

## ARTICLE VI

### LANDSCAPE REQUIREMENTS

#### 6.0 Landscaping and Screening.

##### 6.1 Purpose.

The landscaping and screening requirements specified herein are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, general health, safety and welfare of the City of Wheaton. Specifically, these regulations are intended to increase the compatibility of adjacent uses by requiring a buffer or screen between uses, and in doing so, minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable activities or impacts conducted or created by an adjoining or nearby use.

1. The arrangement of trees and shrubs shall be done in a manner that provides the maximum visual separation between adjacent land uses. Plant materials should be massed in groups to achieve a naturalistic and pleasing effect.
2. In the event that it can be demonstrated that existing vegetation meets the intent of the landscape requirements of this Ordinance, existing vegetation may be credited for landscape materials required by this Section. Such vegetation shall meet the specifications for new plant materials and be located within the area for which credit is allocated. Where credit has been given, the developer shall note on the landscape plan the landscape materials which would have been required if the existing vegetation did not exist. If any of the vegetation dies, the developer shall be required to install the plant materials described in the note.
3. Required screening shall not be interrupted for any reason except for required walks, driveways, and pedestrian or bicycle paths.

##### 6.2 Landscape Plan.

1. Landscape Plan Required. A landscape plan shall be required and approved for all projects requiring site plan and architectural approval as set forth in this code.
  - a. Applicability of Landscaped Area. In cases where this Article requires a multitude of landscaped areas, only the landscaped area with the more stringent quantity and quality standards shall be required.
  - b. Approval. Prior to the approval of plant materials by the Director of Planning & Economic Development or his authorized designee, a final inspection shall be made by the landscape architect and the Director of Planning & Economic

Development or his authorized designee, and that such architect provide to the Director of Planning & Economic Development a written statement certifying that the approved Landscape Plan has been implemented and that all materials have been planted in accordance with the City's specification.

2. Content of Landscape Plan. All landscape plans submitted for approval shall contain or have attached thereto the following information:
  - a. The location and dimensions of all existing and proposed structures, natural features, parking lots and drives, roadways and right-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, fences, free standing electrical equipment, utility easements, conservation easements and ground lighting, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Planning and Economic Development Department.
  - b. The location, quantity, size, root ball condition (e.g. B/B or potted), and type, both scientific and common of all proposed materials.
  - c. The location of all proposed berthing indicating contours at one (1) foot contours and percent of slope.
  - d. Specification of the type, boundaries, size and spacing of all proposed ground cover.
  - e. The designation, location, quantity, size and both botanic and common names of all existing plant material intended to remain on the site which is to be developed.
  - f. Elevations of all fences, bridges, retaining walls, or other similar details proposed for location on the site.
  - g. Elevations, cross-sections and other details as determined necessary by the Director of Planning & Economic Development or his authorized designee.
  - h. A title block indicating the preparer, property owner, date, scale, and north arrow.

### 6.3 Selection, Installation and Maintenance of Plant Materials.

1. Selection. Planting materials used in conformance with the provisions of this Section shall be of good quality, and of a species normally grown in Northeastern Illinois and capable of withstanding the extremes of individual site microclimates. Size and density at the time of planting and at maturity are additional criteria which must be considered when selecting plant materials.

2. Installation. All landscaping material shall be installed in accordance with the planting procedures established by the American Association of Nurserymen.
3. Maintenance.
  - a. Responsibility. The owner of the property, or subsequent owners, shall be responsible for the maintenance of all landscape materials. Any plant materials such as shrubs, trees and ground covers which die shall be replaced forthwith in compliance with the approved landscape plan. All screening and landscaping should be designed in such a manner as to be protected from damage by motor vehicles, pedestrians or snow which could reduce the effectiveness of the screening.
  - b. Fences and Walls. Fences, walls and other barriers shall be maintained in good repair.

#### 6.4 Design Criteria.

1. Scale and Nature of Landscape Material. The scale and nature of landscape material should be appropriate to the site and structures. Larger scaled buildings, for example, should generally be complemented by plants which will grow to a larger scale.
2. Selection of Plant Material. Plant material should be selected for its form, texture, color and concern for its ultimate growth. The use of Silver Maples, Box Elders, Russian Olives, Lombardy Poplars and other weak wooded species should be avoided.
3. Screening Ability. Dense evergreen and deciduous shrubs should be incorporated into the landscape treatment of a site, particularly in those areas screening parking lots from dedicated public rights-of-way or property zoned for residential use.
4. Shade Trees. All shade trees shall have a minimum trunk size of three (3) inches in diameter, as measured six (6) inches above the established ground.
5. Softening of Walls and Fences. Plant materials should be placed intermittently along long expanses of building walls, fences and other barriers to create a softening effect.
6. Planting Beds. Planting beds shall be mulched with bark chips or shredded bark mulch to a minimum depth of three (3) inches. Ground cover plantings may also be used.
7. Detention/Retention Basins and Ponds. Detention/retention basins and ponds shall be landscaped along the perimeter of the high-water level of the basin or

pond. Such landscaping should include shade and ornamental trees, evergreens, shrubbery, hedges and/or other live planting materials.

8. Water Conservation. Consideration should be given to planting species of landscape materials and arranging the landscape materials in such a manner to promote the conservation of water used for their care.
9. Energy Conservation.
  - a. Deciduous trees which are sun tolerant should be placed on the south and west sides of buildings to provide shade from summer sun.
  - b. Evergreens and other plant materials which are shade tolerant should be concentrated on the north side of buildings to dissipate the effect of winter winds.
10. Berming. Earthen berms and existing topography should, whenever practical, be incorporated into the landscape treatment of a site. Berms shall be stabilized to prevent erosion and of such a slope to allow maintenance of same.
11. Definition.
  - a. **Landscape screening, solid:** Except as otherwise provided, the use of landscape materials, berms, walls, fences or any combination thereof used to buffer adjoining or adjacent uses. Screening shall maintain a year round opacity of not less than seventy five percent (75%).

#### 6.5 Right-of-Way Landscaping.

1. Applicability. Where a parcel abuts a dedicated public right-of-way, landscaping shall be provided in accordance with the City of Wheaton Engineering Department Planting Standards.
2. Graded and Sodded. The unpaved portion public right-of-way abutting a parcel shall be fine graded and sodded as set forth in the City of Wheaton Subdivision Control Ordinance.
3. Parkway Trees. Parkway trees shall be planted in accordance with the City of Wheaton Engineering Department Planting Standards.
4. Other Landscape Material. No plant material except as specified herein, may be located in a dedicated public right-of-way.

#### 6.6 Parking Lot Landscaping.

1. Parking Lot Interior Landscaping.

- a. Applicability. All parking lots designed for twenty (20) or more parking spaces, as specified in Article XXI shall provide landscaping in accordance with the provisions of this Section.
- b. Coverage. Not less than ten (10) percent of the interior of a parking lot shall be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot in excess of the minimum width required in Section 6.6.2 of this Article may be included toward satisfying this requirement. Moreover, building perimeter landscaping in excess of the minimum width as specified in Section 6.7 of this Article may be included toward satisfying the interior parking lot landscaping requirements.

c. Landscaping Areas.

- (1) Dispersion. Interior parking lot landscaping areas shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
- (2) Area. Interior parking lot landscaping areas shall be a minimum of one hundred sixty two (162) square feet in area. Such landscaping shall be a minimum of nine (9) feet in width, as measured from back of curb to back of curb.

The soil contained in a landscape island shall be mounded to provide additional visual relief in the parking area and to improve drainage for plant materials.

d. Landscape Material.

- (1) Type. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade. Ornamental trees, shrubbery, hedges, and other live planting materials may be used to supplement the tree landscaping but shall not be the primary landscape material.
- (2) Quantity. One (1) shade tree shall be provided for every twenty (20) parking spaces.
- (3) Sight Lines. The area between three (3) and five (5) feet above grade shall be kept clear of plant growth, except for tree trunks, in order to ensure that pedestrians and moving vehicles will be visible to the motorist.

## 2. Parking Lot Perimeter Landscaping.

### a. Front and Side Yards abutting streets.

(1) Across from Residential Property. Where a parking lot is located across a dedicated public right-of-way from a property zoned for residential use, landscaping shall be provided as follows:

- (a) Width. A landscaped area a minimum of fifteen (15) feet in width shall be provided.
- (b) Screening. Solid landscape screening to a minimum of four (4) feet in height above the nearest grade of the parking lot and in a design satisfactory to the Director of Planning & Economic Development or his authorized designee shall be provided along the entire length of the right-of-way line. Such screening shall consist of a landscaped berm. Landscaping shall consist of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent shade and ornamental trees a minimum of three (3) inches in caliper or six to seven (6-7) foot clumps, and fifty (50) percent evergreen and deciduous shrubs achieving a minimum height of screening of four (4) feet at the time of planting.
- (c) Ground Cover. Except where occupied by planting beds, all landscaping areas located in front and side yards abutting streets shall be sodded.

(2) Across from Non-Residential Property. Where a parking lot is located across a dedicated public right-of-way from property zoned for non-residential use, landscaping shall be provided as follows:

- (a) Width. A landscaped area a minimum of fifteen (15) feet in width shall be provided.
- (b) Planting Materials. A minimum of 75% of the required landscape setback shall be landscaped. Such landscaping shall consist of a landscaped berm, a minimum of four (4) feet in height above the nearest grade of the parking lot. Landscaping shall consist of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent ornamental trees a minimum of six (6) feet tall and shade trees a minimum of three (3) inches in caliper and fifty (50) percent evergreen and deciduous shrubs achieving a minimum height of screening of four (4) feet at the time of planting.

- (c) Ground Cover. Except where occupied by planting beds, all landscaping areas located in front and side yards abutting streets shall be sodded.
- (3) R-R District Parking Lot Perimeter Landscaping. A parking lot perimeter landscape yard is required where any parking lot is located adjacent to a right-of-way. The perimeter landscape yard must be established along the edge of the parking lot to screen vehicle parking from the right-of-way.
- (a) A perimeter yard must be a minimum of ten (10) feet wide, measured from the edge of the parking lot to the right-of-way. The width of the perimeter yard may be reduced to seven (7) feet for parking lots, including vehicular use areas, of less than ten thousand (10,000) square feet.
  - (b) One (1) shrub, measuring a minimum of eighteen (18) inches at planting and a minimum of three (3) feet at maturity, is required for every three (3) feet of perimeter area length, spaced linearly.
  - (c) One (1) shade tree is required for every twenty-five (25) feet of perimeter area length. Trees may be spaced linearly, or clustered to accommodate site constraints or complement overall landscape design. Alternatively, two (2) ornamental trees may be planted for each required shade tree.
  - (d) Landscape areas outside of shrub and/or tree masses must be planted in turf or other live groundcover. Pedestrian paths and amenities may also be constructed within the perimeter landscape yard.
  - (e) Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide a perimeter landscape yard along common property lines where parking areas abut.

b. Interior Side Yards.

- (1) Abutting Residential Property. Where a parking lot abuts property zoned for residential use, landscaping shall be provided as follows:
- (a) Width. A landscaped area a minimum of fifteen (15) feet in width shall be provided.

- (b) Screening. Solid landscape screening to a minimum of six (6) feet in height above the nearest grade of the parking lot and in a design satisfactory to the Director of Planning & Economic Development or his authorized designee shall be provided along the length of the abutting property line. If determined necessary by the City, due to topographical changes between the abutting commercial and residential property, the minimum height of the required screening may be increased to eight (8) feet. Any landscape materials used shall be made up of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent ornamental trees a minimum of three (3) inches in caliper or clumps six (6) feet tall, and fifty (50) percent evergreen and deciduous shrubs which achieves a minimum height of screening of six (6) feet at the time of planting. Wherever possible, berms should be used in conjunction with the landscaping.
  - (c) Shade Trees. Shade trees shall also be provided at the equivalent of not more than thirty (30) feet apart along that portion of the parking lot abutting the residential property. Such trees may be clustered or spaced linearly.
  - (d) Ground Cover. Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or seeded.
- (2) Abutting Non-Residential Property. Where a parking lot abuts property zoned for non-residential use, landscaping shall be provided as follows:
- (a) Width. A landscaped area a minimum of ten (10) feet in width shall be provided.
  - (b) Planting Materials. A minimum of 50% of the required landscape setback shall be landscaped. Such landscaping shall consist of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent shade trees a minimum of three (3) inches in caliper, and ornamental trees a minimum of six (6) feet tall and fifty (50) percent evergreen and deciduous shrubs a minimum of three (3) feet tall. Whenever possible, berms should be used in conjunction with the landscaping.
  - (c) Ground Cover. Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or seeded.
- c. Rear Yards.

(1) Abutting Residential Property. Where a parking lot abuts property zoned for residential use, landscaping shall be provided as follows:

- (a) Width. A landscaped area a minimum of fifteen (15) feet in width shall be provided.
- (b) Screening. Solid landscape screening to a minimum of six (6) feet in height above the nearest grade of the parking lot and in a design satisfactory to the Director of Planning & Economic Development or his authorized designee shall be provided along the length of the abutting property line. If determined necessary by the City, due to topographical changes between the abutting commercial and residential property, the minimum height of the required screening may be increased to eight (8) feet. Any landscape materials used shall be made up of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent ornamental trees a minimum of three (3) inches in caliper or clumps (6) feet tall, and fifty (50) percent evergreen and deciduous shrubs which achieve a minimum height of screening of six (6) feet at the time of planting. Whenever possible, berms shall be used in conjunction with the landscaping.
- (c) Shade Trees. Shade trees shall also be provided at the equivalent of not more than thirty (30) feet apart along that portion of the parking lot abutting the residential property. Such trees may be clustered or spaced linearly.

(2) Abutting Non-Residential Property. Where a parking lot abuts property zoned for non-residential use, landscaping shall be provided as follows:

- (a) Width. A landscaped area a minimum of ten (10) feet in width shall be provided.
- (b) Planting Materials. A minimum of 50% of the required landscape setback shall be landscaped. Such landscaping shall consist of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent shade trees a minimum of three (3) inches in caliper, and ornamental trees a minimum of six (6) feet tall and fifty (50) percent evergreen and deciduous shrubs a minimum of three (3) feet tall. Whenever possible, berms should be used in conjunction with the landscaping.

- (c) Ground Cover. Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or seeded.

## 6.7 Building Perimeter Landscaping

1. Width. A landscaped area a minimum of eight (8) feet in width shall be located around the front and side of all buildings.
2. Coverage. Required building perimeter landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving is required.
3. Planting Materials. Landscaping shall be provided along all front and side facades except where sidewalks and driveways are located. Such landscaping shall be comprised of a combination of shade trees, ornamental trees, evergreens, and shrubs. Particular attention should be paid toward providing transitions between the building and ground plane, visual breaks along monotonous building facades, and enhance walkways, entrances, seating areas, bus stops or any other pedestrian areas; separate and buffer pedestrian and public areas from cruise lanes, drives and parking areas, and provide direction to focal areas and main entrances.
4. Ground Cover. Except where occupied by planting beds, foundation landscaping areas may be sodded, planted with groundcover, contain decorative stone, or mulch.

## 6.8 Lot Perimeter Landscaping

1. Applicability. All non-residential and multiple-family residential developments shall provide lot perimeter landscaping in accordance with the provision of this Section.
2. Non-Residential Property abutting Non-Residential Property. Where non-residential property abuts property zoned for non-residential use, landscaping shall be provided as follows:
  - a. Width. A landscaped area a minimum of 10 feet in width shall be provided.
  - b. Planting Materials. A minimum of 50% of the required landscape setback shall be landscaped. Such landscaping shall consist of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) percent shade trees a minimum of three (3) inches in caliper, and ornamental trees a minimum of six (6) feet tall and fifty (50) percent evergreen and deciduous shrubs a minimum of three (3) feet tall. Whenever possible, berms should be used in conjunction with the landscaping.

- c. Ground Cover. Except where occupied by planting beds, all perimeter landscaping areas shall be sodded or seeded.
- 3. Non-Residential Property Abutting Residential Property. Where non-residential property abuts property zoned for residential use, landscaping shall be provided as follows:
  - a. Width. A landscaped area a minimum of fifteen (15) feet in width shall be provided.
  - b. Screening. Solid landscape screening to a minimum of six (6) feet in height above the grade of the subject property and in a design satisfactory to the Director of Planning & Economic Development or his authorized designee shall be provided along the length of the abutting property line. If determined necessary by the City, due to topographical changes between the abutting commercial and residential property, the minimum height of the required screening may be increased to eight (8) feet. Any landscape materials used shall be made up of twenty-five (25) percent evergreen trees a minimum of six (6) feet tall, twenty-five (25) ornamental trees a minimum of three (3) inches in caliper or clumps six (6) feet tall, and fifty (50) percent evergreen and deciduous shrubs achieving a minimum height of screening six (6) feet at the time of planting. Whenever possible, berms should be used in conjunction with the landscaping.
  - c. Shade Trees. Shade trees shall be provided at the equivalent of not more than thirty (30) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
  - d. Ground Cover. Except where occupied by planting beds, all perimeter landscaping areas shall be sodded or seeded.
  - e. R-R Zoning District. Where non-residential property one hundred fifty (150) feet or less in depth that is located within the R-R District abuts residential property to the rear, a landscape buffer of five (5) feet must be provided with the inclusion of a solid six (6) foot tall fence at the rear property line. Where non-residential property sixty (60) feet or less in width that is located within the R-R District abuts residential property to the side, a landscape buffer of five (5) feet must be provided with the inclusion of a solid six (6) foot tall fence at the side property line. In both cases, one (1) shrub, measuring a minimum of four (4) feet at planting and a minimum of six (6) feet at maturity, is required for every three (3) linear feet of fencing. If determined necessary by the City, due to topographical changes between the abutting commercial and residential property, the shrubs and fence may be increased in height to eight (8) feet.

4. Multiple-Family Residential Property. Multiple-family residential property shall be landscaped as follows:
  - a. Width. A landscaped area a minimum of ten (10) feet in width shall be provided.
  - b. Landscaping. A minimum of 50% of the required landscape setback shall be landscaped. Such landscaping shall be made up of fifty (50) percent evergreen trees and ornamental trees a minimum of six (6) feet tall and fifty (50) percent evergreen and deciduous shrubs a minimum of three (3) feet tall. Whenever possible, berms should be used in conjunction with the landscaping.
  - c. Shade Trees. Shade trees shall be provided at the equivalent of not more than thirty (30) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
  - d. Ground Cover. Except where occupied by planting beds, all landscaping areas shall be sodded or seeded.
  - e. Building Perimeter Landscaping. Building perimeter landscaping in a minimum planting bed with a width of 8 feet shall be provided along one hundred (100) percent of all building facades except where sidewalks and driveways are located. Fifty (50) percent of the landscape requirements shall be made up of evergreen trees and shrubs and fifty (50) percent deciduous trees, ornamental trees and shrubs.

#### 6.9 Deviations and Variations.

Innovative landscaping treatments are encouraged and shall be considered as a positive attribute in connection with any request for a deviation from the percentage and landscape material requirements of this Ordinance. Deviations which do not exceed 10% of the minimum requirements may be authorized by the City, should the purpose of this Article be met. Variations in the width of any yard will be processed in accordance with the procedures for variations as set forth in Article 5.7 of this code.

#### 6.10 Changes to Approved Landscape Plan.

Any change or deviation to an approved landscape plan shall be in conformance with the provisions for amendments as contained in this code.

#### 6.11 Tree Preservation.

1. Purpose. It is the intent of this Section to establish regulations limiting the removal and insuring the replacement of trees from property within the City and, in doing

so, safeguard the ecological and aesthetic environment of the community. These regulations are further intended to serve to dissuade the unnecessary clearing and disturbing of land so as to preserve, insofar as practical, the existing natural vegetation with plant material indigenous to the region, and preserve existing landscape buffers to minimize the impact of adjoining differing land uses, enhance and protect the integrity of roadway corridors, and reduce the surface heat and negative visual impact of vehicular use areas.

## 2. Tree Removal.

- a. Approval Required. No tree having a trunk size of six (6) inches or greater in diameter as measured twelve (12) inches above the established ground levels, shall be removed from any property requiring site plan and architectural approval as set forth in this code, or which is the subject of a petition for a zoning variation, subdivision or annexation to the City, without written approval from the Director of Planning & Economic Development or his authorized designee. In cases where only a zoning variation is sought, only those trees which are to be removed as a result of the construction which requires the variation shall be subject to these regulations. Undesirable species of trees such as those described in Article 6.4.2 of this code shall be exempt from these regulations. The application for tree removal shall be accompanied by a written statement indicating the reasons for removal of trees and a general description of the trees to be removed.
- b. Conditions of Approval. The Director of Planning & Economic Development or his authorized designee shall approve all requests for tree removal if one (1) or more of the following condition is present:
  - (1) Safety Hazard to Pedestrians or Vehicular Traffic. Necessity to remove trees which pose a safety hazard to pedestrian or vehicular traffic or threaten to cause a disruption of public safety.
  - (2) Safety Hazard to Buildings. Necessity to remove trees which pose a safety hazard to a building.
  - (3) Diseased or Weakened Trees. Necessity to remove diseased trees or trees weakened by age, storm, fire or other injury.
  - (4) Observe Good Forestry Practice. Necessity to observe good forestry practice, i.e., the number of healthy trees a given parcel of land will support.
  - (5) Location of a Proposed Structure. Necessity to remove trees in order to locate proposed structure(s) without causing unreasonable economic hardship.

- (6) Grade Changes. Necessity to remove trees in order to provide for essential grade changes.
- c. Replacement Trees. Any trees which have been identified for removal must be replaced in accordance with the following criteria:
- (1) Replacement trees shall either:
    - (a) Equal or exceed the same size caliper as the tree removed; or
    - (b) Consist of smaller trees, not less than three (3) inches in caliper, which add up to the caliper of the original tree.
  - (2) All replacement trees shall be selected from the City's recommended species list.
  - (3) Replacement trees shall be documented on the final landscape plan.
  - (4) Replacement trees may be used for required perimeter yard landscaping and screening on the subject property.

### 3. Protection of Existing Trees.

- a. Tree Survey. A tree survey shall be submitted at the time of an application for site plan and architectural approval indicating the location, size and species (both scientific and common) of all trees located on the parcel with a trunk size of six (6) inches or greater, as measured twelve (12) inches above the established ground level.
- b. Integration of Existing Trees into Site and Landscape Plans. Subject to the determination of the Director of Planning & Economic Development, every reasonable effort shall be made to retain existing trees on the aforementioned tree survey through the integration of those trees surveyed into the site and landscape plan for the proposed development. Removal of trees designed for preservation shall only be allowed by amendment to the approved landscape plan.
- c. Tree Preservation Plan. A tree preservation plan shall be submitted at the time of an application for site plan and architectural approval indicating, at a minimum, the location of those trees to be preserved and the methods which are to be used to preserve such trees. The tree preservation plan shall specify the following preservation techniques:
  - (1) Grading, Construction Equipment and Materials. All grading and construction equipment and materials shall be forbidden from encroaching upon the trees' drip line.

- (2) Materials Detrimental to Trees. Crushed limestone or any other material which may be detrimental to trees shall not be dumped within the dripline of any trees nor shall be located at any higher location where drainage toward the tree(s) could conceivably affect the health of said tree(s).
  - (3) Storage of Vehicles. No materials or vehicles shall be stored, driven, or parked within the dripline of any trees.
  - (4) Installation of Snow Fencing. Snow fencing, or an alternative temporary barrier, with the written approval of the Director of Planning & Economic Development or his authorized designee, shall be installed at the periphery of the tree's drip line to protect trees from root compaction by the storage of materials or vehicles.
  - (5) Pruning. Identification of any trees which have to be saved, but which could be negatively affected during the construction process. All such trees shall be pruned by a qualified arborist to compensate for root loss during construction.
- d. Preservation Methodology. The methods which are to be used to preserve those trees shall be clearly specified. If, in the opinion of the Director of Planning & Economic Development, or his authorized designee the necessary precautions, as specified in the tree preservation plan for the development, were not undertaken before or during construction to ensure the preservation of those trees, the site development permit for the parcel shall not be issued or, if previously issued, may be revoked until such time as compliance with the precautions is achieved.
  - e. The City shall, at its discretion, have the right to retain a professional tree consultant/forester to review the preservation plans and to submit a written report to the Director of Planning & Economic Development. All expenses incurred by the City shall be reimbursed by the developer.
  - f. The City shall have the right to inspect the subject property at any time during the construction process, in order to verify that the developer and contractor have protected trees in accordance with the approved tree preservation plan.
- 4. Removal of Trees Designated for Preservation. If it is determined by the City that a tree designated for preservation is destroyed or razed during the construction process by a deliberate action in violation of the approved tree preservation plan, such tree shall be replaced with new trees in accordance with the following exchange rate. City staff may, with just cause, waive the following exchange rate due to accidental damage to protected trees.

Exchange Rate.

<b>Existing Trees* (in caliper inches)</b>	<b>Number of Replacement Trees</b>
36 – +	1" for each 1" of tree removal
30 – 35	11
26 – 29	10
20 – 25	9
13 – 19	8
6 – 12	7

\*Trunk size as measured at twelve (12) inches above the established ground.

For the above, in the event of a fraction of an inch, if the fraction is less than one-half (1/2) inch, it may be disregarded. If the fraction is one-half (1/2) or greater, it shall be counted as one (1) inch.

5. Minimum Size of Replacement Trees. All replacement trees shall be a minimum trunk size of three (3) inches in diameter, as measured six (6) inches above the established ground. Any combination of tree sizes three (3) inches in diameter (24") tree equals two (2) six inch (6") and four (4) three inch (3") tree replacements or eight (8) three inch (3") replacements.
6. Cash in-lieu of Replacement Trees. If it is determined by the City that an insufficient area exists which would support any or all of the replacement trees, the property owner shall contribute 100 percent (100%) of the cost of the replacement trees to the City.

Said funds shall be used for the sole purpose of planting trees at locations determined by the City.