

1005.340 Landscaping.

1. A subdivision landscape plan, excluding that portion of individual residential lots behind the building line, shall be submitted for review to the Department prior to submitting the proposed record plat. This plan shall contain types, sizes, and locations of all proposed and existing plantings. The developer shall guarantee the installation of additional landscaping as shown on the approved landscaping plan by escrow agreement or Land Subdivision Bond. No landscape plan shall be required for a large lot subdivision.
2. Required Street Trees - For all single family residential subdivisions there shall be a minimum of one (1) tree for every lot; in cases of lots having frontage on more than one (1) street (e.g. corner lots) there shall be a minimum of one (1) tree for each street on which the lot has frontage. For common land, multiple family residential subdivisions, and non-residential subdivisions, there shall be a minimum ratio of one (1) tree for every fifty (50) feet of street frontage. Trees may be of the hardwood or softwood varieties. Each tree shall be at least one and one-half (1-1/2) inches in caliper. A maximum of forty (40) percent of one species may be utilized to meet planting requirements within each plat of a subdivision. Street trees shall not be required for large lot subdivisions or for subdivisions in the Non-Urban District utilizing the Density Development Procedure on lots having frontages of 150 feet or greater. (Revised O. No. 13113 - Adopted 2/19/87)
 - a) Location - Trees as required to meet this Section shall be located in front of the building line, but shall not be located within a street right-of-way unless so approved by variance pursuant to Section 1005.380. Location of new street trees shall not be allowed within the following areas:
 - (1) Street trees shall not be planted closer than three (3) feet to any curb.
 - (2) Street trees when located within the street right-of-way line by variance shall not be placed within twenty-five (25) feet of street lights.
 - (3) At street intersections, no street tree shall be placed within the triangular area bounded by the pavement lines and a line connecting the two points of the edge of the street pavement fifty-four (54) feet from the point of intersection of the projected lines of the street pavements.
 - (4) Street trees shall not be planted within ten (10) feet of street inlets or manholes.
 - b) All hardwood trees must be an acceptable species. A list containing acceptable species shall be maintained by the Department of Planning.
 - c) In lieu of the planting of street trees as required by this Section, the developer may submit to the Department for review and approval an alternate landscape plan. This plan shall provide for trees appropriate in number and species for the area in front of the building line.
3. Structures or planting proposed at the subdivision entrance shall be approved by the Department of Highways and Traffic.
4. The Department of Highways and Traffic may require sodding or other means of ground cover appropriate to insure erosion control.
5. The Department may require the clearing of underbrush, and may require sodding, seeding, and other landscaping improvements in common land where land has been altered. (O. No. 13113 - Adopted 2/19/87)

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