

CHAPTER 1165
Landscaping and Land Use Buffers

| | | | |
|---------|--|---------|---|
| 1165.01 | Intent. | 1165.08 | Screening of Accessory Uses. |
| 1165.02 | Scope of Application. | 1165.09 | Residential Landscaping. |
| 1165.03 | Definitions. | 1165.10 | Public Use Landscaping. |
| 1165.04 | Street Tree Planting Requirements. | 1165.11 | General Requirements. |
| 1165.05 | Landscaping along Street Frontage. | 1165.12 | Recommended Tree Species. |
| 1165.06 | Screening and Landscaping of Parking Lots. | 1165.13 | Approval Process for Required Landscaping, Fences and Walls. |
| 1165.07 | Buffering and Screening between Districts and Uses. | 1165.14 | Flexibility. |

1165.01 INTENT.

The preservation of existing trees and vegetation, as well as the planting of new trees and vegetation, can significantly add to the quality of the physical environment of the City of Wooster. The regulations contained below are designed to provide for the health, safety, and welfare of the residents of the City by:

- (a) Promoting the proper utilization of landscaping and screening as a buffer between certain land uses to minimize the possibility of nuisances including potential noise, glare, and the visual clutter associated with parking and service areas;
- (b) Providing interruption of large expanses of vehicular use areas and reduction of reflected heat and glare through the implementation of interior and perimeter vehicular use area landscaping.
- (c) Improving the appearance of off-street parking areas of five or more spaces and vehicular use areas and properties abutting public rights of way, thereby reducing conditions which lead to urban blight;
- (d) Providing areas of permeable surfaces in order to
 - (1) Allow the infiltration of surface water into groundwater resources;
 - (2) Reduce the quantity of storm water discharge, which helps to reduce the hazards of flooding and aids in the control of erosion and storm water runoff;
 - (3) Improves the quality of storm water discharge.
- (e) Establishing minimum standards for the consistent appearance of plant material in the community landscape.
- (f) Providing physiologically, psychologically, sociologically, and aesthetically necessary counterpoints to the man-made environment; and,

- (g) Protecting, preserving, and promoting the aesthetic character valued by the residents of the City of Wooster.

1165.02 SCOPE OF APPLICATION: COMPLIANCE NECESSARY FOR SITE PLAN OR PLAT APPROVAL.

- (a) The provisions of this Chapter shall apply to:
 - (1) All new development on vacant land that requires the submission of a development plan and issuance of a zoning certificate or building permit. The required landscaping shall be so indicated on plans submitted as part of the application.
 - (2) The entire site of existing development when substantial expansion or alteration is conducted. An alteration or expansion of an existing property is substantial when:
 - A. The expansion of the square footage of an existing building exceeds twenty-five percent (25%) of the gross floor area of the existing building.
 - B. The expansion of the square footage of the vehicular use area exceeds 25% of the total existing vehicular use area.
 - C. The land area of the development site is increased by 20 percent or more.
 - (3) The portion of a developed site devoted to the expansion or alteration of an existing building, structure or vehicular use area when such site is not governed by sub-section 1165.02(a)(2) above. The minimum landscaping and screening required by this Chapter shall be provided to the extent of the alteration or expansion, but not for the entire property of which the alteration or expansion is a part.
- (b) Single-family and two-family residences shall be exempt from the requirements of this Chapter except those regulations in Section 1165.09, Residential Landscaping.
- (c) The requirements of this Chapter are minimum landscaping requirements, and nothing herein shall preclude a developer and the City from agreeing to more extensive landscaping.
- (d) All requirements of Chapter 907 of the Codified Ordinances, Erosion and Stormwater Runoff Controls shall be applicable.

1165.03 DEFINITIONS.

Terms related to required landscaping and screening shall have the following meanings:

- (a) Berm. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise. The height of a berm shall be measured from the average natural grade at the base of the berm.
- (b) Caliper. The American Association of Nurserymen standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken six (6) inches above the ground up to and including four-inch caliper size, and twelve (12) inches above the ground for a caliper size greater than four (4) inches.
- (c) Diameter-at-breast-height (DBH). The diameter of a tree trunk measured in inches at a height 4.5 feet above ground. If a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point below the split.
- (d) Large Tree. A living tree with a DBH measurement at maturity of at least six (6) inches.
- (e) Shade Tree. A tree with foliage that usually sheds annually and is planted primarily for its high crown of foliage or overhead canopy.
- (f) Shrub. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.
- (g) Small Tree. A living tree with a DBH measurement at maturity of at least four (4) inches.

1165.04 STREET TREE PLANTING REQUIREMENTS.

In all zoning districts, developers shall plant and maintain shade trees along public streets in compliance with the following:

- (a) Species. Trees shall be limited to species characterized as hardy, long-lived shade trees. Suggested species are listed in Table 1165.12. The Zoning Administrator or the Planning Commission may approve other species.
- (b) Location Requirements.
 - (1) One tree shall be provided for every forty (40) linear feet of frontage, or fraction thereof, along each road.
 - (2) Trees are to be planted within three (3) feet of the rights-of-way of the road or roads within and abutting the development or at the discretion of the City, within the right-of-way of such roads. In the C-4 Central Business District, street trees shall be planted in sidewalk pits. See sub-section

- 1165.11(i)** for requirements related to planting required street trees in sidewalk pits.
- (3) Each tree at the time of installation shall have a minimum caliper of 2.5 inches and a clear trunk height of at least six (6) feet.
 - (4) Trees shall be planted an adequate distance from intersections so that at full maturity such planting shall comply with Section **1125.17**, Visibility at Intersections, to ensure the unobstructed visibility of motorists and pedestrians.
- (c) Maintenance. The developer shall be required to maintain the trees for two (2) years after the trees are planted and to replace any tree that dies within such two-year guarantee period.
- (1) Upon completion of the street tree planting, the landscape contractor shall contact Zoning Administrator.
 - (2) The two-year guarantee period shall begin after the approval from the Zoning Administrator or the Zoning Administrator's designee for this approval.
 - (3) A final inspection shall be made at the end of the guarantee period.
 - (4) The developer shall notify the Zoning Administrator within five (5) business days of the end of the guarantee period to schedule the final inspection.
 - (5) All trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be replaced at the expense of the developer or builder.
 - (6) If the City determines that replacement of a tree is required, such replacement shall occur within thirty (30) days of the date the City's inspection report is submitted to the developer. The two-year guarantee period shall begin anew for each replacement tree.
 - (7) In order to secure the guarantee, the developer shall deposit an amount equal to 50% of the total cost of providing and installing the street trees as determined by the Zoning Administrator. The deposit shall be in the form of a bond, with the developer as principal and with a surety company authorized to do business in the State of Ohio; a certified check; or an irrevocable letter of credit. The deposit shall be in a form acceptable to the Law Director.
- (d) Installation. In the case of residential subdivisions, street trees shall be planted after seventy-five percent (75%) of the residential dwelling units have been occupied. For all other developments that require Development Plan Review

pursuant to Section 1107.05, street trees shall be planted prior to receiving a certificate of zoning compliance.

1165.05 LANDSCAPING ALONG THE STREET FRONTAGE.

All areas within the required front or corner building and/or parking setback, excluding driveway openings, shall be landscaped as required below. The following minimum plant materials shall be provided and maintained on all lots or developments except lots devoted to single-family detached and two-family dwellings.

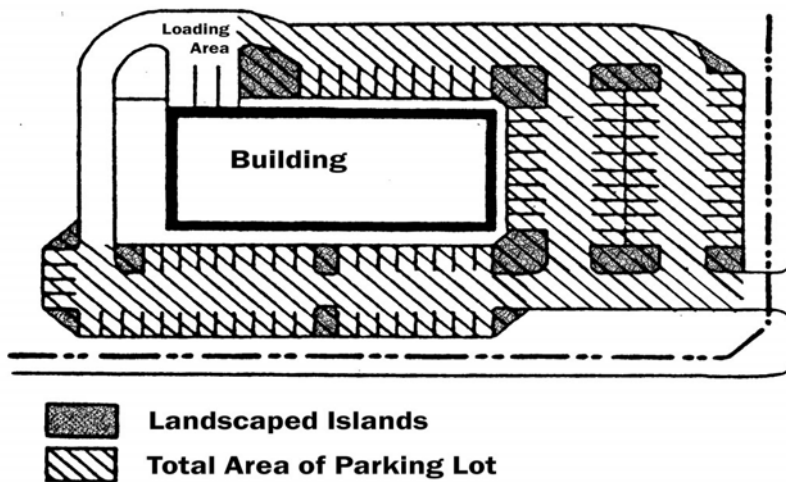
- (a) Three (3) large deciduous trees shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
- (b) Twenty shrubs shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
- (c) All areas not devoted to trees and shrubs shall be planted with grass, ground cover or other live landscape treatment.
- (d) Trees and shrubs may be aggregated appropriately.
- (e) Whenever the building setback is five (5) feet or less, these requirements shall not apply.

1165.06 SCREENING AND LANDSCAPING OF PARKING LOTS.

- (a) Landscaping on the Interior of Parking Lots: Interior landscaping of parking lots shall be provided in accordance with the following requirements.
 - (1) For any parking area designed to accommodate five (5) or more vehicles, a minimum of five percent (5%) of the parking lot shall be planted as landscaped island areas, developed and reasonably distributed throughout the parking lot to define major circulation aisles and driving lanes and provide visual and climatic relief from broad expanses of pavement.
 - (2) Interior landscaped areas shall be dispersed so as to define aisles and break up the expanse of paving and limit unbroken rows of parking to a maximum of 100 feet. Each interior landscaped area shall be no less than 100 square feet. The minimum width for each area shall be ten (10) feet;
 - (3) Within the landscaped islands, there shall be provided one shade tree for every 10 parking spaces. Each landscape island shall have at least one (1) shade tree.
 - (4) Shrubs or low, spreading plant materials may be planted within the required landscaped islands provided there is no impairment to the visibility of motorists or pedestrians.

- (5) If the specific application of the interior landscape requirements will seriously limit functions of the building site, the Zoning Administrator shall have authority to permit consolidation and relocation of these landscaped areas on the building site.
- (6) Landscaped areas along the perimeter of the parking area, or in any part of a yard, shall not be counted as interior parking lot landscaped areas. Except perimeter plantings may be used to satisfy the requirements in this section when parking facilities are less than forty-two feet in width and accommodate 20 or fewer vehicles.
- (7) For the purpose of this Section, the area of a parking lot shall be the total vehicular surface area within the perimeter of the parking lot, including the landscaped islands, parking spaces and all circulation aisles except those with no parking spaces or landscaped islands located on either side. See Figure 1, Parking Lot Interior Calculation.

Figure 1. Parking Lot Interior Calculation.



- (b) Perimeter Landscaping Requirements. In addition to the requirements of subsections 1165.06(a) and 1165.06(c) hereof, perimeter landscaping shall be required along any side of a parking lot that abuts adjoining property that is not a right of way. A landscaped strip at least ten (10) feet in width shall be located between the parking area and the abutting property lines. One large deciduous or two small deciduous trees for each forty (40) lineal feet shall be planted in the landscaping strip. However, this does not mean that shade trees must be located forty (40) feet on center or be spaced forty (40) feet apart. This ten (10) foot wide strip shall be landscaped open space free of any wall, fence, embankment and/or walkway. Such wall, fence, etc. may exist or be constructed on the edge of such landscape strip. The requirements of this section shall not apply where planting is required for screening pursuant to Section 1165.07.

- (c) Street Frontage Planting Requirements. In addition to the requirements of subsections 1165.06(a) and 1165.06(b) hereof, when a parking lot is located adjacent to a public right-of-way, screening shall be provided to reduce the visual impact of the parking lot utilizing one of the following methods. The requirements of this subsection shall not apply where planting is required for screening pursuant to subsection 1165.07(c)(6).
- (1) Landscaped setbacks. Provide at least a ten (10) foot wide landscaped area exclusive of that required for sidewalks or utility easements, as specified in the Planning and Zoning Code, between the right-of-way and the parking lot. This landscaped strip shall contain the plantings mandated by Section 1165.04, Street Tree Planting Requirements, if the plantings mandated by Section 1165.04 are not provided in the right-of-way, and at least a three (3) foot high evergreen hedge, masonry wall or ornamental fence, such wall, fence, etc. shall be constructed on the edge of such landscape strip closest to the parking lot.
 - (2) Grade changes. In cases where substantial grading is necessary that results in a parking lot lower in elevation than the surrounding or adjacent right-of-way, the resulting embankment should be planted with low shrubs and shade or ornamental trees. A minimum of 10 feet of landscaping should be provided between the right-of-way and the parking lot.
 - (3) Landscape berms. Create at least a two (2) foot high berm with slopes not to exceed twenty-five (25) percent for lawn areas. Berms planted with ground cover and shrubs can be steeper; however, no slope should exceed forty (40) percent.
 - (4) Woodland preservation. In cases where quality woodland exists, preserve existing trees between the parking lot and the right-of-way. Provide additional evergreen shrubs if needed to achieve an effective visual buffer. The vegetation should be saved.
- (d) Landscaping Design Criteria.
- (1) The primary landscaping materials used in parking lots shall be trees that provide shade or are capable of providing shade at maturity. Shrubbery, hedges, and other live planting material may be used to complement the tree planting scheme or landscape design but shall not be the sole components of the landscaping. Avoid tall shrubs or low branching trees that will restrict visibility. Effective use of earth berms and existing topography is also encouraged as a component of the landscape plan.
 - (2) In large parking lots, separate pedestrian walkways should be provided to allow safe movement within the lots. These walkways should generally be oriented perpendicular to and between parking bays. Adjacent to the walks, trees should be planted. These plantings will aid in the identification of walkway locations within the lot and also aid in providing shade for the

pedestrian. The following guidelines apply to the development of walkways within large parking lots.

- A. One walkway can serve as a collector for up to four bays of parked cars.
 - B. The walkways should be a minimum of 4 feet wide, allowing an additional 30 inches on each side for overhanging of automobiles.
 - C. All walkways should be raised to a standard sidewalk height and should be constructed of different paving material than the parking lot.
- (e) Accessways. Necessary accessways shall be permitted to traverse the required landscaping area. The width of such accessways shall not be subtracted from the linear dimensions used to determine the minimum number of trees required in this Section.
- (f) Vehicular Encroachment. A vehicle shall not encroach upon any landscaped area.
- (g) Vehicular Use Areas. Vehicular use areas, other than parking spaces or parking lots, for all land uses require two (2) square feet of landscaped area for each 100 square feet of pavement or fraction thereof.

1165.07 BUFFERING AND SCREENING BETWEEN DISTRICTS AND USES.

- (a) Intent. The intent of this section is to establish provisions for a visual screen or buffer between incompatible uses and to reduce the effects of glare from automobile headlights, noise and other objectionable activities conducted on a given lot.
- (b) Screening. Screening, as required by the provisions of this Code, shall be of such nature and density that will screen the activities on the lot from view from the normal level of a first story window on an abutting lot.
- (c) When Required. A buffer yard shall be required when:
 - (1) A lot in any Commercial, Community Facility, or Manufacturing District abuts a Residential district;
 - (2) A lot in a Multi-family Zoning District or a Manufactured Home Park District abuts a Single-Family Residential District;
 - (3) A lot in a Residential District is devoted to a non-residential conditional use;

- (4) Required by the Conditional Use Regulations in Chapter 1147;
 - (5) When areas of a Planned Residential Development, which abut single-family detached dwellings, are developed with non-residential uses or two family dwellings; and,
 - (6) When any wall of a non-residential building in a Commercial, Community Facilities, or Manufacturing district faces or is across the street from a Residential district, screening shall be installed along the full length of such street frontage. No screening shall be required when the Commercial, Community Facilities, or Manufacturing district lot is either not in use or is used for residential purposes.
- (d) Width of Buffer Yard. The width of the buffer yard shall be equal to the applicable parking set back set forth in the applicable zoning district or ten (10) feet, whichever is greater.
- (e) Location. The buffer yard shall be located entirely within the higher intensity zoning district or use and abutting the zoning district line or lot line of lower intensity use. However, the buffer yard may be placed in the lower intensity zoning district or partially within both zoning districts if both sides of the zoning district line and the entire buffer yard width are within common ownership and a permanent easement is provided over any portion of the buffer yard not within the higher intensity zoning district. If a buffer yard is located in a residential development that has an owners' association or other similar legal entity, all buffer yards shall be located in open space owned by the association or in an open space easement controlled by the owners' association.
- (f) Buffer Yard Abutting an Adjacent Jurisdiction. When property lines abut an adjacent jurisdiction, the Planning Commission shall determine the specific screening and buffering requirements along that property line after consideration of the zoning designation and or land use of the adjacent property. Requirements shall not exceed those that would be required for similarly situated/zoned property within the City of Wooster.
- (g) Screening. When the natural vegetation within the required buffer yard does not form a solid, continuous, visual screen or does not have a minimum height of six (6) feet along the entire length of the common boundary at the time of occupancy, screening shall be installed in compliance with the following:
- (1) Screening Materials. Screening design and development shall be compatible with the existing and proposed land use and development character of the surrounding land and structures. Screening within the buffer yard shall consist of one or more or combination thereof of the following:
 - A. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer. Trees and/or shrubs shall be adequately spaced to form a solid,

continuous visual screen within three (3) years after the initial installation. At a minimum, at the time of planting, the spacing of trees shall not exceed twelve (12) feet on center, and the planting pattern shall be staggered. Shrubbery shall be more closely spaced.

- B. Non-living opaque structures such as a solid masonry wall that is compatible with the principal structure or a solid wood fence together with a landscaped area at least ten (10) feet wide. For solid fences, fences shall be designed, constructed, and finished so that the supporting members face the property owner of the fence and they shall be maintained in good condition, be structurally sound, and attractively finished at all times.
 - C. An ornamental fence with openings through which light and air may pass together with a landscaped area at least ten (10) feet wide. A chain link fence shall not be permitted.
 - D. A landscaped mound or berm at least seven (7) feet wide, with no more than a 2.5:1 slope.
- (2) Location. The location of the wall, fence, or vegetation shall be placed within the buffer yard to maximize the screening effect, as determined by the Zoning Administrator or the Planning Commission.
- (3) Installation of Screening. Screening shall be continuous and in place at the time of occupancy. If vehicular or pedestrian access through the screen is necessary, the screening function shall be preserved.
- (4) Height of Screening. The height of screening shall be in accordance with the following:
- A. Visual screening by walls, fences, or mounds in combination with vegetation, fences or walls shall be a minimum of six (6) feet high measured from the natural grade, except as set forth in sub-section (B) below.
 - B. Whenever the required screening is located within a front yard or within twenty-five (25) feet of a parking lot, drive, or driveway entrance, the required screening shall not exceed a height of three (3) feet.
 - C. When used alone, vegetation shall be a minimum of six (6) feet high, as measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than two (2) years after the initial installation.
- (h) Modifications to Buffering and Screening Requirements. Buffer yards required by this Chapter shall be applied equally to all similarly situated properties. The Zoning

Administrator is empowered to modify the above buffering and screening requirements if, and only if:

- (1) Natural land characteristics such as topography or existing vegetation on the proposed building site would achieve the same intent as this Section.
- (2) Innovative landscaping or architectural design is employed on the building site to achieve an equivalent screening and buffering effect.
- (3) The required screening and landscaping would be ineffective at maturity due to the proposed topography of the site, and/or the location of the improvements on the site.
- (4) The topography of adjacent and surrounding sites is such as to render required screening ineffective at maturity.
- (5) A written request is received from the owners of the abutting residential district property that the screening as required herein should be waived or varied based on stated purposes;
- (6) It can be clearly demonstrated that it is highly improbable that the abutting property will be developed for residential purposes due to circumstances, which have taken place since the adoption of the Comprehensive Plan and this Code.

1165.08 SCREENING OF ACCESSORY USES.

Screening of accessory uses shall be provided according to the following:

- (a) Trash Collection Areas. Trash and/or garbage collection areas shall be enclosed on all sides by a solid wall or fence and a solid gate at least 1 foot-higher than the highest refuse container in the collection area if such area is not within an enclosed building or structure. Such solid wall or solid fence shall be situated so as to screen the view of the collection area from adjacent roads and properties. Such wall or fence shall be constructed of wood, brick, decorative concrete, block, stone or shrubs.
- (b) Oil and Gas Wells and Storage Tanks. Existing oil and/or gas wells and related storage tank facilities not located in a manufacturing district shall be screened on all sides by a landscape buffer at least fifteen (15) feet in width, such landscaping to include at least one evergreen tree for each thirty (30) lineal feet, said trees being a minimum of five (5) feet high at the time of planting. The Zoning Administrator may require additional shrubs, hedges, fences and/or walls to effectively screen the well or storage tank. This landscaping requirement shall be effective within one year of the date said property becomes part of the City or at the time of development of the property, whichever comes sooner.

- (c) Ground-mounted Mechanical Equipment. Ground mounted mechanical equipment shall be screened with evergreen shrubbery so that within two (2) years the equipment is completely obscured from view.
- (d) Outdoor Storage and Loading Areas. Permitted loading areas, outdoor storage of goods, supplies, equipment or vehicles used in the operation of an establishment, where permitted, shall be enclosed with a solid fence or wall, including solid gates. The wall or fence shall have a height tall enough to conceal all operations and materials therein from the view of any observer standing at the grade level of an abutting lot or a public street.
- (e) Height of Screening. Screening shall be a minimum of six (6) feet in height placed adjacent to the waste receptacles, storage or loading areas so as to effect screening from any adjacent streets and any adjoining properties.

1165.09 RESIDENTIAL LANDSCAPING.

- (a) Intent. This section is intended to maintain or improve the unique character of residential neighborhoods and streets and to contribute to the general welfare through the planting of trees.
- (b) Application. This section shall apply to all new developments and to alterations to existing buildings that will increase the number of dwelling units. Existing trees may fulfill these minimum requirements.
- (c) Required Trees for Residential Unit Types.
 - (1) Single Family and Two-Family Lots: One large deciduous or evergreen tree per forty (40) feet of lot frontage or fraction thereof, to be planted in the front yard setback area when the lawn is installed.
 - (2) Attached Single-Family and Multi-Family Dwelling Units. One large deciduous or evergreen tree per unit to be planted between the building and the public, private street or private drive and planted when the lawn is installed; or in the case of a conversion, trees shall be planted within six months of the issuance of a building permit. No parking spaces, parking area aisles or driveways running parallel to the street shall be permitted in the required front setback that is to be landscaped.

1165.10 PUBLIC USE LANDSCAPING.

All publicly funded buildings shall have as part of submitted contract documents a landscape plan prepared and sealed by a landscape architect registered in the State of Ohio. This plan shall be submitted to the City Shade Tree Commission and the Zoning Administrator for approval. Provisions for the implementation of the approved landscape plan shall be included in the final project contract. Any additional construction on public lands, buildings, additions, parking lots, etc., shall be subject to the provisions of this Chapter. Criteria for review will include

appropriate buffering from adjacent properties, environmental impact, and agreement with the intent of this chapter as stated above.

1165.11 GENERAL REQUIREMENTS, INSTALLATION, AND MAINTENANCE.

Areas within the setback and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition.

- (a) Installation.
 - (1) Each tree at the time of installation shall have a minimum caliper of 2 inches and a clear trunk height of at least six (6) feet, unless otherwise specified.
 - (2) When a small tree is permitted by this Chapter, such tree shall have a minimum caliper of 1.5 inches and a clear trunk height of at least five (5) feet at the time of installation.
 - (3) If installation of plantings is not completed in a planting season, then landscaping must be installed during the next planting season.
- (b) Performance Guarantee. No landscape plan required by this Code shall be approved and no zoning certificate issued until the owner of the lot and/or building in question has posted a performance guarantee with the City conditioned upon satisfactory installation of the approved landscaping in the owner's landscape plan. Such guarantee shall be in the form of a performance, surety bond, certified check or any other such type of guarantee approved by the Law Director. The financial guarantee shall cover the estimated cost of all required landscaping, installation of such landscaping and any other landscaping obligations on the part of the owner.
- (c) Planting Arrangement. Trees and shrubs shall be arranged to create varied and attractive views and plant material should provide a variety of color displayed throughout the year.
- (d) Screening. All screening and buffer yards shall be free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.
- (e) Parking. Vehicle parking shall not be permitted in landscaped areas.
- (f) Pedestrian Movement. Materials shall not be placed where they will prevent pedestrian movement unless so planted for that or similar purpose.
- (g) Damage to Public Works. In no case shall any plant material interfere with or cause damage to underground utility lines, public roadways or other public works. Species of trees whose roots are known to cause damage to pavements or other

public works shall not be planted closer than fifteen (15) feet to such public works. A list of such species is maintained in the office of the Zoning Administrator.

- (h) Maintenance. The owner of landscaping required by this Code shall maintain such landscaping in good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. No plant material required by this Planning and Zoning Code shall be removed for any reason unless replaced with like kind and size at the time of removal. Prior to such removal, a revised landscape plan shall be submitted to the Zoning Administrator for review and approval per Section 1107.07 (a), Minor Development Plan Review.
- (i) Sidewalk Pits. When planting trees in sidewalk pits, the minimum dimensions for the pit shall be 5 feet X 5 feet.

1165.12 RECOMMENDED TREE SPECIES.

Acceptable trees to fulfill the requirements of this Chapter include, but are not limited to, those identified as suitable for the use intended in Table 1165.12 (a) below.

(a) Table 1165.12 (a) Recommended Trees.

| Table 1165.12 (a) Recommended Tree Species | | |
|---|---|--------------------|
| Botanic Name | Common Name | Suitability |
| Acer rubrum | Red Maple | T, S |
| Celtis occidentalis | Hackberry | P, T |
| Cercis Canadensis | Redbud | P |
| Corylus colurna | Turkish Filbert | T |
| Crataegus punctata var. | Ohio Pioneer Dotted Hawthorn | P |
| | Vaughn Dotted Hawthorn | P |
| Ginko biloba | Ginko (male tree only) | T, S |
| Gleditsia triacanthos inermis var. | Thornless Honeylocust (use podless cultivar) | P, T |
| Gymnocldus dioica | Kentucky Coffeetree (male tree only) | P, T, S |
| Malus sp. | Flowering Crab (use upright, disease resistant cultivars) | P, T |
| Prunus sp. | Flowering cherry (use upright, single stem cultivars) | P, T |
| Pyrus calleryana var. ^(a) | Cleveland Select Callery Pear | P, T, S |
| | Redspire Callery Pear | P, T, S |
| Quercus bicolor | Swamp White Oak | T |
| Quercus rubra | Red Oak | T |

| Table 1165.12 (a) Recommended Tree Species | | |
|--|---------------------|--------------------|
| Botanic Name | Common Name | Suitability |
| Quercus Shumard | Shumard Oak | T |
| Syringa reticulata | Japanese Tree Lilac | P, S |
| Taxodium distichum | Common Bald Cypress | T |
| Tilia Americana | American Linden | T, S |
| Tilia cordata | Littleleaf Linden | T, S |
| Ulmus var. | Deleware Hybrid Elm | T |
| | Frontier Hybrid Elm | T |
| | Urban Hybrid Elm | T |
| P = Parking Lot Trees T = Tree Lawn S = Sidewalk Trees (a) Bradford Callery Pear trees should be avoided since it attracts bird roosting, has a wide spread, and is susceptible to wind damage. | | |

- (b) Evergreen trees should only be used for landscaping and screening purposes on private property and shall not be permitted in any public street right-of-way. Evergreen trees shall only be planted in planting areas with sufficient space to permit the trees to grow to maturity.
- (c) Table 1165.12 (c) - Prohibited Trees. The trees listed in [Table 1165.12 \(c\)](#) should not be used unless approved by the Zoning Administrator or the Planning Commission, whichever is applicable under Chapter 1107.

| Table 1165.12 (c) Prohibited Trees | |
|---|------------------------------------|
| Botanic Name | Common Name |
| Acer negundo | Box elder |
| Acer saccharinum | Silver Maple |
| Aesculus hippocastanum | Horsechestnut |
| Ailanthus altissima | Tree of heaven Ailanthus |
| Catalpa (all) | Catalpa |
| Crataegus sp. | Hawthorn (any species with thorns) |
| Liriodendron tulipifera | Tuliptree (Tulip Popular) |
| Maclura pomifera | Osageorange |
| Malus pumila | Common Apple |
| Morus sp. | Mulberry (any species) |
| Populus sp. | Cottonwood, Popular, etc. |
| Pyrus calleryana Bradford | Bradford Callery Pear |
| Robinia pseudoacacia | Black Locust |

| Table 1165.12 (c) Prohibited Trees | |
|---|-------------------------------------|
| Botanic Name | Common Name |
| Sambucus canadensis | Elderberry |
| Salix (all) | Willow |
| Ulmus americana | American Elm (including Moline Elm) |
| Ulmus pumila ^(a) | Siberian Elm |
| ^(a) Not to be confused with Ulmus parvifolia – Chinese or Lacebark Elm | |

1165.13 APPROVAL PROCESS FOR REQUIRED LANDSCAPING, FENCES, AND WALLS.

- (a) The location of proposed landscaping, fences or walls required to fulfill the standards and criteria of this Chapter shall be reviewed and approved as part of a development plan pursuant to Chapter 1107.
- (b) However, when a fence or wall is proposed at a separate time from any other development for new construction, additions or site renovation, a fence or wall may be approved administratively by the Zoning Administrator when the Zoning Administrator determines that the proposal:
 - (1) Complies with the requirements of this Chapter;
 - (2) Is consistent with any previously approved plan;
 - (3) Is compatible with the current site development if there is no approved plan; and
 - (4) Will have a minimal adverse impact to the surrounding areas.

1165.14 FLEXIBILITY.

The standards and criteria in this Chapter establish the City’s objectives and levels of landscaping intensity expected. However, in applying these standards during the site design plan review, the Zoning Administrator and the Planning Commission may exercise discretion and flexibility with respect to the placement and arrangement of the required elements to assure that the objectives of the district and the proposed development or redevelopment are best satisfied.