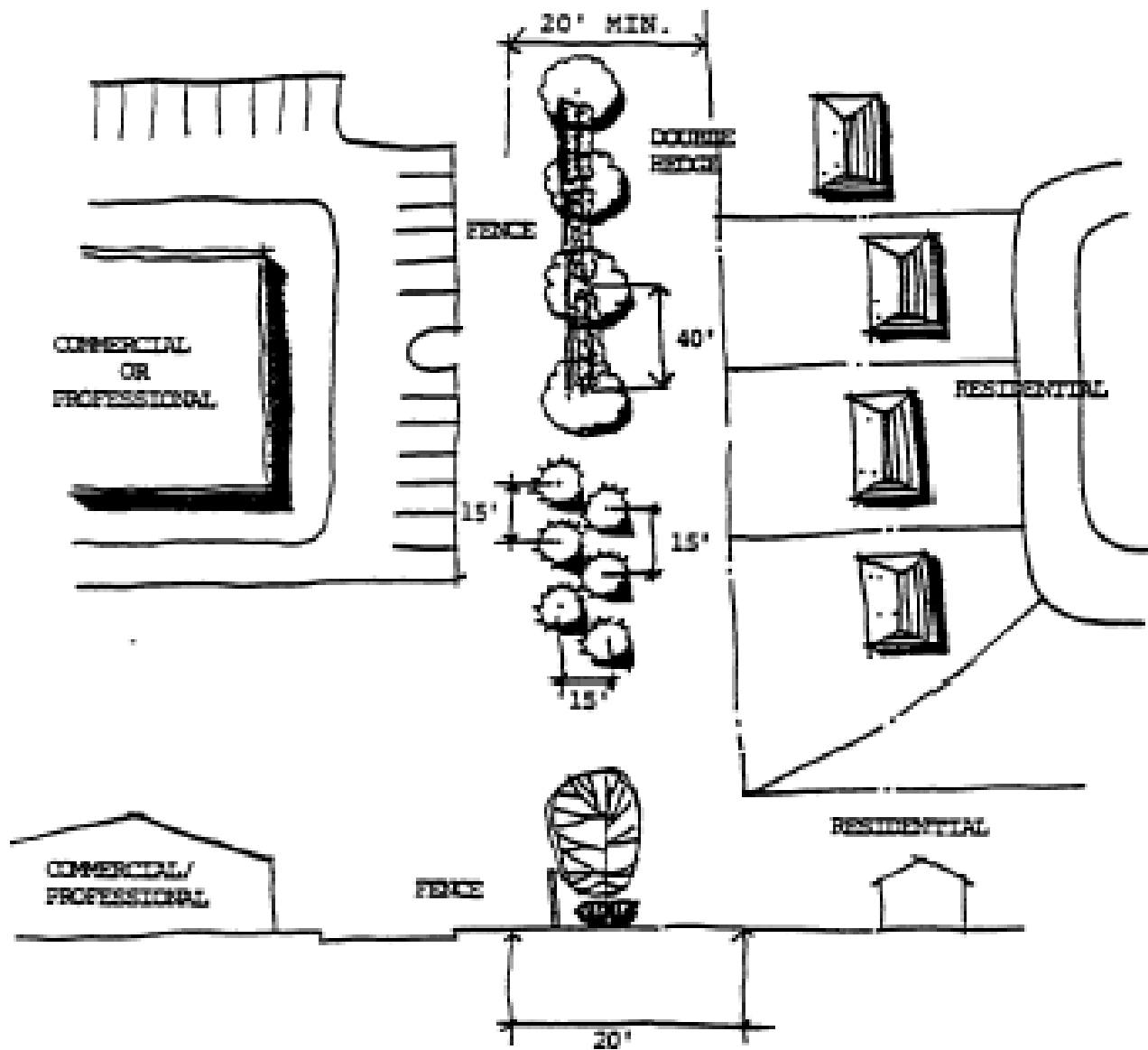
* Duplex and single family residences are both permitted in the RD zone district. No landscaping is required between these uses when both exist side by side within the RD zone district.



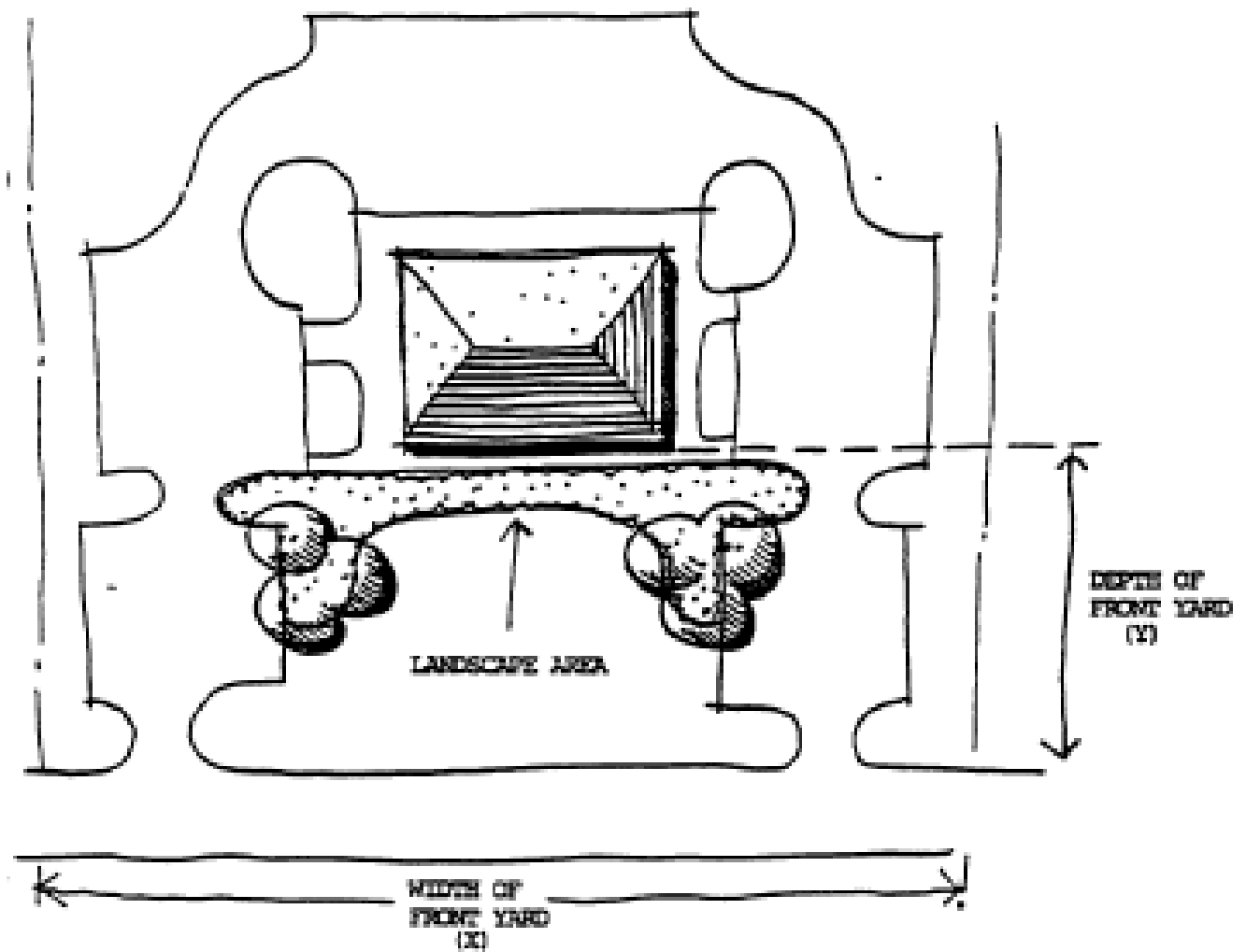
When	Adjoins	Min. Easement	Plant Material
Any high density residential (3 units or greater density) zone or land use	Any single family residential zone or land use	20'	Either 1 tree (A or B) @ 45' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + a hedge (D) or continuous staggered double row planting of trees (C) 15' OC



When	Adjoins	Min. Easement	Plant Material
Any commercial or professional zone or land use	Any residential zone or land use	20'	Either 1 tree (A or B) @ 35' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + hedge (D) + 1 tree (A or B) @ 40' OC or double row, staggered, planting of trees (C) 15' OC

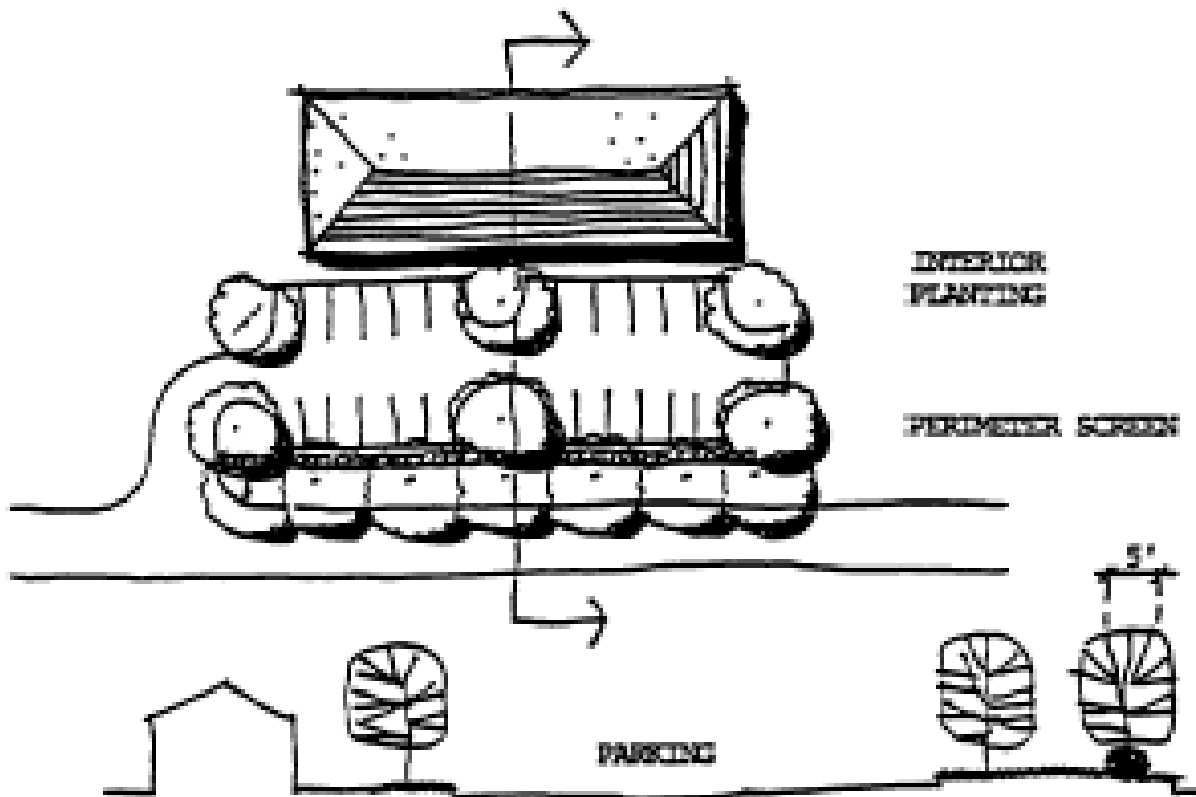


When	Adjoins	Min. Easement	Plant Material
Any general commercial zone or highway zone or land use	The public right of way, public or private street	10% of total front yard area must be landscaped	Trees, shrubs planting beds, and/or perennials in a motif designed by owner. This is in addition to other required landscaping



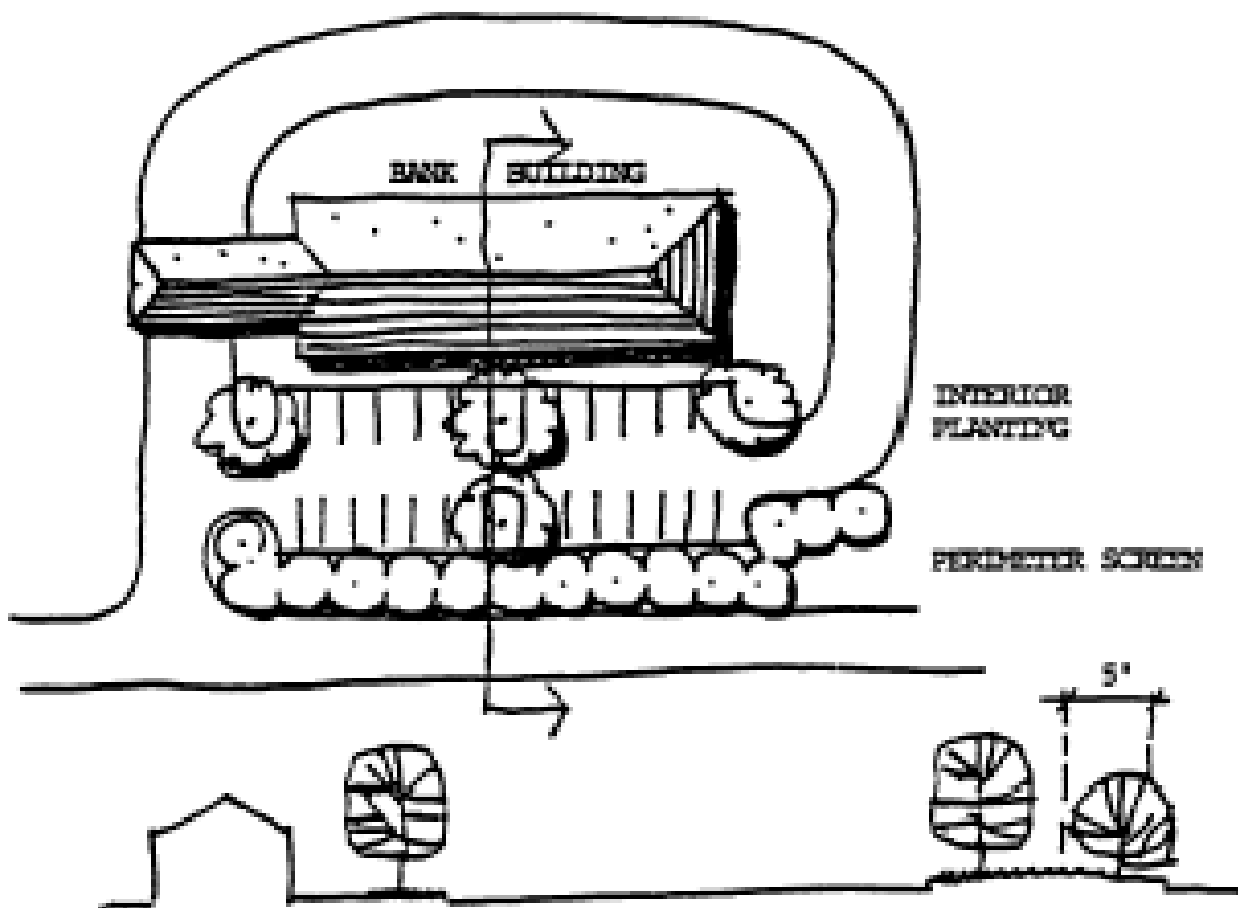
Required Front Yard Landscaping
 In Addition to VOA Landscaping = $(X) \times (Y) + 10$

When	Adjoins	Min. Easement	Plant Material
A Vehicular use area associated with an zone or land use except single family residences, banks, savings & loan, mortgage companies & auto dealerships	Any public or private street	5' perimeter screening easement plus 5% interior land scraped area**	Trees (A) @ 40' OC plus shrubs (D or E) @ 3' OC Or Trees (B) @ 25' OC plus shrubs (D or E) @ 3' OC (1 tree minimum) Plus 1 tree** (A or B) per 250 sq. ft. of interior landscaped area (1 tree min.)

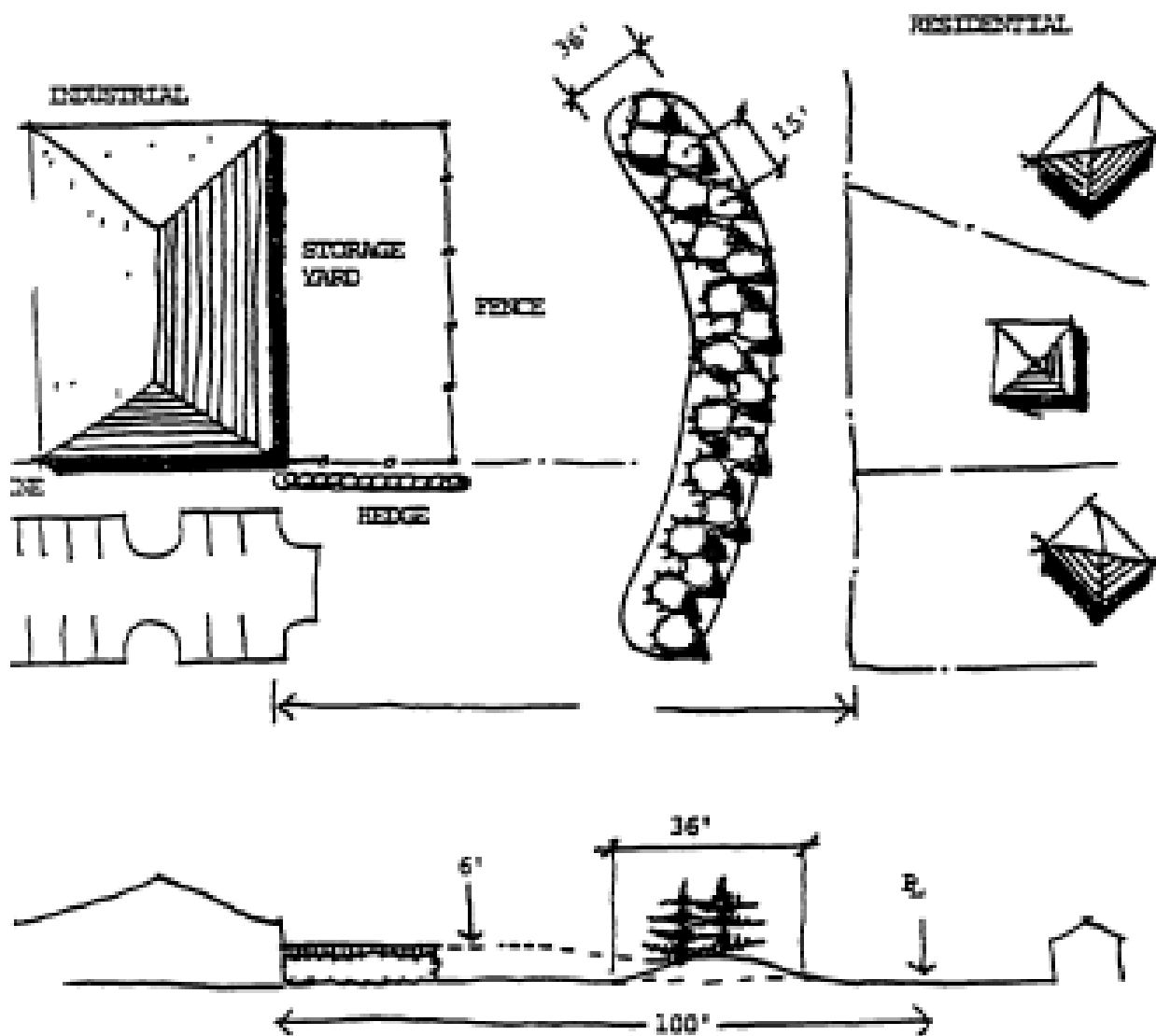


When	Adjoins	Min. Easement	Plant Material
A Vehicular use area at a bank, savings & loan, mortgage company or automobile dealership	Any public or private street	5' perimeter screening easement	Trees (B) @ 20' OC
		Plus 5% interior landscaped area**	Plus 1 tree**(A or B) per 250 sq. ft. of interior landscaped area (1 tree min.)

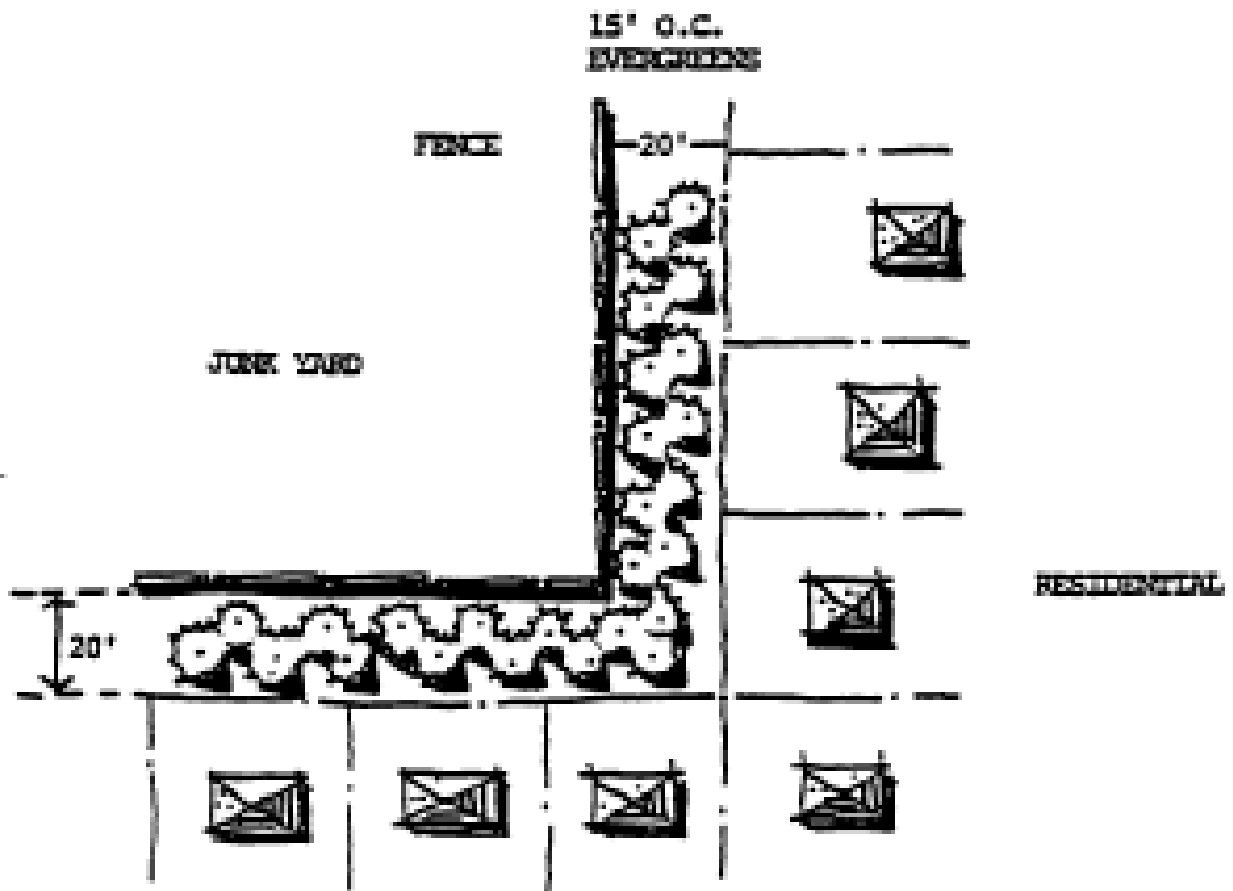
** Interior requirements are not required on parking lots smaller than 5 spaces. Interior landscape areas must be 64 sq. ft. minimum in size. Plants may be no closer than 30" to pavement in the V.U.A. unless concrete wheel stops are used to prevent plant damage by cars.



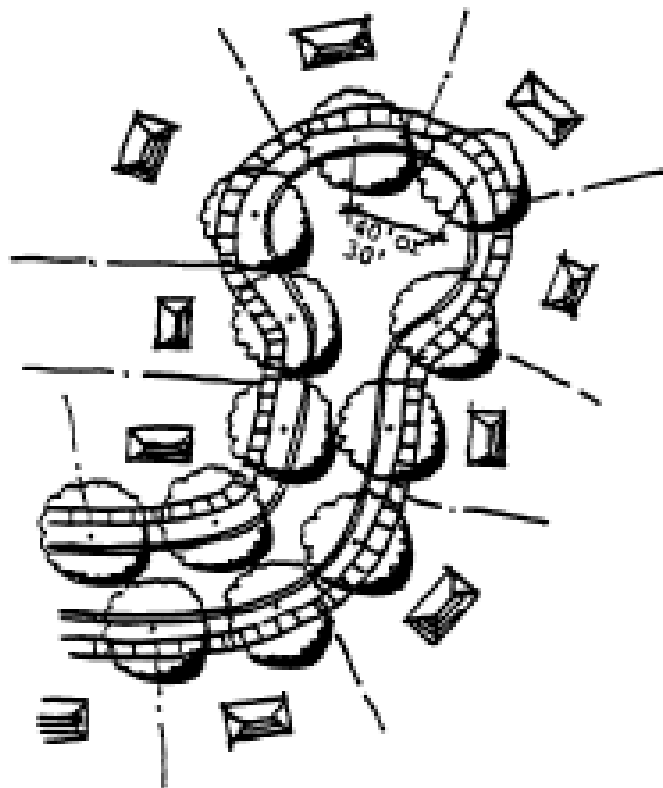
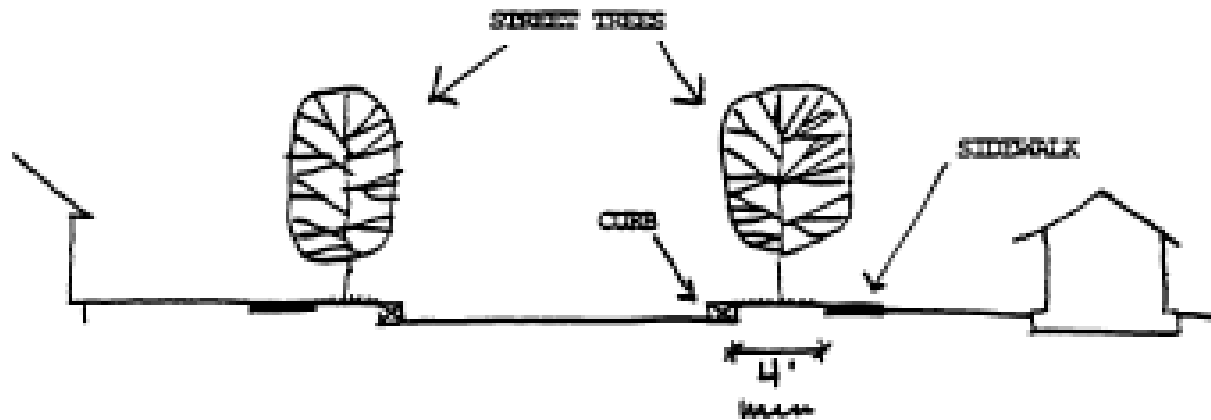
When	Adjoins	Min. Easement	Plant Material
Any industrial zone or and use	Any residential, commercial or professional zone or land use	100' side and rear yard	<p>36' wide 6' tall earthen berm + a double row of staggered trees (C) @ 15' OC</p> <p>Storage Yard – 6' fence or wall + hedge (E) facing front yard only and/or street or drive</p>



When	Adjoins	Min. Easement	Plant Material
A junk, salvage, refuse or parts yard or recycling center	Any zone or street (public or private)	20'	6' solid wall or fence + a single row (D or E) + trees (A or B) @ 35' OC or 6' solid fence or wall + staggered double row evergreens (C) @ 15' OC



When	Adjoins	Min. Easement	Plant Material
Subdivision lots requiring sidewalks	The public right-of-way (street)	4' between curb & sidewalk or edge of pavement & sidewalk	1 tree (A) @ 40' OC or 1 tree (B) @ 30' OC



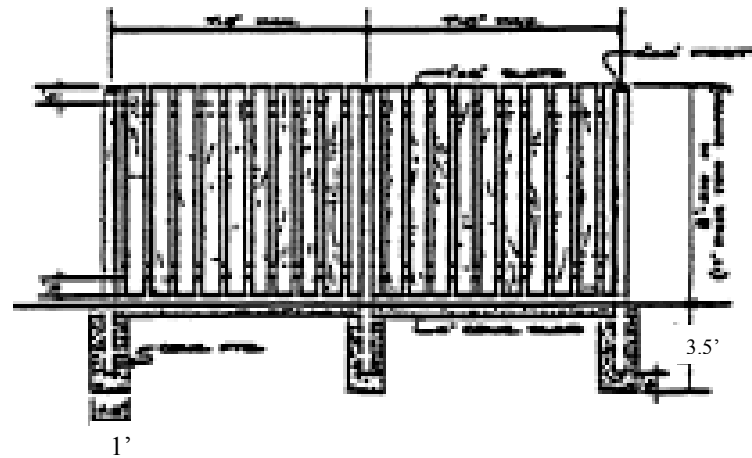
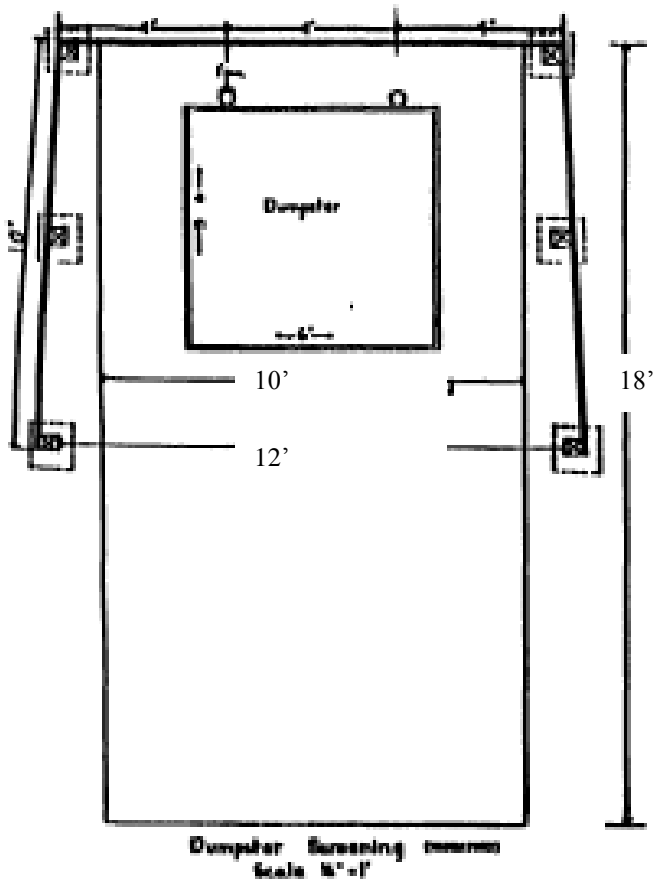


Figure 1

DUMPSTER SCREENING

Screens shall consist of stone, brick, block, wood, or plant material. Chain link fencing is not recommended as a screen. If plants are to be used as screening material they should be planted so as to reach the required height in one year (planting of mature plants recommended.) Plants which die must be promptly replaced.