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Committee of the Whole
Landscaping and Land Clearing requirements in Title 16

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Chapter 16.33 Landscaping standards.

16.33.010 Purpose.

The purposes of the landscaping standards in this chapter ~~are~~ is to stabilize soils, reduce dust and erosion, protect natural vegetation, sustain wildlife and fish, protect shorelines, reduce runoff, facilitate groundwater recharge, reduce noise, enhance the community's environment and visual character, provide attractive and functional separation and screening between uses, and to attract visitors and tourists to the city for the economic benefit of everyone in the community.

- **EDITS? It seems that the aesthetic appeal is one of the primary purposes.**

16.33.020 Required landscaping.

A. Except as provided in subsection B of this section, every administrative approval, use permit and conditional use permit approved under this title shall be conditioned upon compliance with an approved landscaping plan that conforms to the requirements of this chapter.

- **This language requires all properties to meet the code when they come in for a permit, even when there is just a change of tenant in an existing commercial building, except as follows:**

B. Administrative approvals, use permits and conditional use permits for the following are exempt from subsection A of this section:

1. A single-family dwelling and accessory uses on a lot containing no more than one dwelling unit.
2. All uses located within the Wasilla Municipal Airport.

- **Should there be any other exemptions? One duplex on one lot? Existing commercial and retail buildings?**

16.33.030 Landscaping standards.

A. Landscaped Area. No less than five percent of the total lot area shall be devoted to landscaping. All landscaped areas shall be covered with native vegetation, trees, shrubs, lawn seeding areas or wildflower seeding areas. Landscaped areas shall be located to define, soften, and/or screen the appearance of buildings and off-street parking areas.

B. Minimum Planting. A minimum of six newly planted trees (minimum height of eight feet) and ~~twelve~~ (12) newly planted shrubs (minimum height of two feet) shall be provided per acre. ~~of required landscaped area on a lot.~~

- **Need to revise language as shown above.**
- **Should more trees and/or shrubs be required?**
- **Minimum caliper size for trees?**
- **Need clarification that additional trees/shrubs are not required each time the tenant/use changes unless the existing landscaping does not meet the current code.**

C. Alternative Landscaping Features. The planner may permit the substitution of alternative landscaping features such as hanging baskets, flower boxes, barrels, pedestrian plazas, fountains, walkways, furnishings such as benches, retention ponds, catch basins, or bioswales for part of the landscaped area required under subsection A of this section.

- **EDITS?**

D. Shoreline Protection Area. Native vegetation shall be preserved, and there shall be no clearcutting or placement of fertilizer in any area of a lot that is within seventy-five (75) feet of the mean high water mark of any body of water, including a lake, stream or river. The area within a lot that complies with the requirements of this subsection shall be treated as part of the landscaped area that is required under subsection A of this section.

- **Clarify that removal of underbrush and dead trees is allowed.**

E. Parkway Landscaping. Any area in the right-of-way of a public street or highway that is located between the lot line and roadway pavement, curb or sidewalk that is disturbed or devoid of landscaping, and that is covered with topsoil and planted with ground cover, trees or shrubs meeting city specifications shall be treated as part of the landscaped area that is required under subsection A of this section.

- **Since trees and shrubs are not allowed within the right-of-way, I'm not sure how this meets the intent of subsection A to "...define, soften, and/or screen the appearance of the buildings and off-street parking areas."**
- **Consider allowing this replanted area to count toward the required 30 percent that must remain vegetation/replanted.**

F. Utility Easement Landscaping. Landscaping within public utility easements is encouraged but shall be limited to topsoil, seed, flower plantings, small shrub plantings or native vegetation.

- **EDITS?**

G. Screening or buffering shall be provided between lots as follows:

1. Screening or buffering shall be located on any lot line where there is no building wall on the lot line and where the lot line separates:

- a. A commercial use from a residential use;
- b. An industrial use from a residential use;
- c. A public use from a residential use; or
- d. A single-family or duplex residential use from a multifamily residential use.

2. Screening may consist of a fence, a berm, or fence constructed on top of a berm, having a total height of not less than six feet. A berm used to provide screening shall be constructed entirely on the lot that is the subject of the application, and shall not interrupt natural drainage courses. To ensure privacy between buildings of different heights, tree plantings may be required to make screening more effective.

3. An area of native vegetation located adjacent to the lot line on the lot that is the subject of the application, that is at least twenty-five (25) feet deep, and which has a screening effect equivalent to a fence or berm, may be substituted for a fence or berm required under this subsection.

- Consider whether a six foot privacy fence provides an adequate buffer between a Walmart type use and a single-family home; a multi-story apartment building and a single-family home; or an industrial use (heavy equipment, gravel extraction, outdoor storage of materials) and a residential use.
- #3 allows a 25' strip of natural vegetation to serve as a buffer. However, if it mainly consists of deciduous trees, it won't provide much of a buffer for six to eight months of the year.

H. Seeded Areas. All seeded areas shall be covered with topsoil to a minimum depth of four inches after compaction, and shall be sown with either wildflower seed mix or lawn seed mix. Seed mixtures used for ground cover shall not contain seeds from invasive species as defined in USDA Pamphlet R10-TP-130B, Selected Invasive Plants of Alaska 2004.

- **EDITS?**

I. Landscaping required under this title shall be placed in a manner that does not interfere with the installation, maintenance or repair of any public utility, restrict pedestrian or vehicular traffic, or obscure traffic control signs or devices.

16.33.040 Guaranty of required landscaping.

- Need to change as shown below.
- Should this requirement apply to smaller commercial or industrial buildings too?

A. ~~The granting of an~~An application for a use ~~including with~~ a structure having a gross floor area greater than ~~five thousand (5,000)~~ square feet shall ~~be conditioned upon not be granted until~~ the applicant ~~furnishing provides~~ a guaranty for the provision of ~~any required~~the proposed landscaping. The guaranty shall be equal in amount to the estimated cost of the required landscaping, and shall be in one of the following forms:

1. A cash deposit in escrow with a ~~responsible~~federally-insured financial institution authorized to do such business in the state of Alaska, under an escrow agreement that provides the deposit will be held in trust for the benefit of the city, will not be used as security for any other obligation, and will be released to the city if the city certifies that the applicant has not ~~completed~~installed the required landscaping.

2. A surety bond from a company authorized to do such business in the state of Alaska, payable to the city if any required landscaping is not completed, posted either by the applicant or a contractor obligated by written contract to the applicant for ~~construction~~installation of all the required landscaping.

3. An irrevocable letter of credit from a federally-insured financial institution authorized to do such business in the state of Alaska, provided that the letter of credit will be issued for the benefit of the city and will be authorized for use by the city if the city certifies that the applicant has not installed the required landscaping.

16.33.050 Land clearing restrictions.

A. No lot with an area equal to or greater than ~~seven thousand two hundred~~ (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.

- **Should this apply to all lots regardless of size?**

1. After approval of a preliminary plat for a subdivision, vegetation may be cleared in the following areas as shown on the preliminary plat: roads and road rights-of-way, and water, sewer and utility easements. To assure the health and survival of trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:

- a. Mechanical injuries to roots, trunk, and branches;
- b. Injuries by chemical poisoning;
- c. Injuries by grade changes;
- d. Injuries by excavations; and/or
- e. Injuries by paving

2. After the issuance of a permit for a use of a lot under this title, up to ~~seventy~~ (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.

- **Is this an appropriate amount?**
- **If so, what criteria should the Planning Commission use to grant an approval?**
- **Should it be the same criteria in Section 16.33.070.A.4? If so, the majority of requests must be denied since they can't meet all of the criteria.**
- **Should there be prescribed criteria that doesn't require approval by the Planning Commission unless the applicant wants to be allowed to exceed adopted regulations?**

3. As required for wildfire protection by any agency having jurisdiction.

B. The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.

- **Should this be revised to require replacement within 12 months of development or redevelopment of a parcel?**
- **Should Code Enforcement require all vacant lots to come into compliance?**

16.33.060 Maintenance.

The owner of a lot shall maintain continuously all landscaping and natural vegetation on the lot that is required under this title or as a condition of a permit approval. Maintenance shall include the replacement of dead or substantially damaged trees and shrubs with an equal number of healthy trees or shrubs. When landscaping that is part of an approved landscaping plan is removed, disturbed or damaged, or is not maintained, in violation of this title, in addition to any other remedy under this title, the city may require the lot owner to replace the landscaping on the lot consistently with the current provisions of this title.

16.33.070 Waivers or modifications.

A. The [planning](#) commission may waive or modify a requirement in this title concerning the density, location or height of landscaping as provided in this section.

- **Should this include requests to allow lots to be cleared or remain cleared of more than 70% of the vegetation?**

1. Pre-application Conference. The applicant shall schedule a pre-application conference with the [city](#) planner to review the proposed waiver or modification.

2. Application and Site Plan. After the pre-application conference, the applicant shall submit an application for the waiver or modification to the [city](#) planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The [city](#) planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect, or land surveyor.

3. Public Hearing. The [planning](#) commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

4. Decision. The [planning](#) commission may approve an application only if the [planning](#) commission finds that the application meets all of the following standards:

a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property;

b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;

c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

d. The waiver or modification will not significantly affect adjacent property or water bodies; and

e. The waiver or modification is consistent with the spirit and intent of this chapter.

16.24.040 Parking

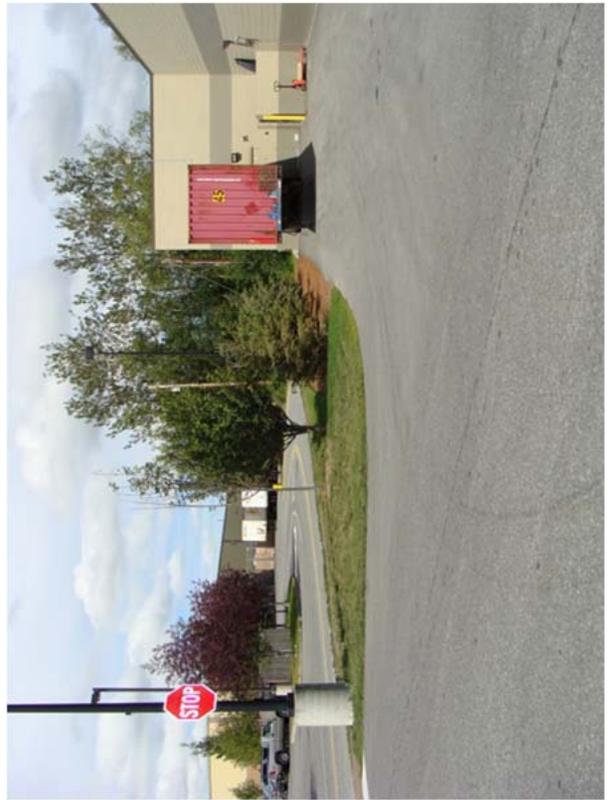
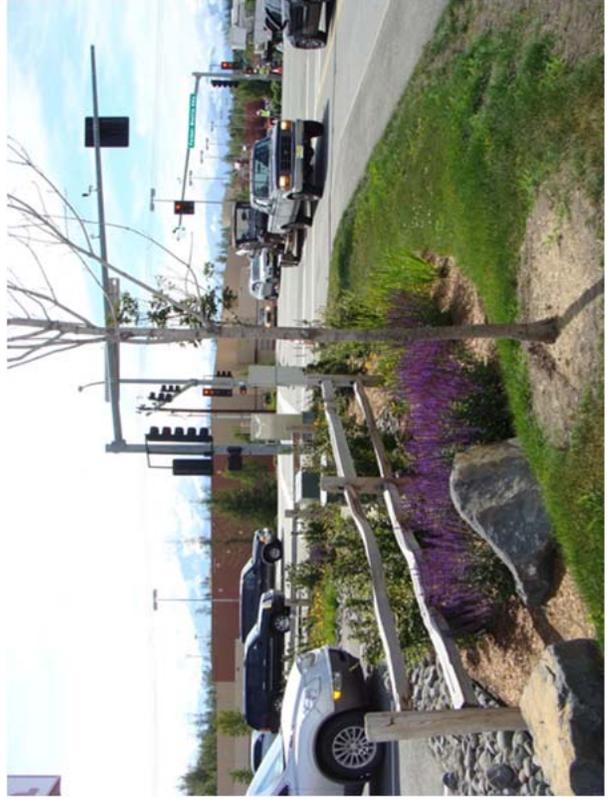
D. Minimum Standards.

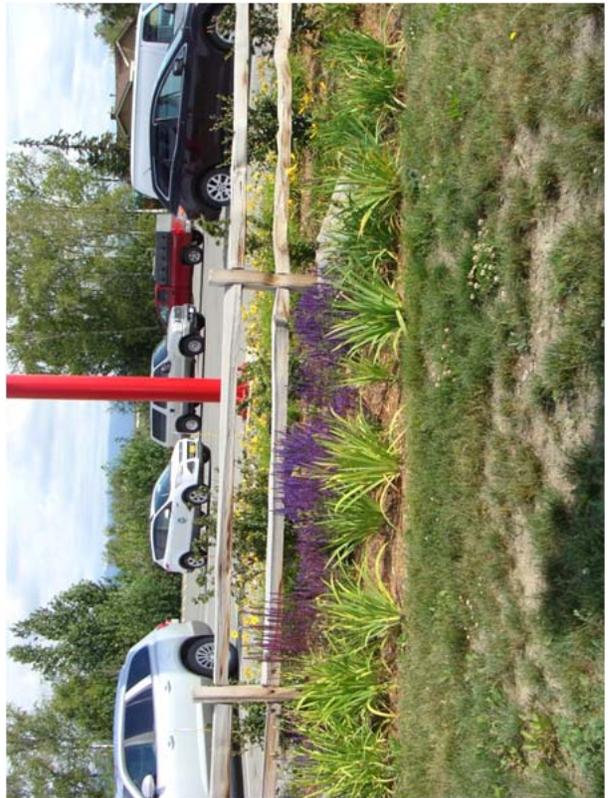
4. Landscaping.

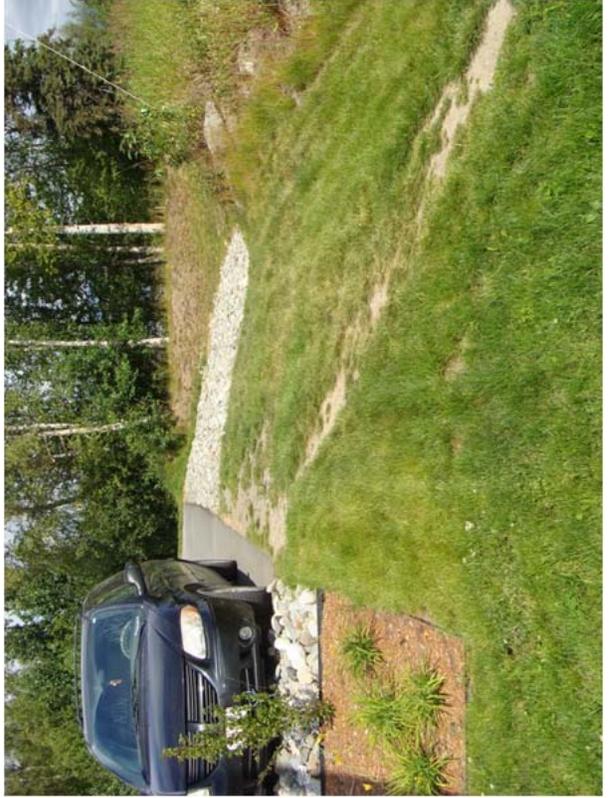
a. A parking or storage area in a residentially zoned lot or adjacent to a residentially zoned lot shall be screened by a wall, fence or landscaping designed to screen the view of the parking or storage area from the residential area. The screen shall have a minimum height of ~~3-5~~three and one-half feet and shall be maintained in good condition.

b. Each parking lot containing ~~ten (10)~~ or more parking spaces shall include around its perimeter a planting bed having a minimum width of ~~ten (10)~~ feet. A planting bed located adjacent to a street shall contain trees, shrubs, flowers, boulders, mulch and fences. Any fence in a planting bed located adjacent to a street shall be set back at least three feet from the lot line to allow room for plantings on the street side of the fence. A planting bed that is not adjacent to a street shall contain plantings that will attain an average height of two feet within two years of planting, and that are grouped to allow for seeded snow storage areas.

c. Each parking lot containing more than ~~forty (40)~~ parking spaces also shall include landscaped islands covering not less than ~~fifteen (15)~~ percent of the total area of the parking lot. A landscaped island shall contain trees, shrubs, flowers and mulch and shall be protected with mounding and boulders or curbs.









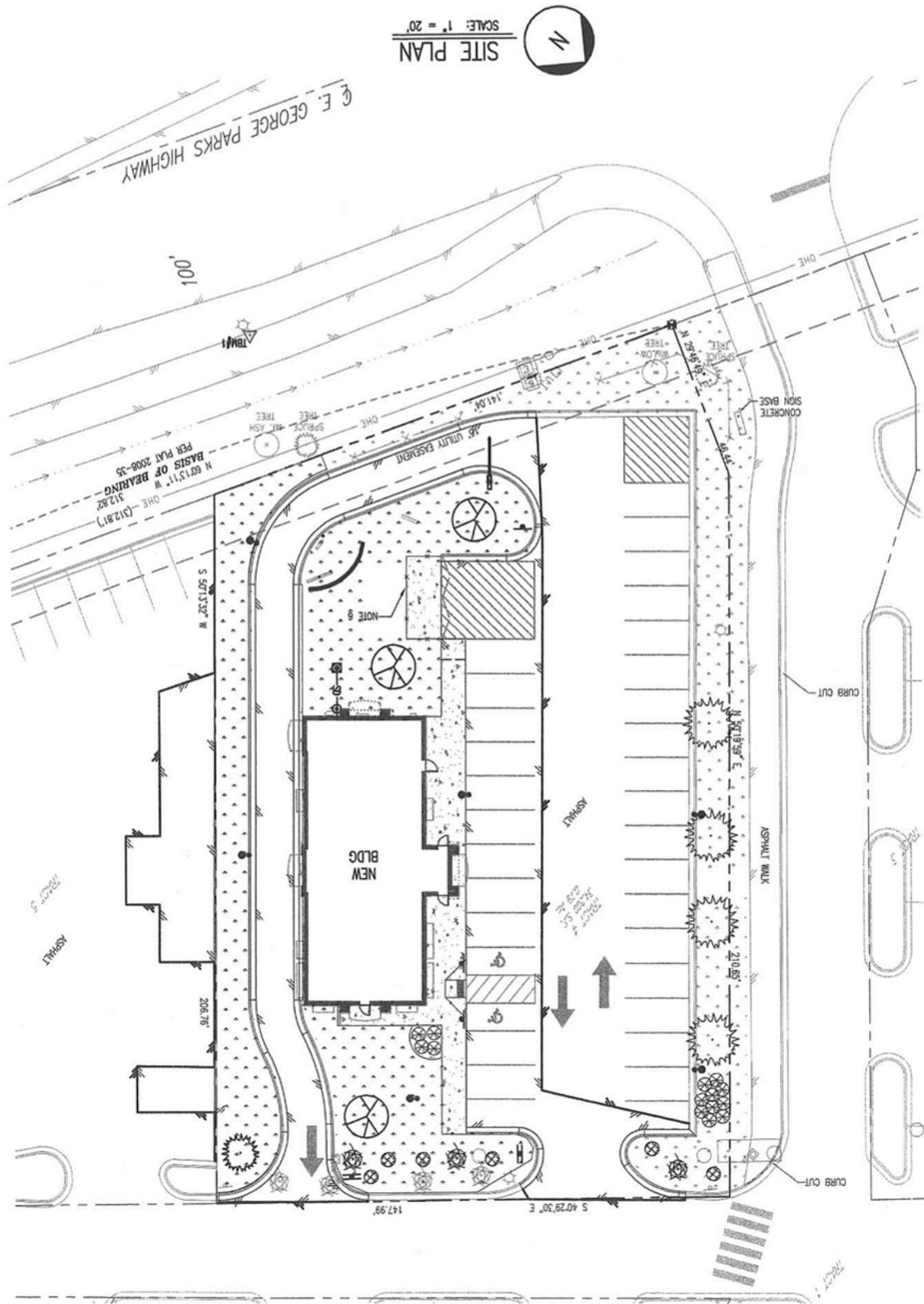
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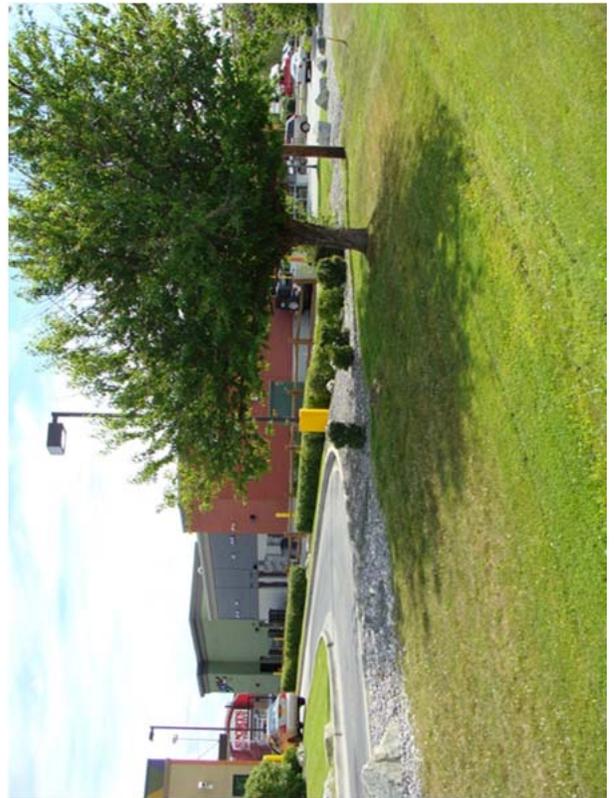
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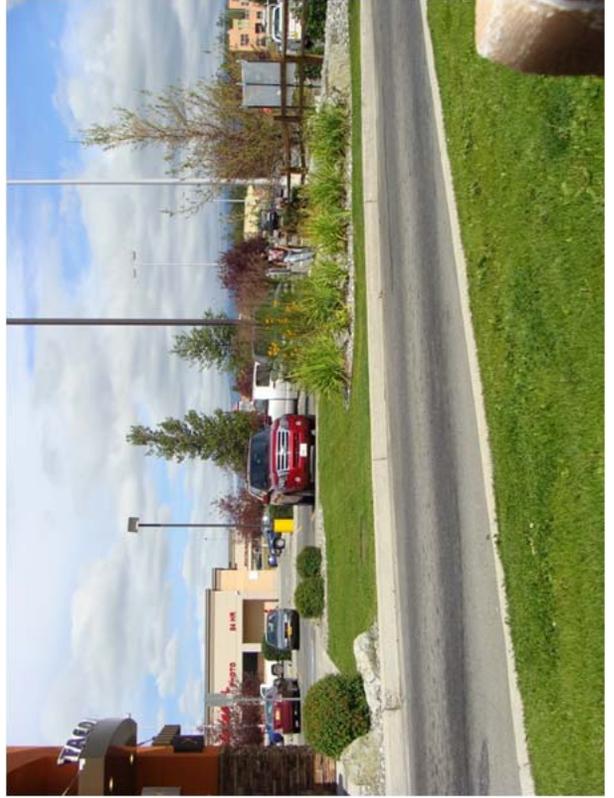
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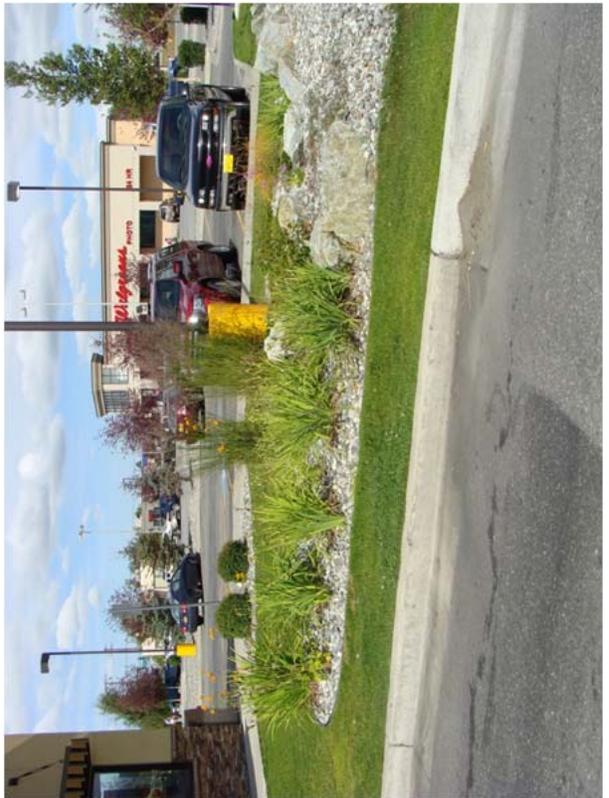
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Taco Bell









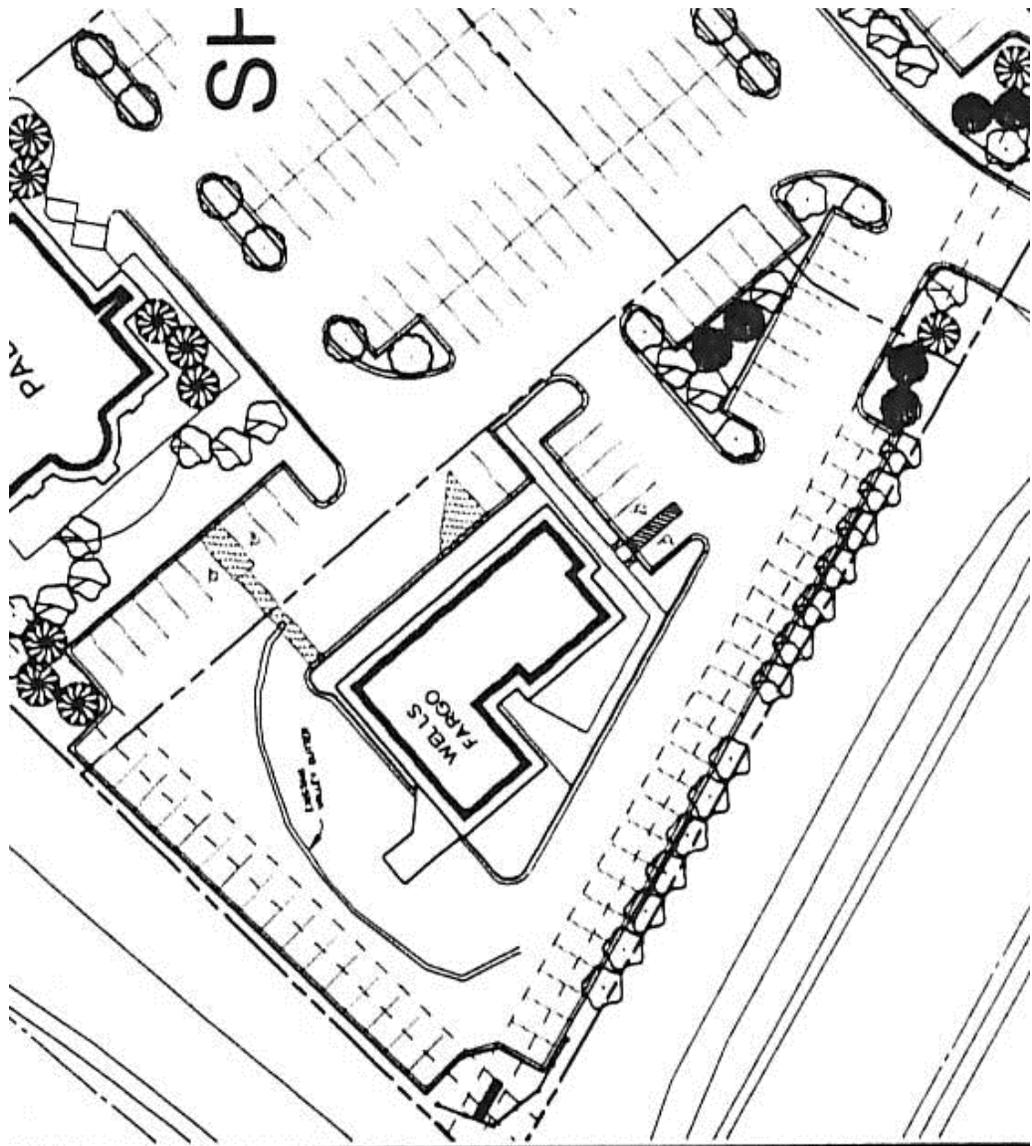


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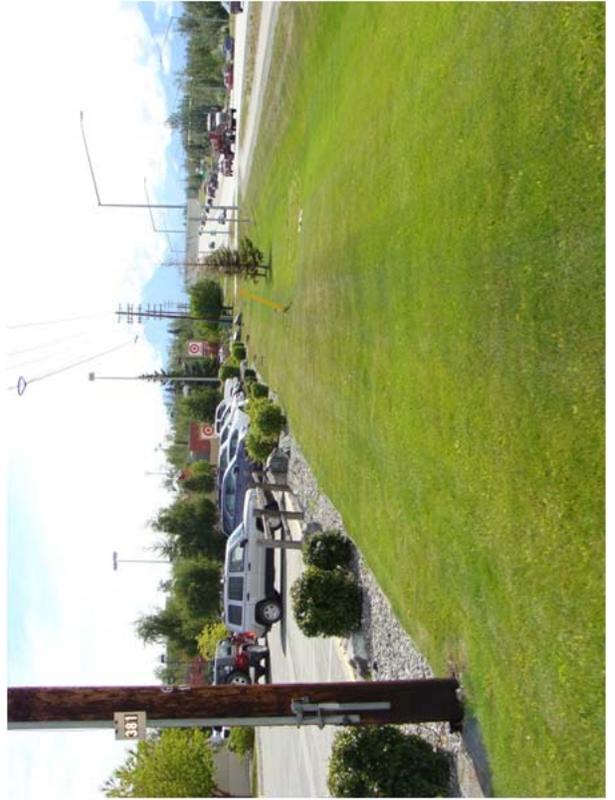
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Wells Fargo – near Target







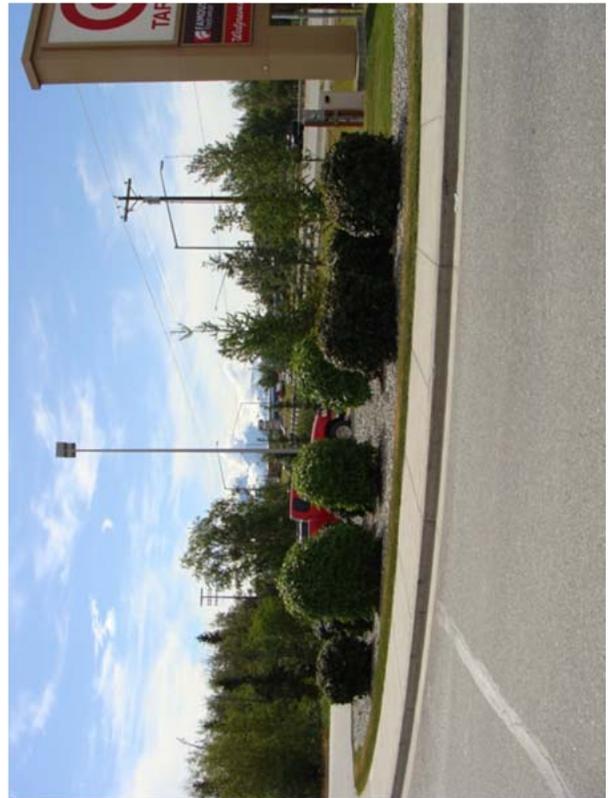
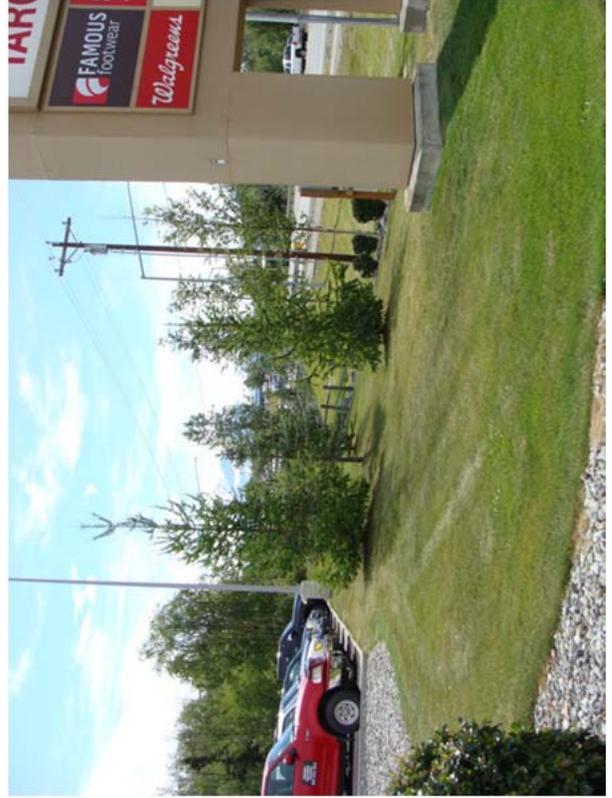


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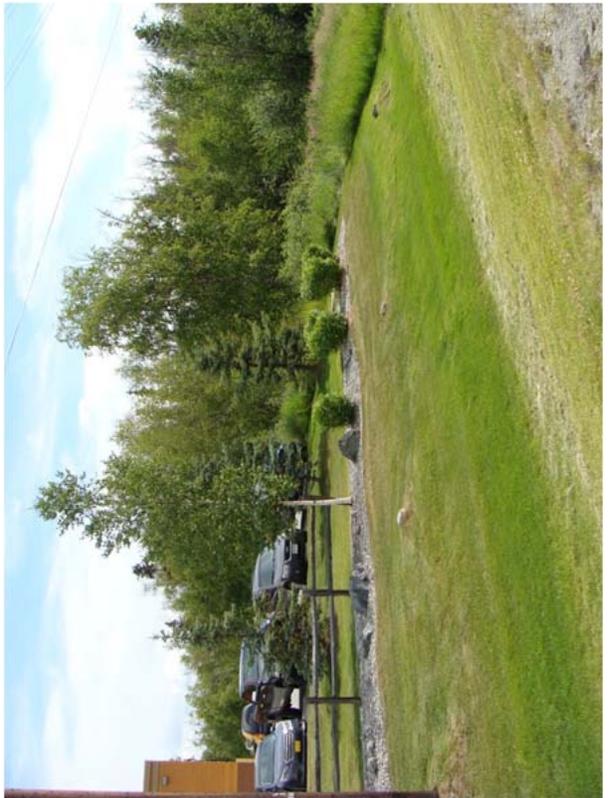
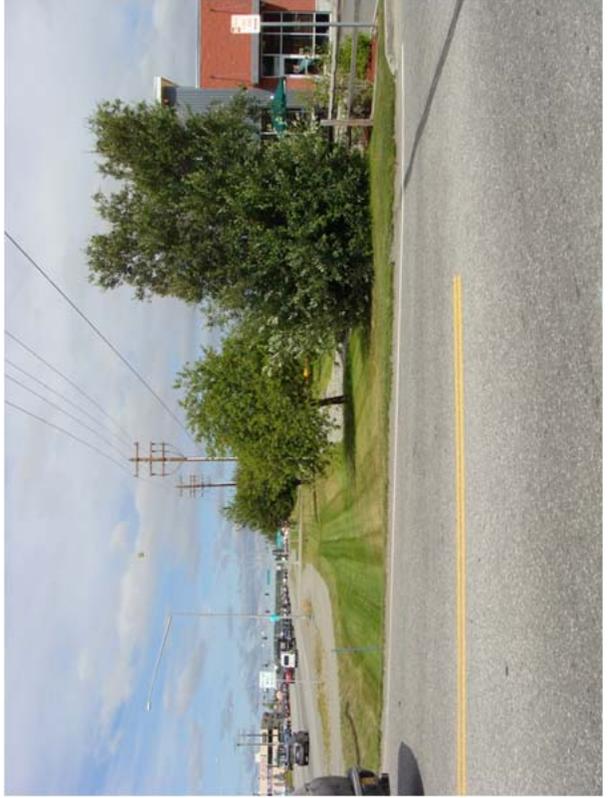
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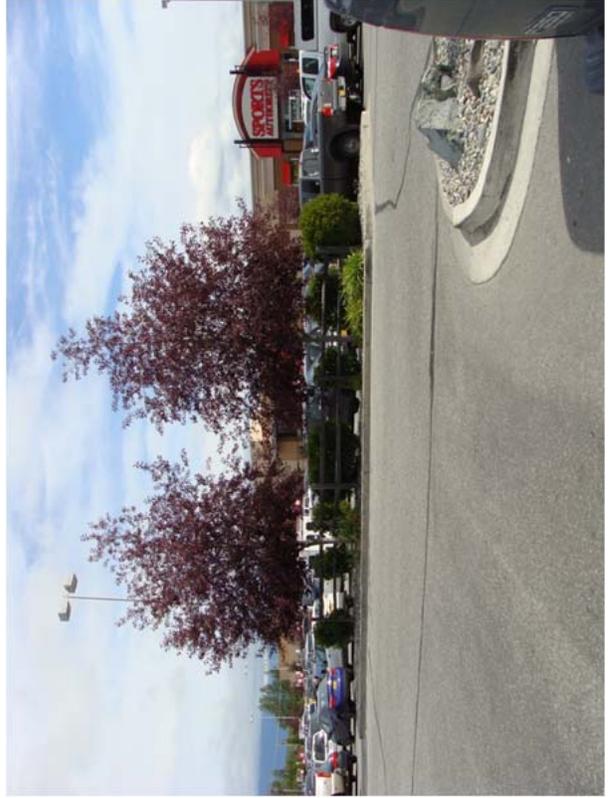
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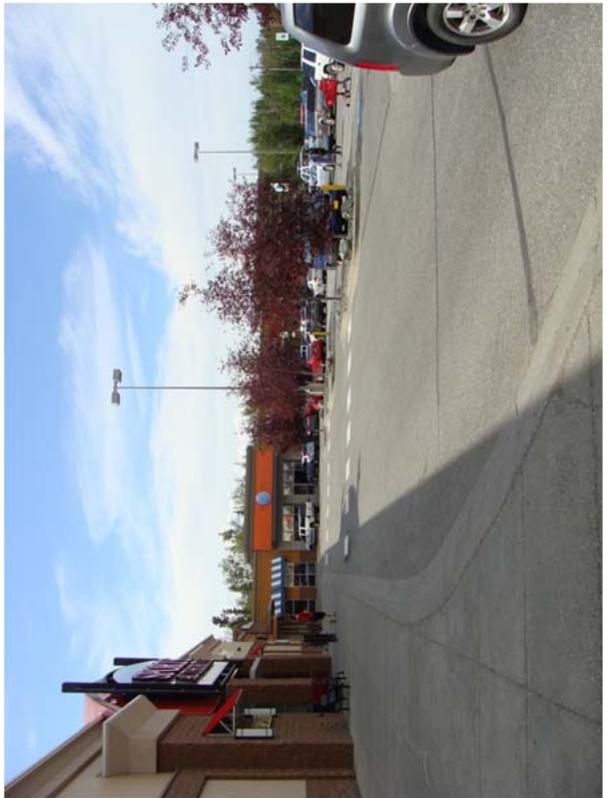


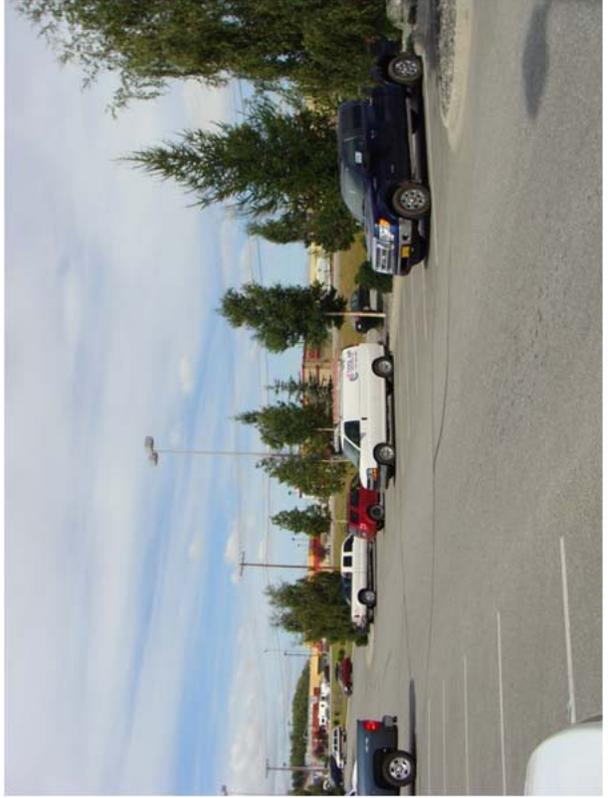


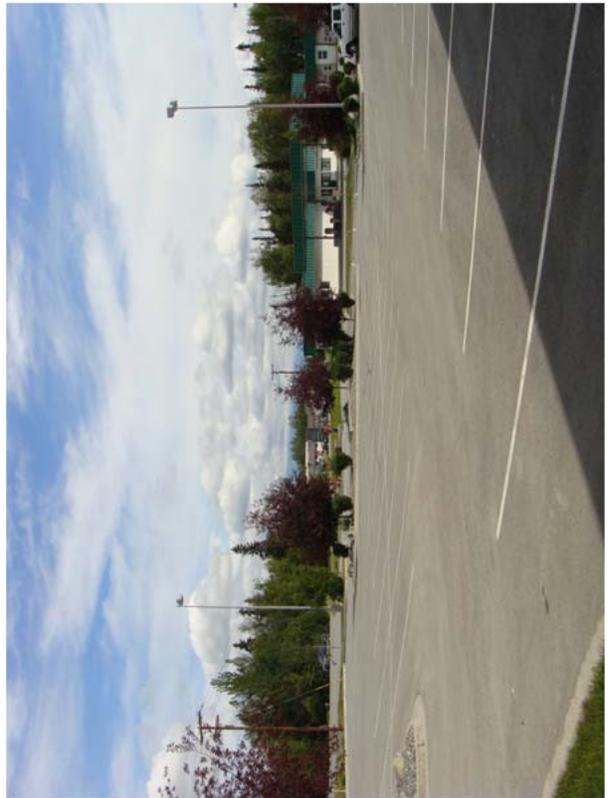
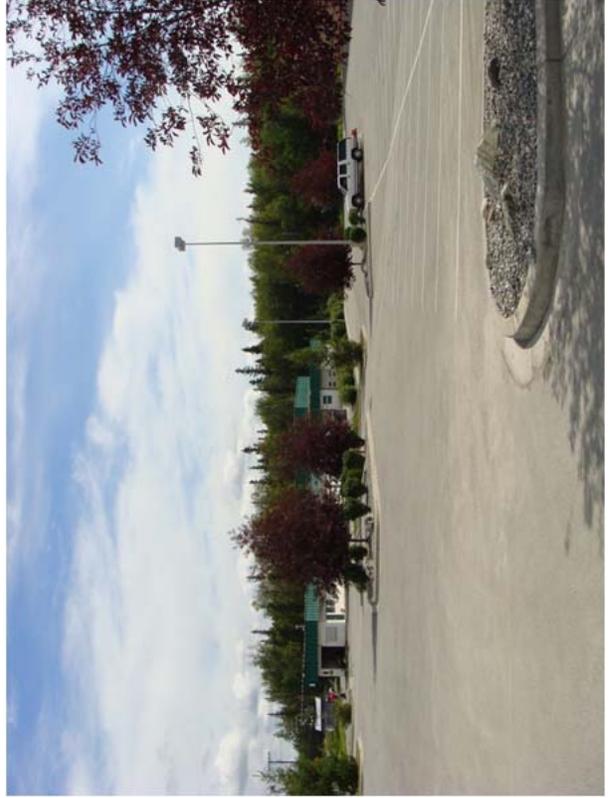




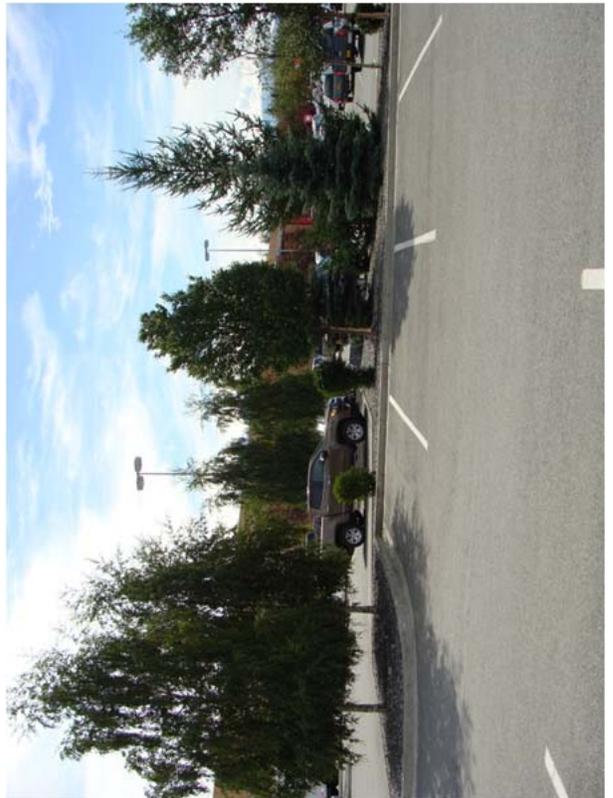
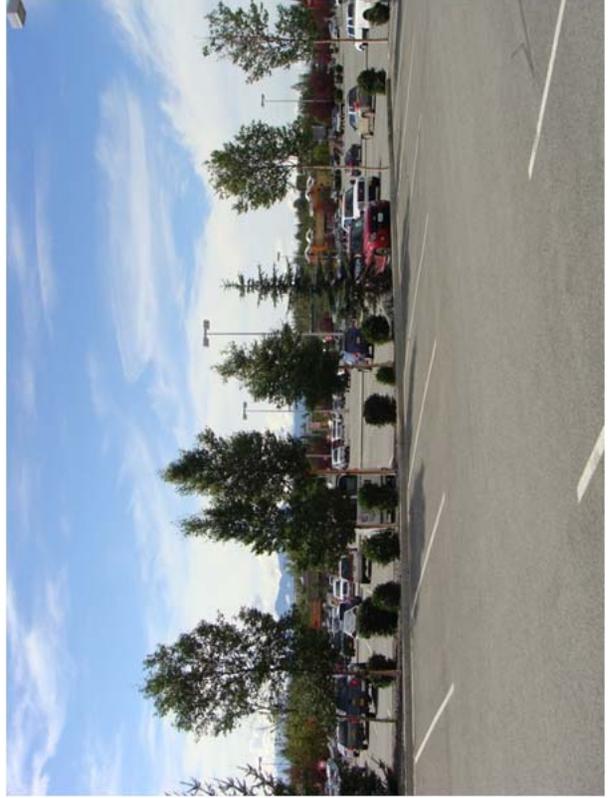


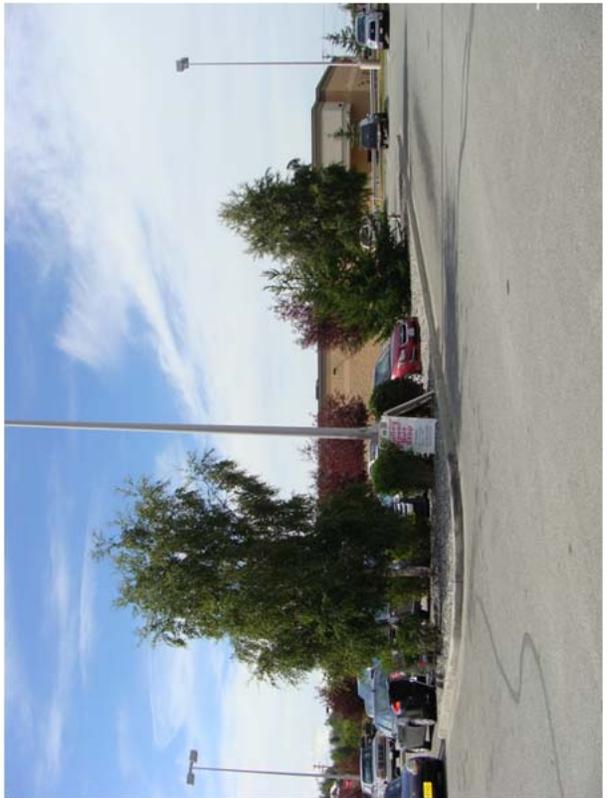
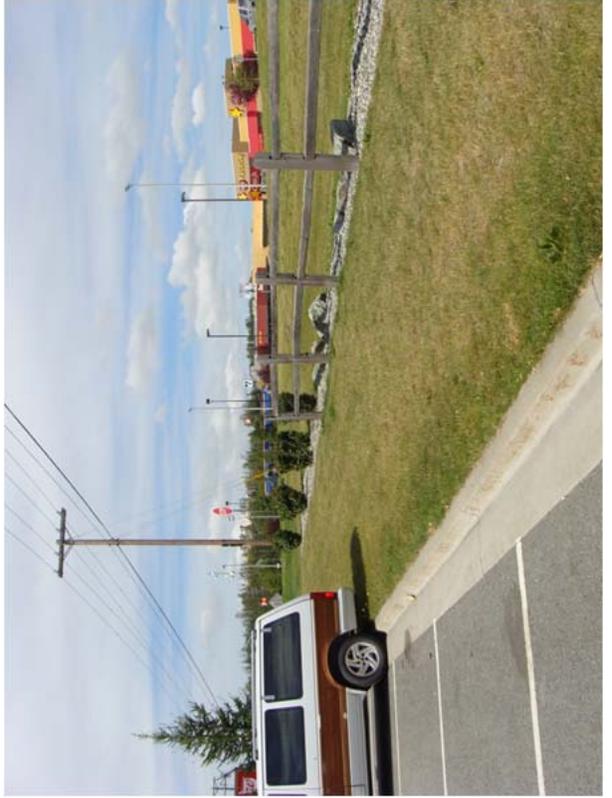








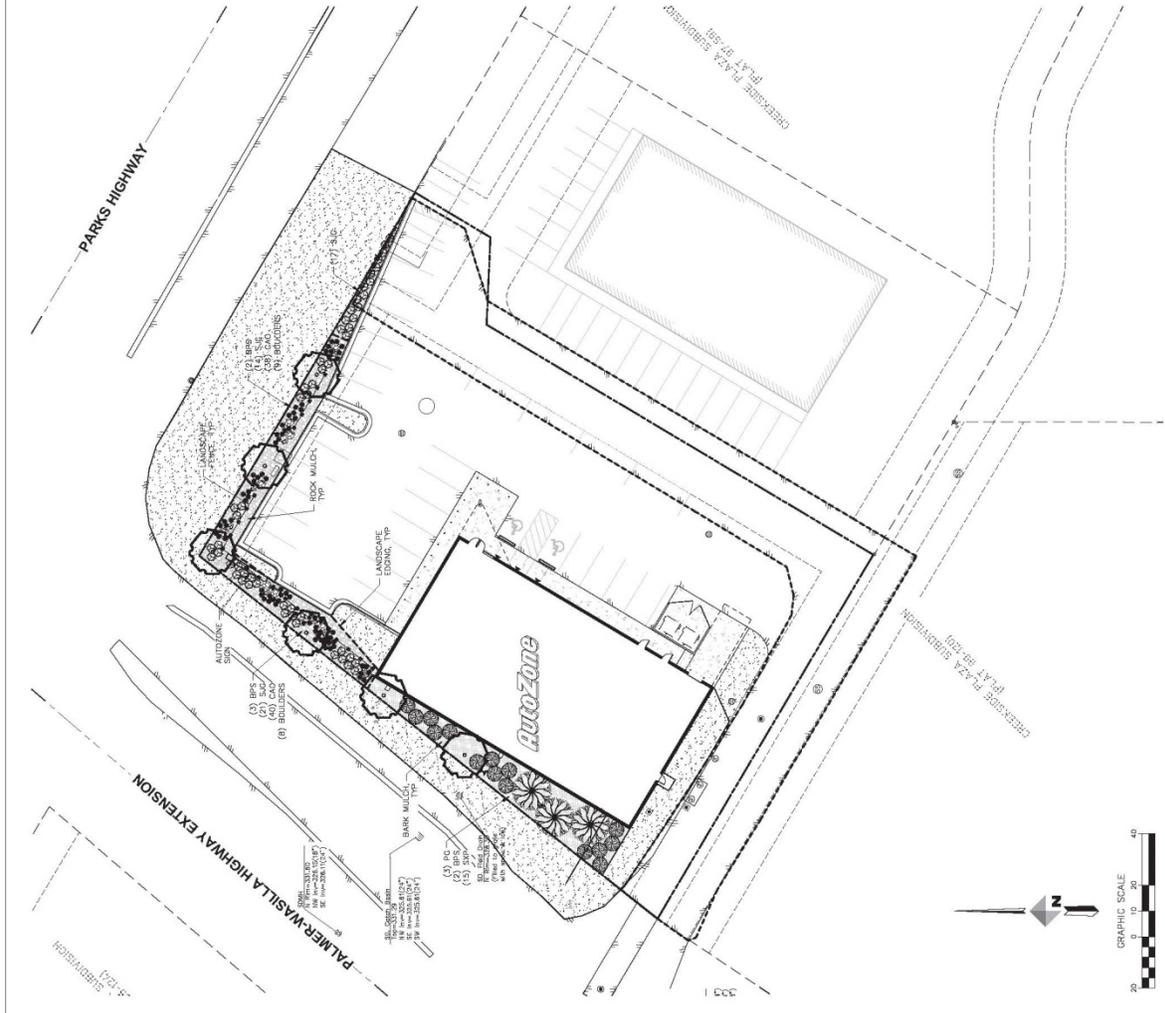








Auto Zone

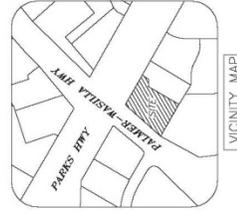


LANDSCAPE SCHEDULE

SYMBOL	KEY QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	PG	WHITE SPRUCE	<i>Evergreen</i>	6'-7' Ht	As Shown	BMB
	BPS	WHITE PAPER BIRCH (Single Stem)	<i>Betula papyrifera</i>	3" cal	As Shown	BMB
	SUC	DOGWOOD	<i>Cornus florida</i>	24" Ht	As Shown	# Container
	SOP	CANADIAN LILAC	<i>Syringa & araliifolia</i>	36" Ht	As Shown	# Container
	CAD	VARIEGATED REDTOPPASE	<i>Calamagrostis x grandiflora</i>	12" Ht	As Shown	# Container

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTES
	TOPSOIL AND SCHEDULE A SEED MIX	10,724 sf	SEE LANDSCAPE NOTES
	SHRUBBED BARK MULCH	1708 sf	SEE LANDSCAPE NOTES
	ROCK MULCH	1708 sf	SEE LANDSCAPE NOTES
	WASHED RIVER CORBLE	84 lf	SEE LANDSCAPE NOTES
	LANDSCAPE EDGING	66 lf	SEE LANDSCAPE NOTES
	ALUMINUM	9	SEE LANDSCAPE NOTES
	LANDSCAPE ISOLATORS	9	SEE DETAILS
	SMALL (2'-3" SHORTEST DIAGONAL) MEDIAN (3'-4" SHORTEST DIAGONAL)	9	SEE DETAILS



PREPARED FOR: **AutoZone STORE DEVELOPMENT**
 SHEET NO.: 0101
 1821 FINCH DRIVE
 MEMPHIS, TENNESSEE 38103
 OWNER: **AutoZone, Inc.**
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TENNESSEE 38103

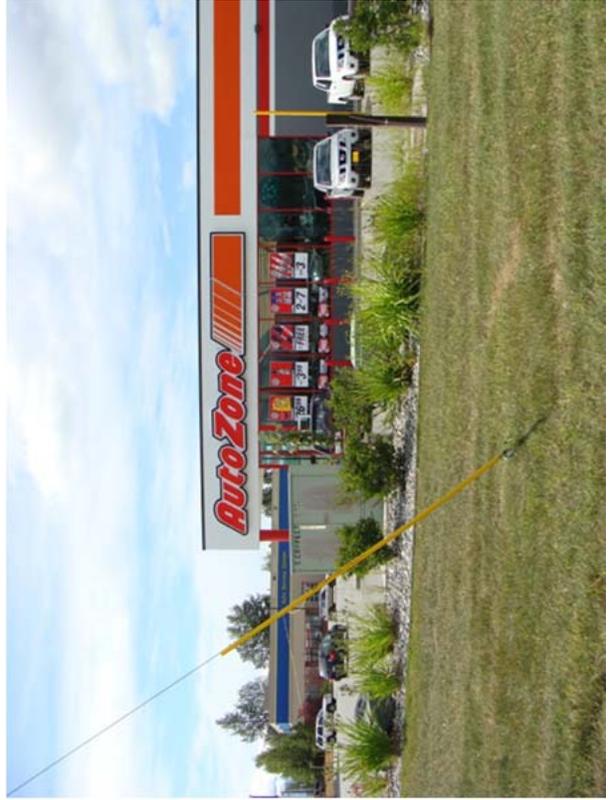
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REVISIONS
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 7. ARCHITECT: AK
 DRAFTSMAN: EBS
 CHECKED BY: JC
 DATE: 08/10/10
 PROJECT NO.: 10101

DRAWN BY: **AK**
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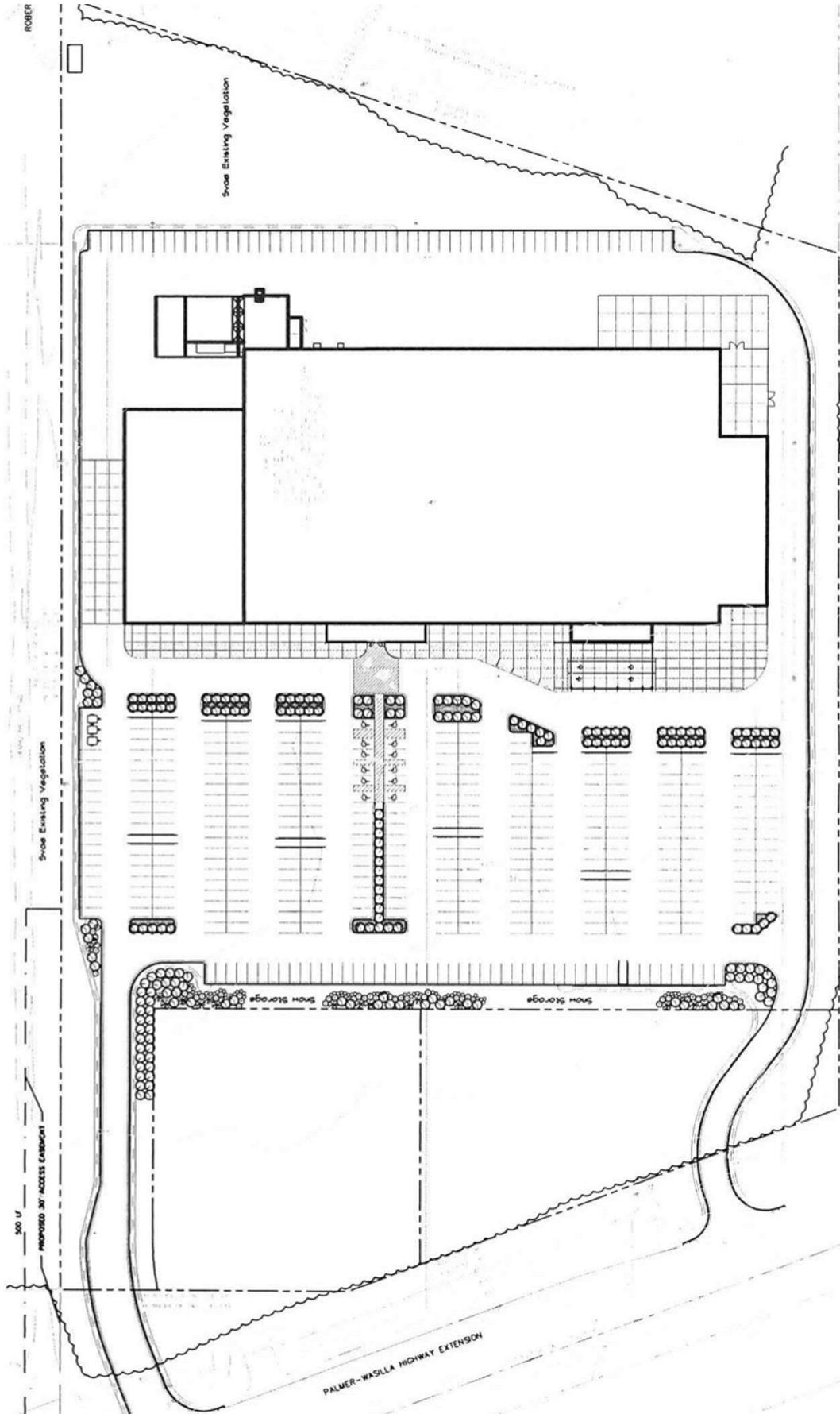
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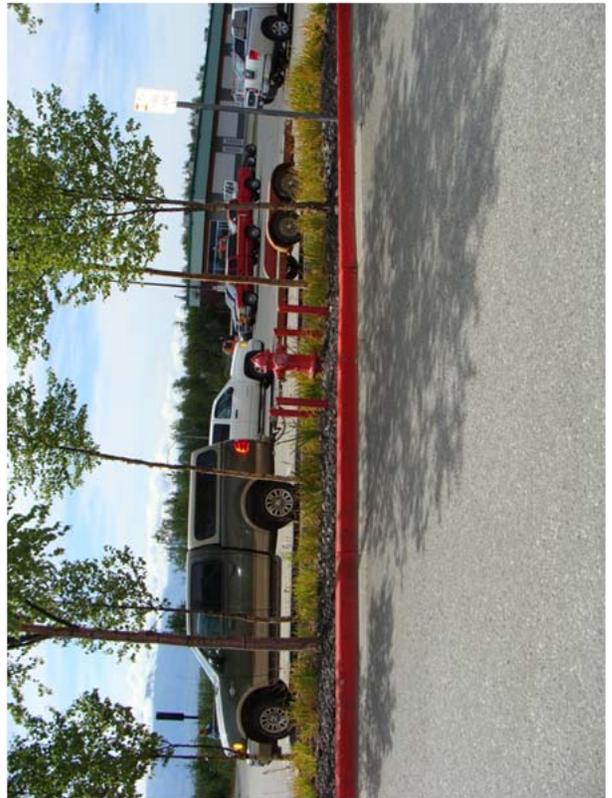
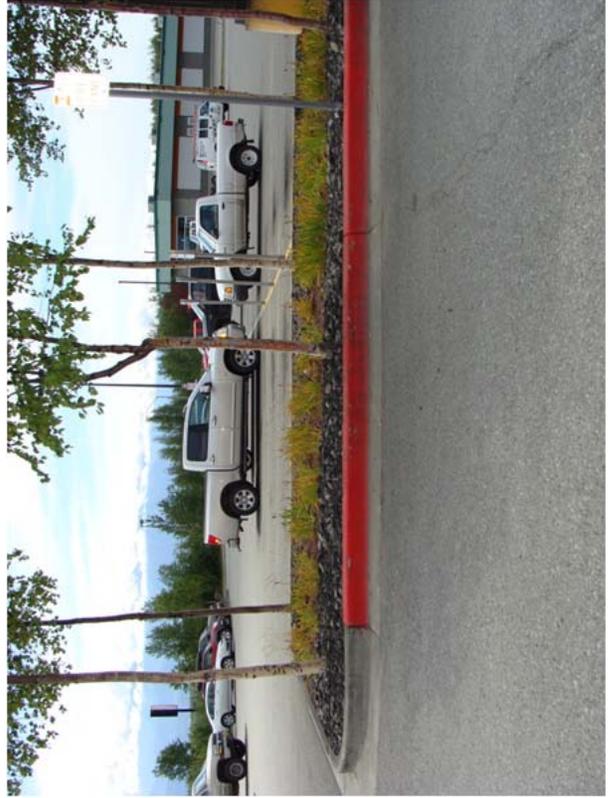
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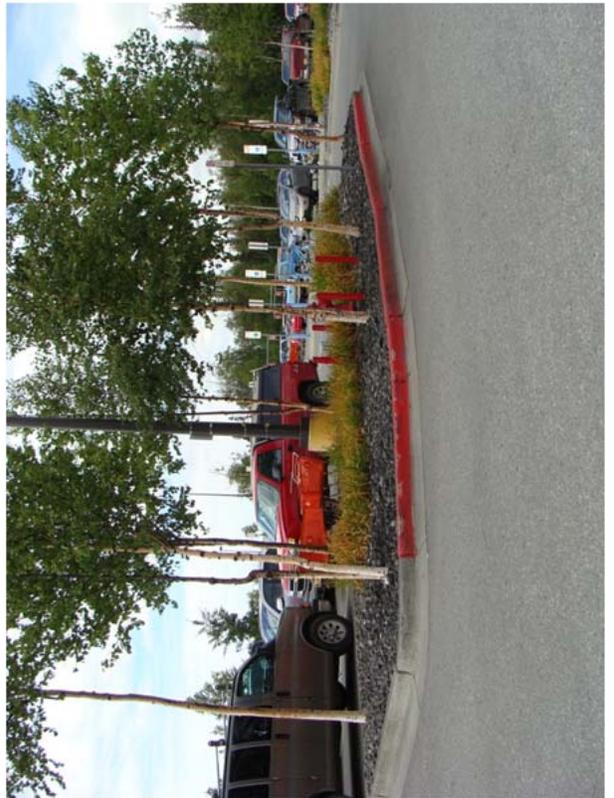
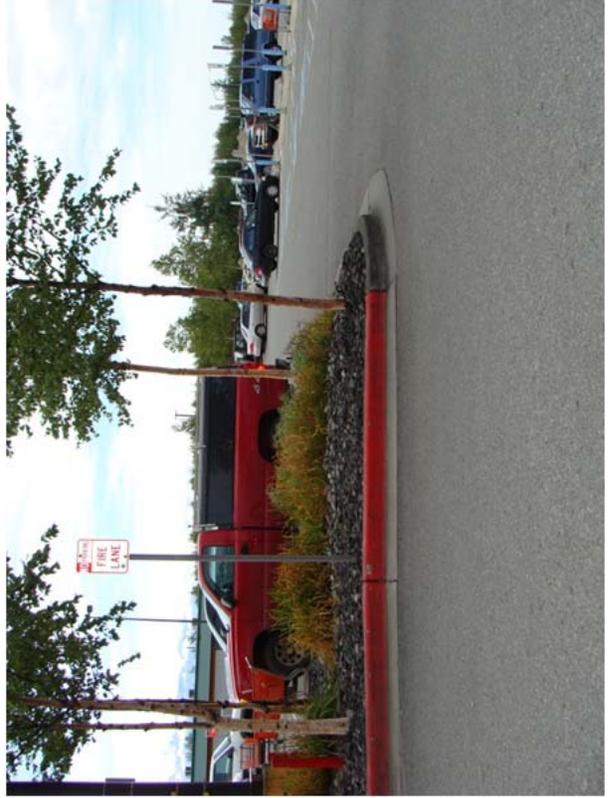
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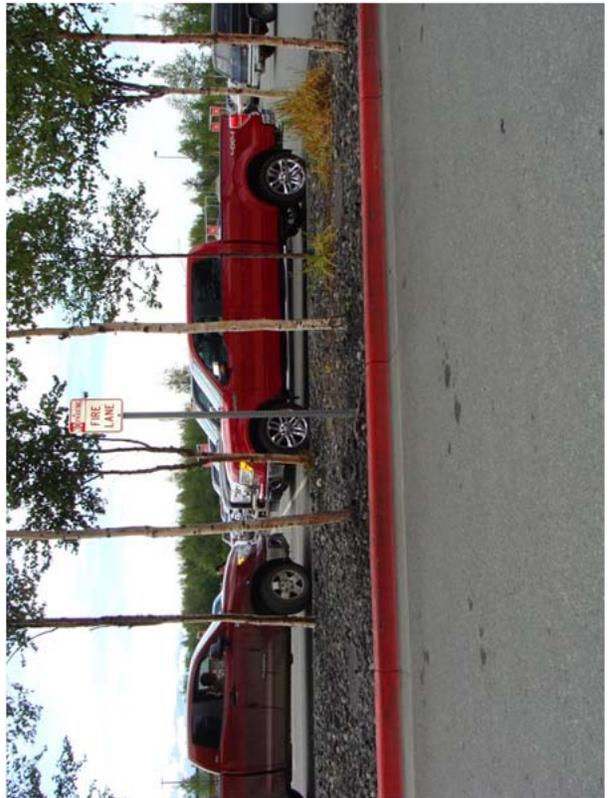
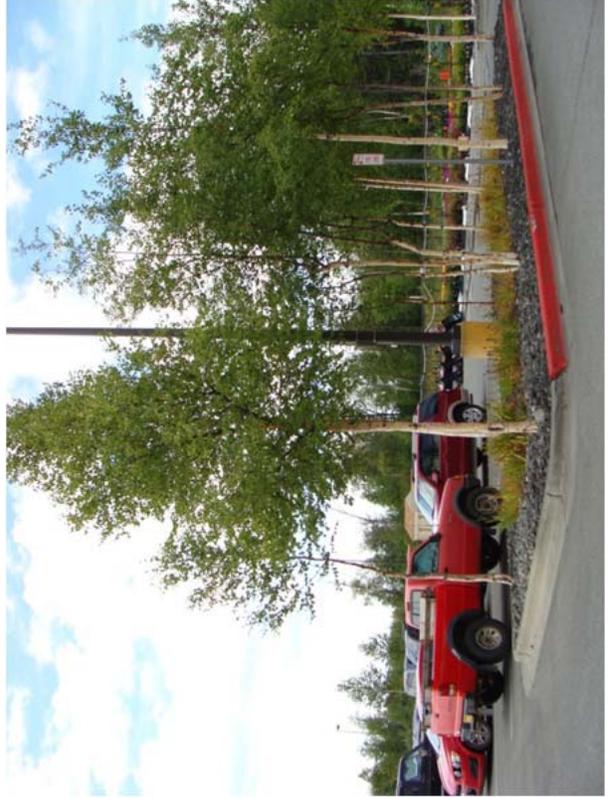
Home Depot – landscaped beds

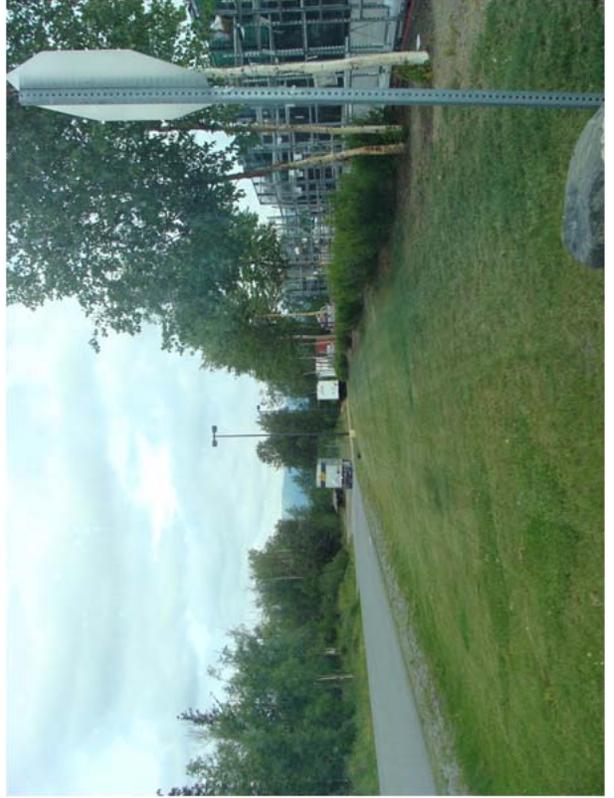
















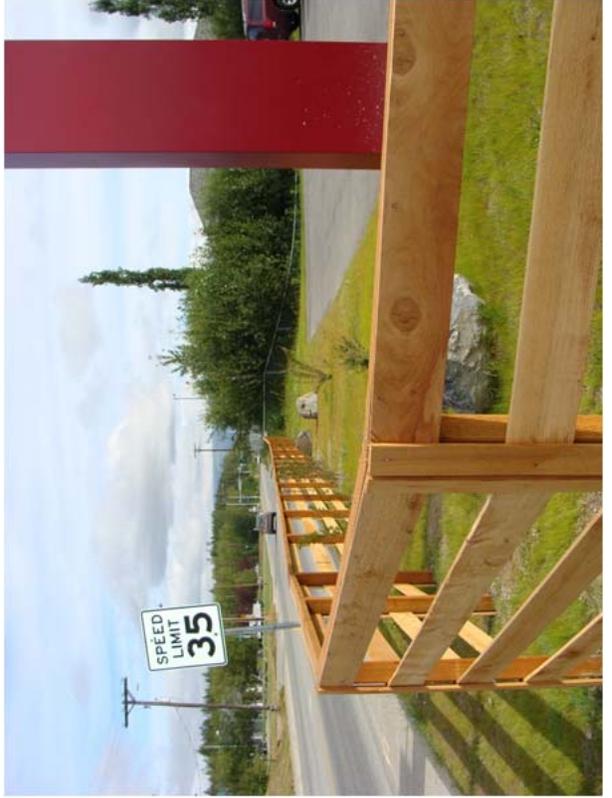


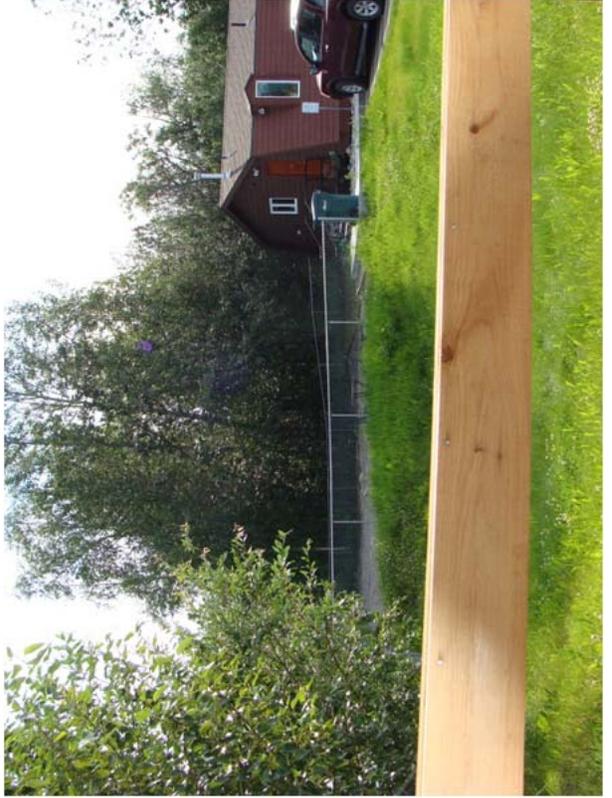
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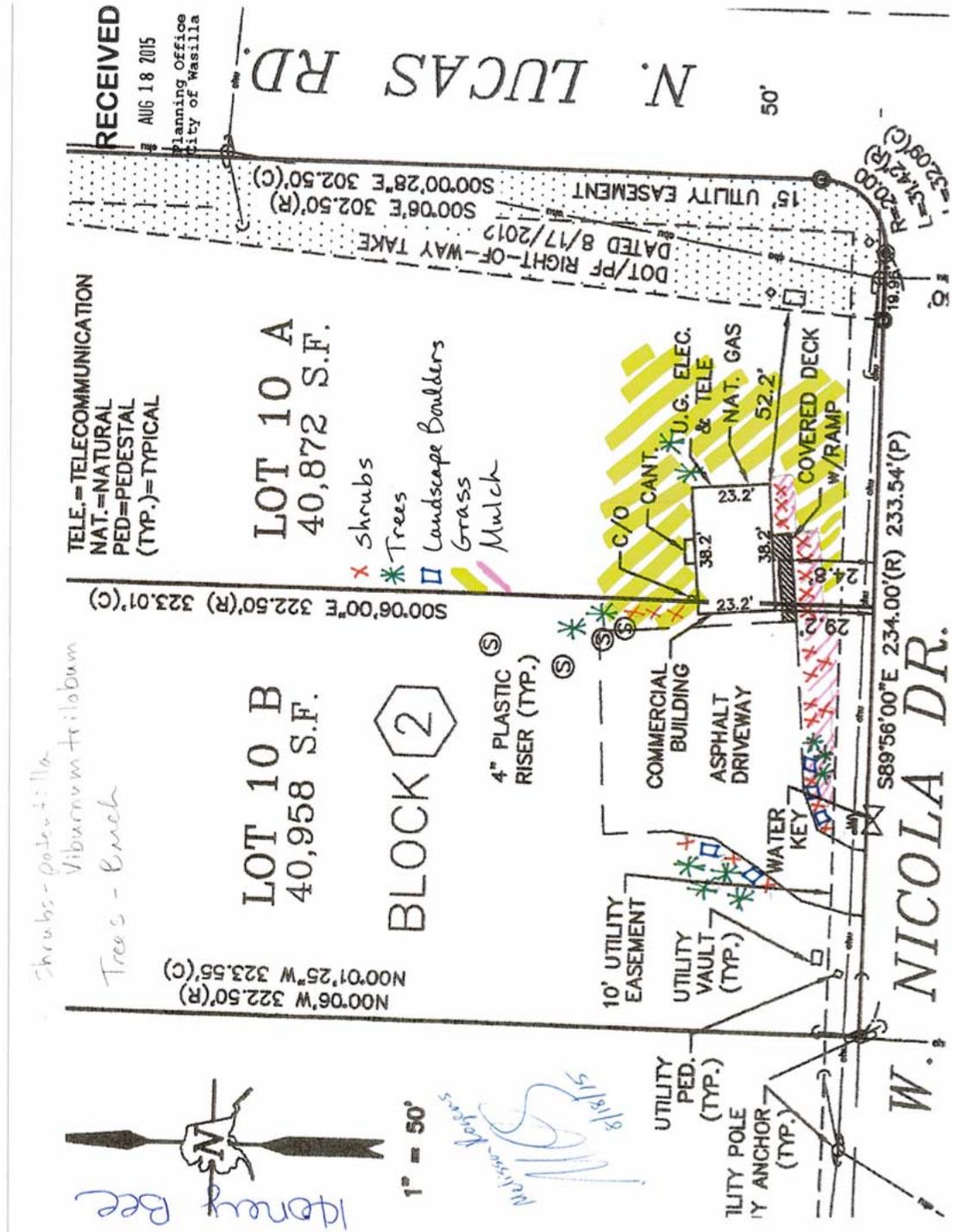
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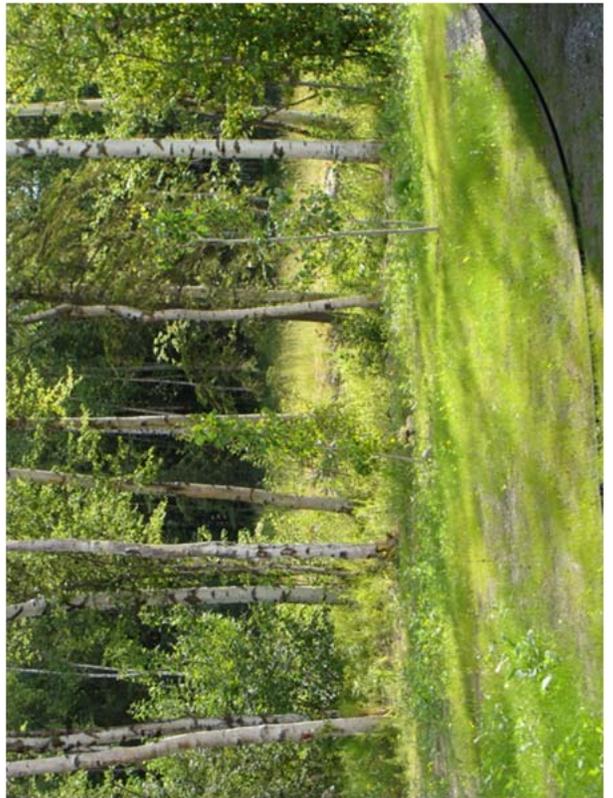
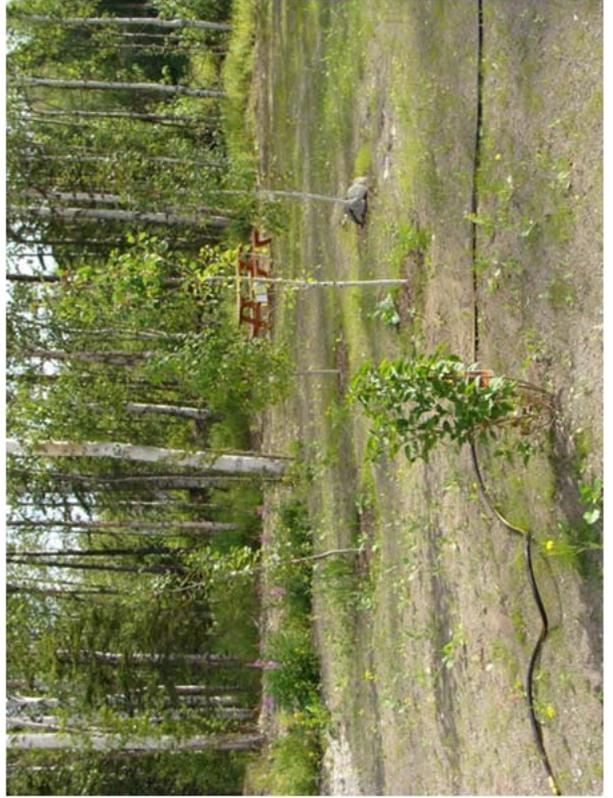


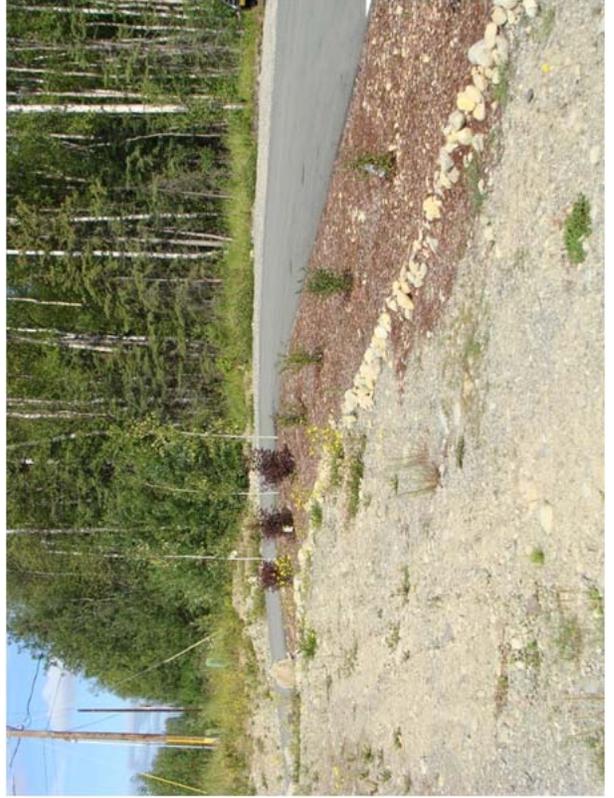




Honey Bee building











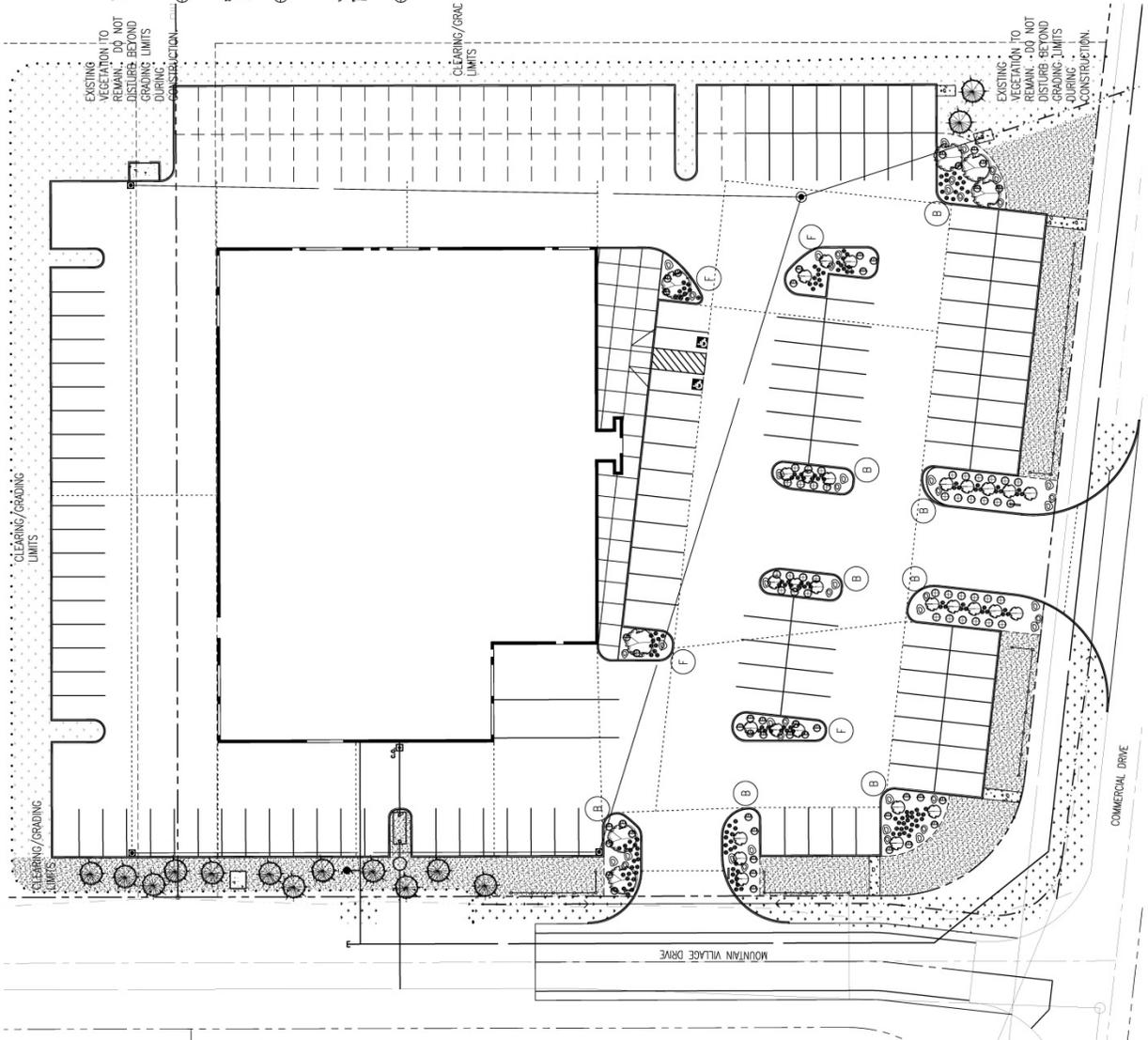
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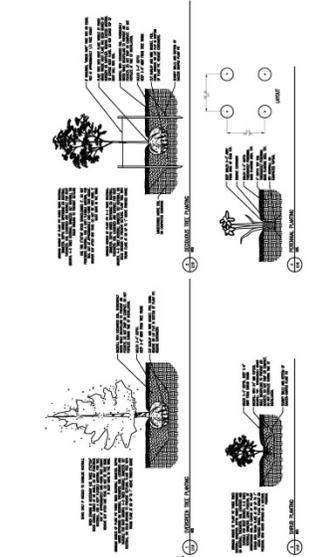
CLEARING/GRADING LIMITS

EXISTING VEGETATION TO REMAIN - DO NOT DISTURB BEYOND GRADING LIMITS DURING CONSTRUCTION

EXISTING VEGETATION TO REMAIN - DO NOT DISTURB BEYOND GRADING LIMITS DURING CONSTRUCTION

COMMERCIAL DRIVE

MOUNTAIN VILLAGE DRIVE



MATERIAL SCHEDULE

SYMBOL	COMMON NAME	SPERMATOPHYTES	CONIFERS	DECIDUOUS TREES	SHRUBS & BUSHES	PERENNIALS	GRASSES	PAVING	NOTES
(Symbol)	SPERMATOPHYTES	1" CAL	28	1" CAL	14-16" HT.	7	BAR 3 STD		1" CAL
(Symbol)	CONIFERS	8" HT. MIN.	14	BAR 3H-3R					8" HT. MIN.
(Symbol)	DECIDUOUS TREES	1 1/2" x 4"	FOR LF	BLACK					1 1/2" x 4"
(Symbol)	SHRUBS & BUSHES	8" POT	43	24" HT.					8" POT
(Symbol)	PERENNIALS	8" POT	38						8" POT
(Symbol)	GRASSES	1" POT	174						1" POT
(Symbol)	PAVING	1" x 4"	FOR LF	BLACK					1" x 4"
(Symbol)	CONCRETE	3"-4" DIA	48						3"-4" DIA
(Symbol)	GRASSES	8" DEPTH	FOR PLAN SF						8" DEPTH
(Symbol)	PERENNIALS	8" DEPTH	FOR PLAN SF						8" DEPTH

SEED SCHEDULE

MOBILE LAWN APPLICATION RATE: 5 lbs./1,000 S.F., 4" DEPTH TOPSOIL.
 NON-MOW LAWN APPLICATION RATE: 5 lbs./1,000 S.F., 4" DEPTH TOPSOIL.

GENERAL NOTES

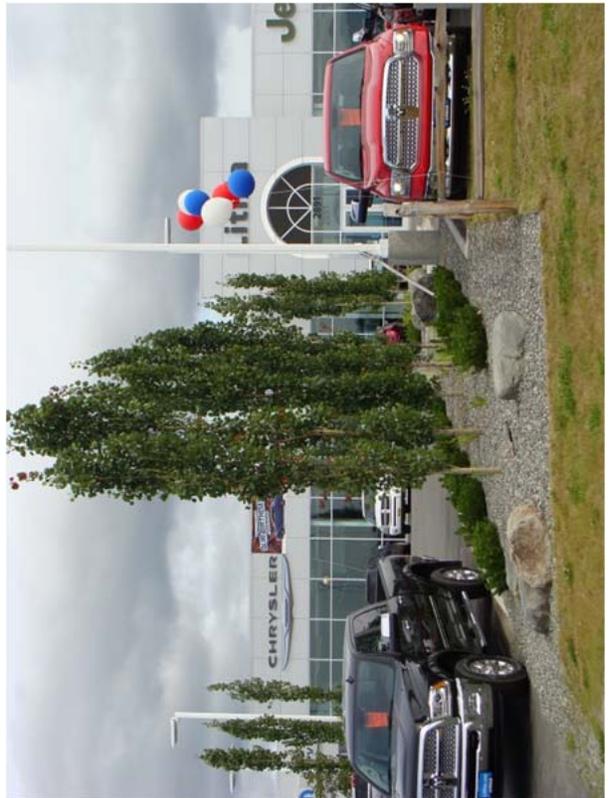
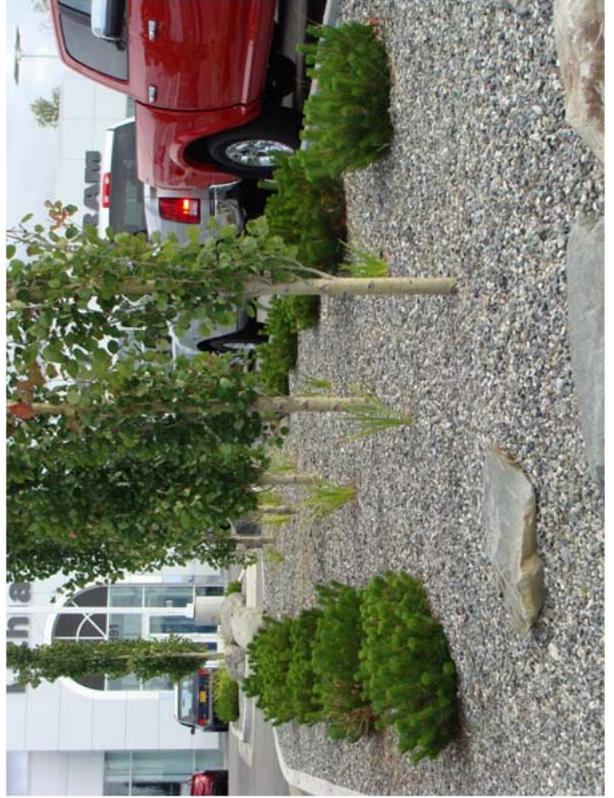
1. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AND 2012 LOCAL ORDINANCES.
2. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE AND SHALL BE PROTECTED FROM DAMAGE.
3. ALL PLANT MATERIAL TO BE PLANTED IN TOPSOIL WITH THREE TIMES THE VOLUME OF THE PLANTER'S SPECIFICATION.
4. ALL PLANT MATERIAL TO BE PLANTED IN TOPSOIL WITH THREE TIMES THE VOLUME OF THE PLANTER'S SPECIFICATION.
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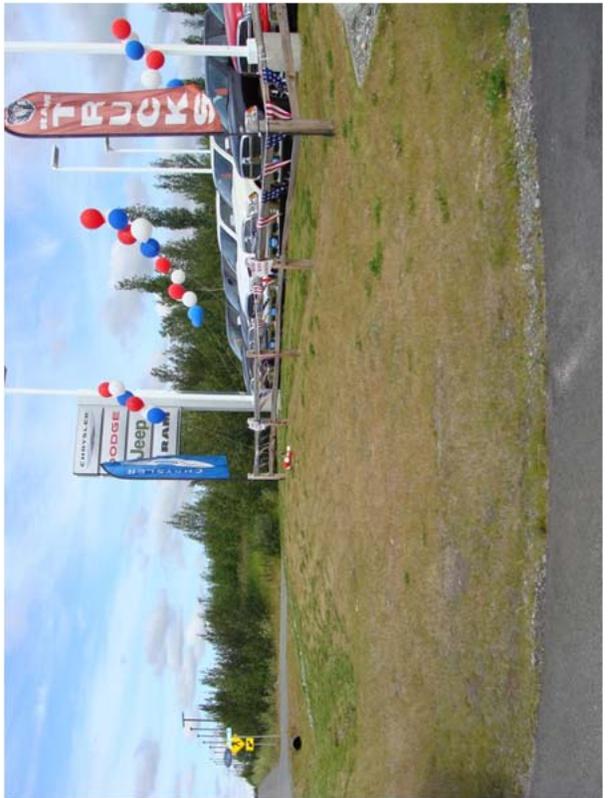
NORTHWEST LANDSCAPE, INC.
 11900 KINROW AVE.
 ANCHORAGE, ALASKA 99516
 O & P 907.945.4140

LITHIA WASILLA
CHRYSLER JEEP LODGE
 2901 SOUTH MOUNTAIN VILLAGE DRIVE
 WASILLA, ALASKA

LANDSCAPE PLANTING PLAN | SHEET SIZE IS 22" X 34"
 DATE: AUGUST 28, 2013
 SCALE: 1"=20' AT 27'x34", 1"=40' AT 11'x17'
 L1.0













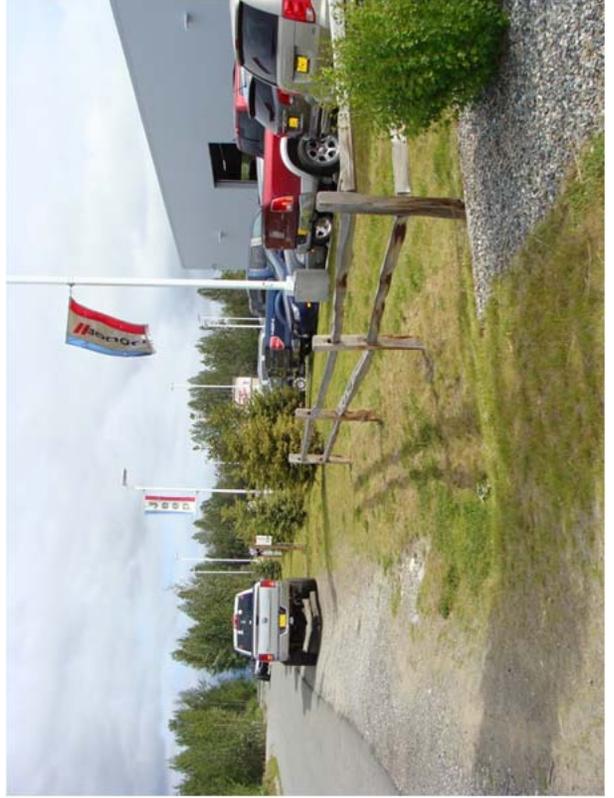






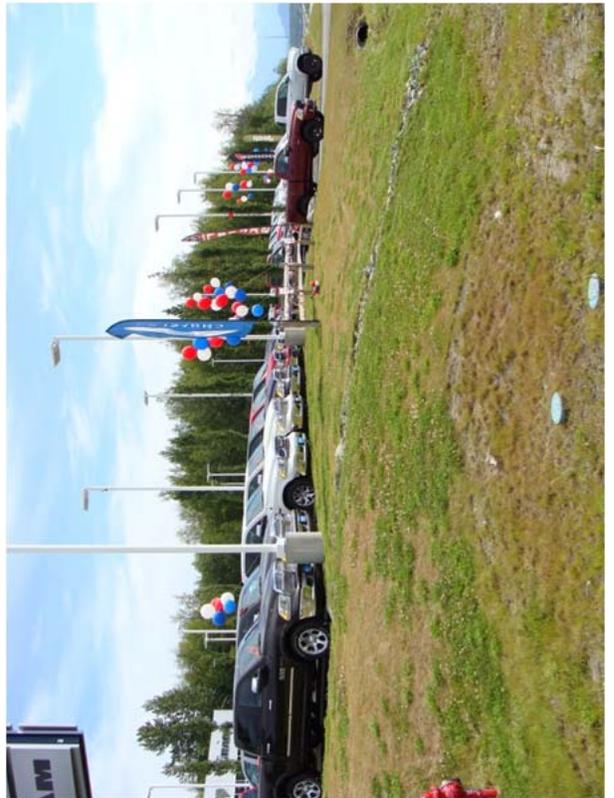
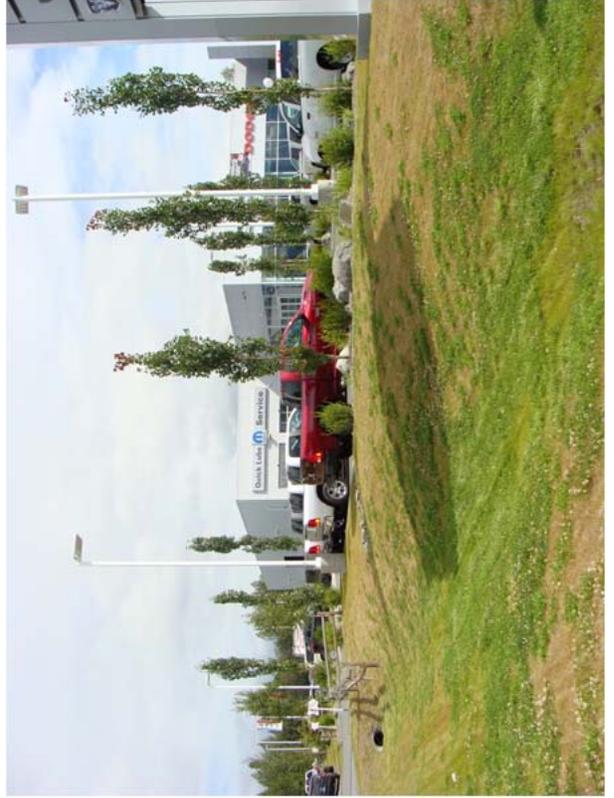




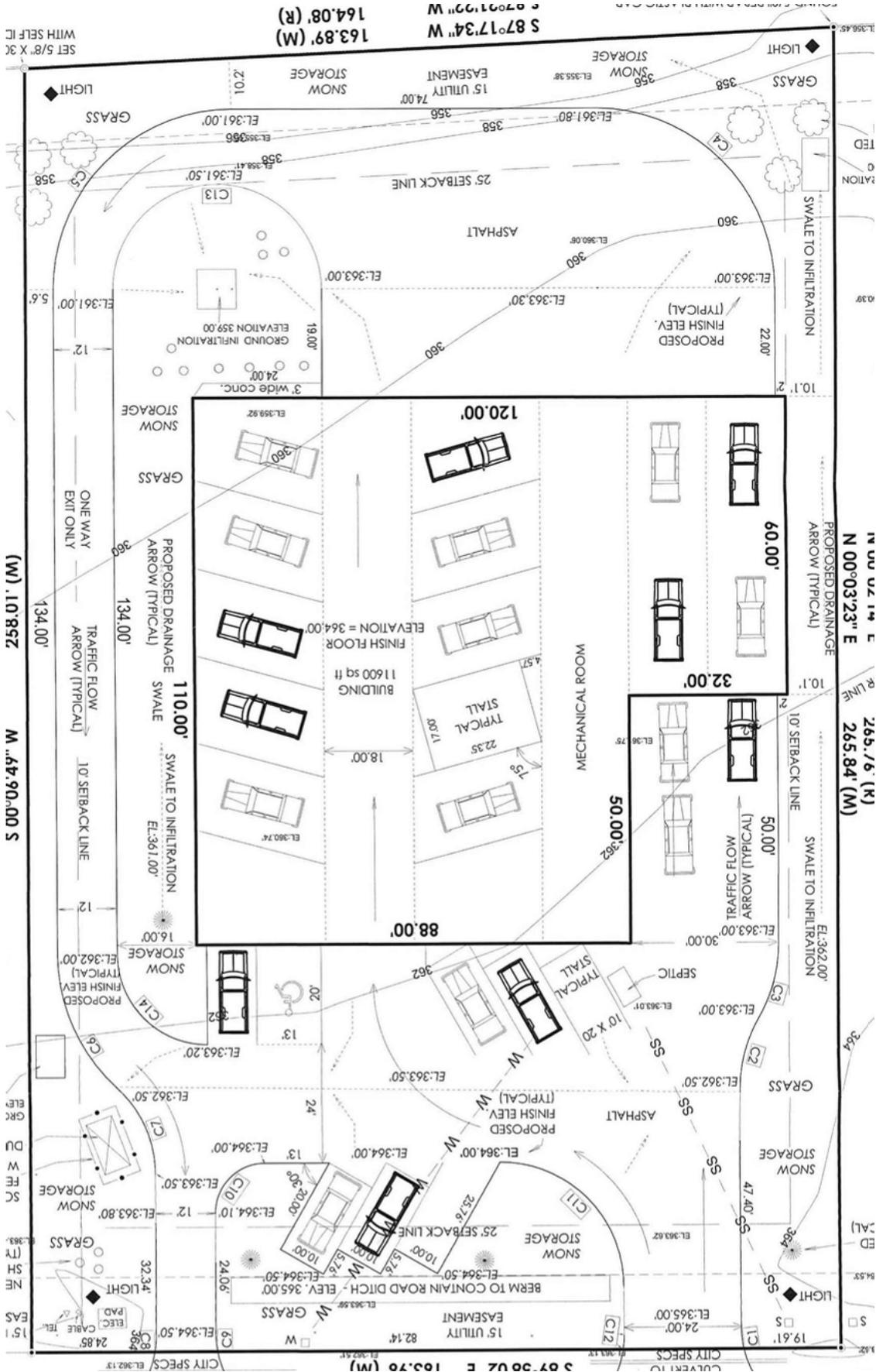




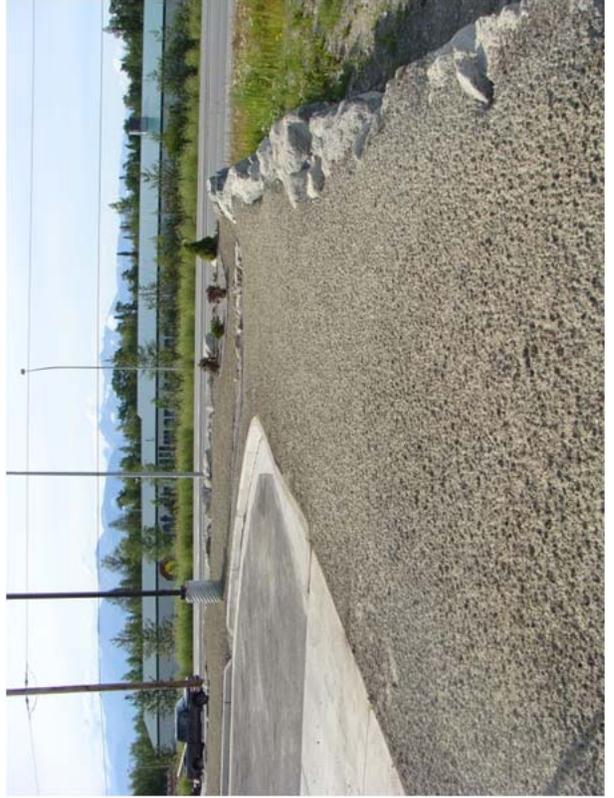




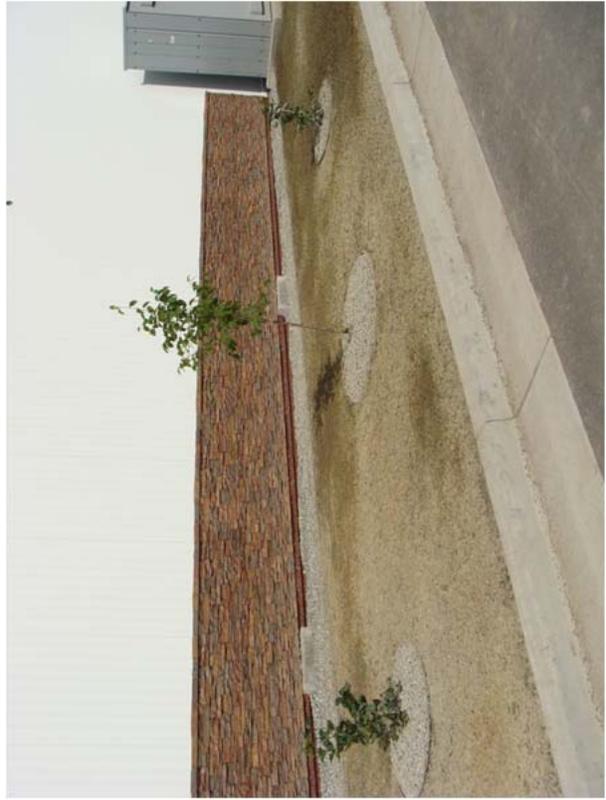
Mudbusters – Rupee Cir

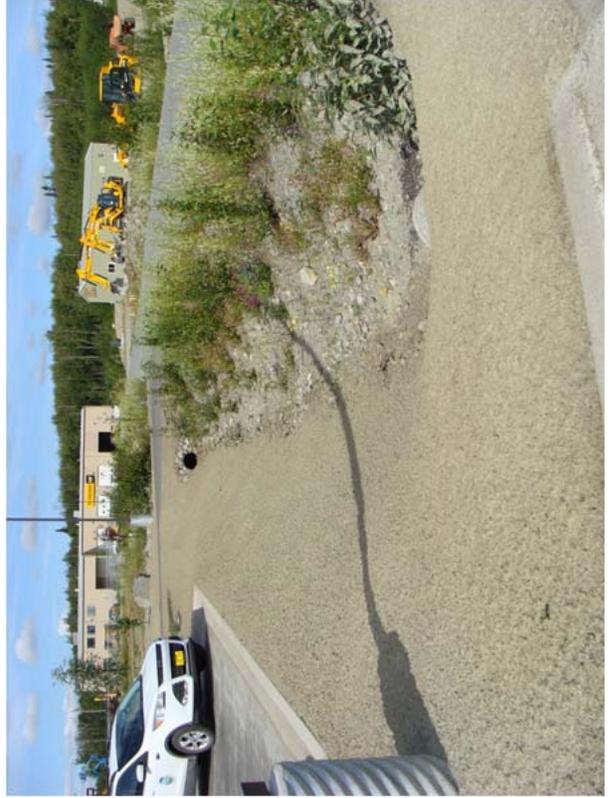












Panda Express



PANDA EXPRESS
CHINESE KITCHEN

10000 UNIVERSITY AVENUE # 200
DENVER, COLORADO 80231
Phone: 303.752.8888
Fax: 303.752.8889

1. This plan shall be read in conjunction with the following documents:

2. The City of Denver, Colorado, Department of Public Works, Engineering Division, Standard Specifications for Street and Traffic Engineering, 2007 Edition, shall apply to all street and traffic engineering details shown on this plan.

3. The City of Denver, Colorado, Department of Public Works, Engineering Division, Standard Specifications for Landscaping, 2007 Edition, shall apply to all landscaping details shown on this plan.

4. The City of Denver, Colorado, Department of Public Works, Engineering Division, Standard Specifications for Traffic Engineering, 2007 Edition, shall apply to all traffic engineering details shown on this plan.

PROJECT NO. _____

DATE _____

BY _____

SCALE _____

PROJECT NO. _____

DATE _____

BY _____

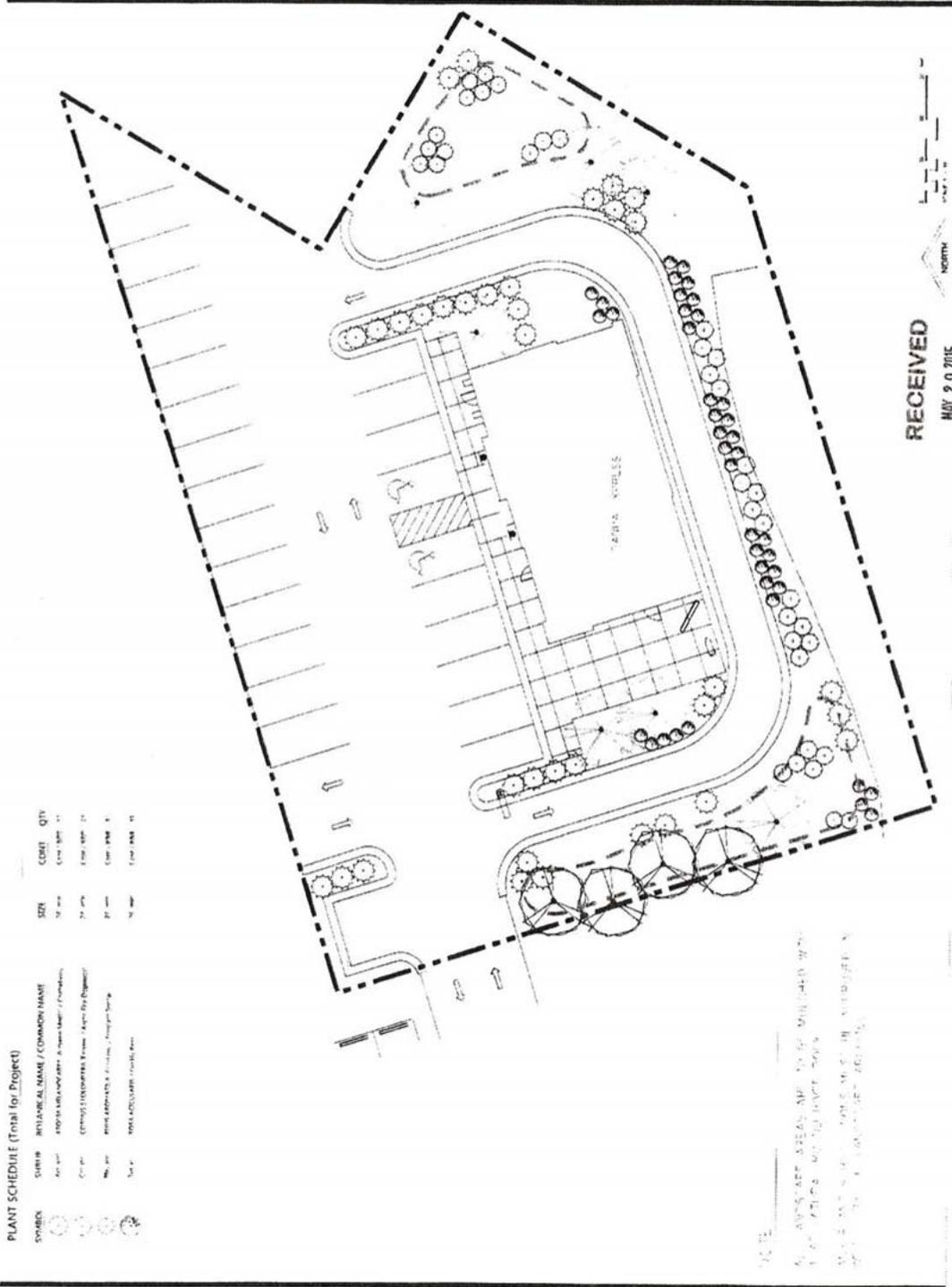
SCALE _____



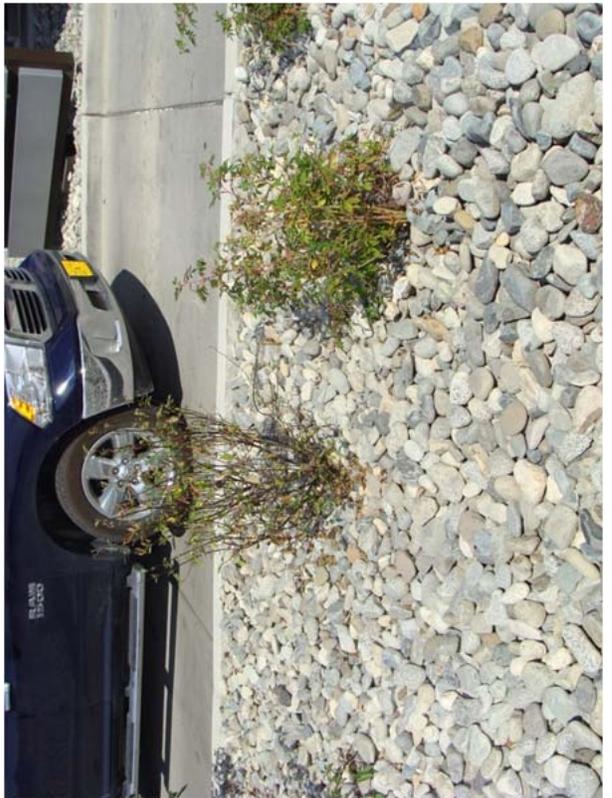
SDG
SOUTHERN DESIGN GROUP

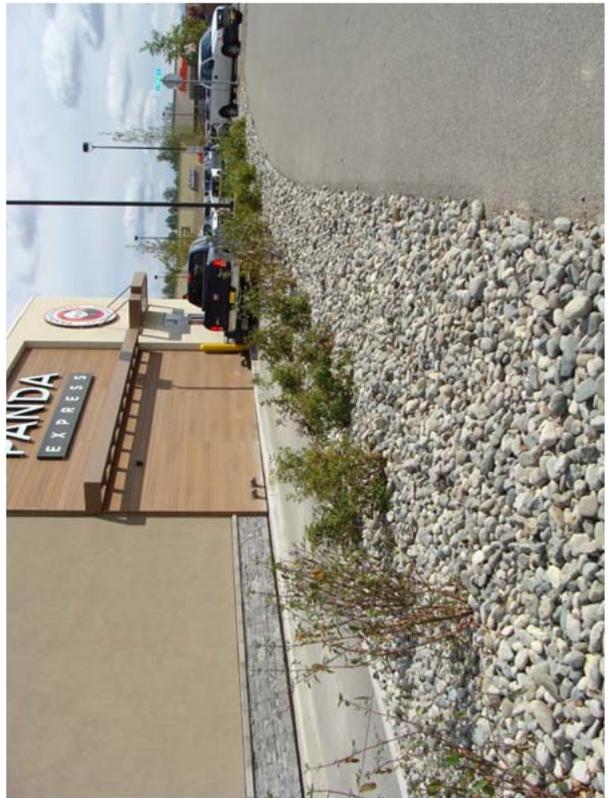
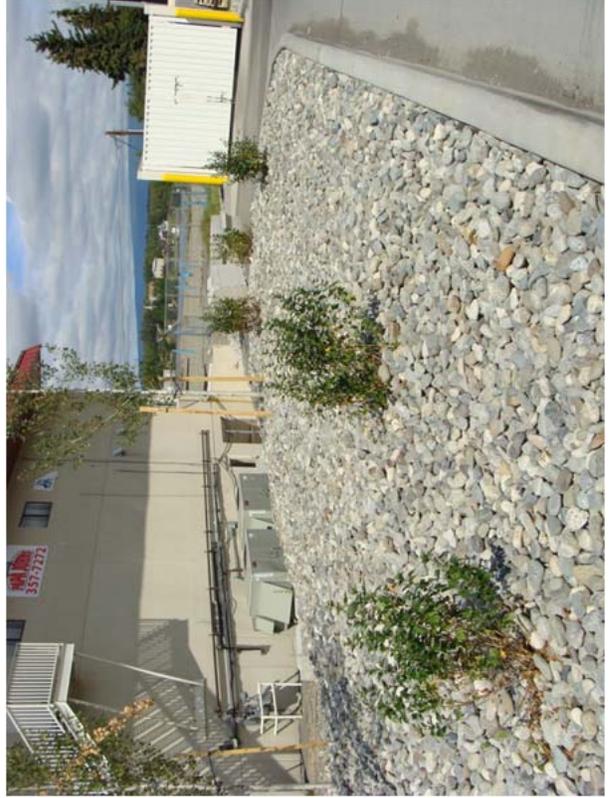
WASILLA, ALASKA
PANDA EXPRESS
10000 UNIVERSITY AVENUE # 2000
WASILLA, ALASKA 99591

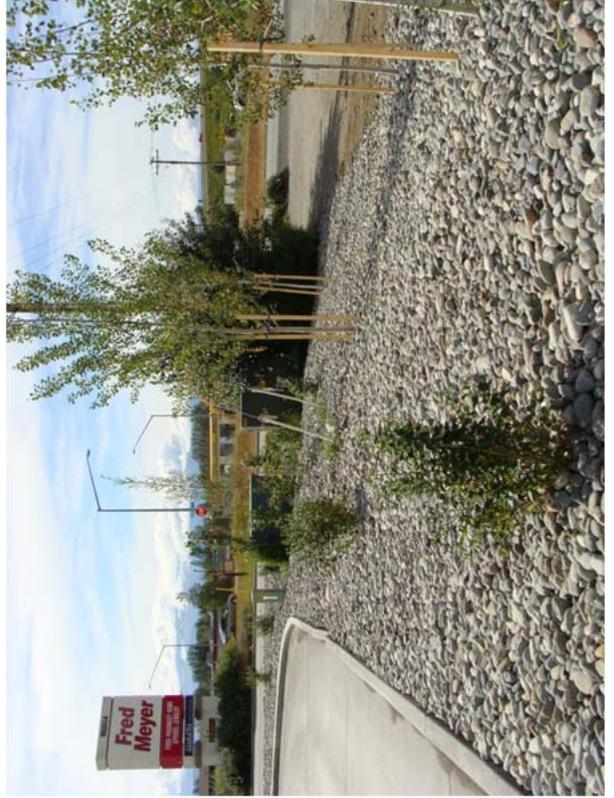
PLANTING PLAN
L2.01













- (c) **Hazard trees.** Any tree determined by a qualified county official to be an immediate hazard or in a dangerous condition so as to constitute an imminent threat to public safety or health.
- (d) **Emergencies.** Damaged or destroyed trees requiring expedited removal in the interest of public safety, health or welfare during or following periods of emergency as the BCC may declare by resolution for such disasters as hurricanes, tornados, floods, and fires.
- (e) **Residential lots.** Any non-heritage tree, as defined by this article, on the lot of a single-family or two-family dwelling. However, tree removal prior to construction of the dwelling shall only be allowed after county issuance of a building permit for the dwelling or a separate tree removal permit. This exemption does not apply on the lot of a discontinued residential use. Such discontinuation may be evidenced by removal of the dwelling or its conversion to a non-residential use, or a different land use classification by the Escambia County Property Appraiser for ad valorem tax purposes. Regardless of this residential lot exemption, the loss of trees resulting from development of such home sites shall be mitigated by a tree restoration fee collected at the time of issuance of any building permit for the construction or replacement of a single-family or two-family dwelling, including a manufactured (mobile) home. The fee shall be an amount established by the BCC and deposited in the county Tree Restoration Fund in the same manner and for the same purposes prescribed in this article for unplanted mitigation.
- (f) **Subdivisions.** Any non-heritage tree removed within proposed rights-of-way, easements, or parcels dedicated for utility, drainage, or access according to county approved subdivision infrastructure construction plans.
- (g) **Agriculture and silviculture.** Tree removal according to best management practices for bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as "agricultural" for ad valorem tax purposes.
- (h) **Habitat management.** Tree removal necessary for native habitat management and environmental restoration activities conducted by, or at the direction of, a governmental agency.
- (i) **Utility work.** Work performed by utilities regulated by the Florida Public Service Commission and necessary in the maintenance and construction of utility lines. Such utilities shall nevertheless provide the county with the advance notice required by Florida Statutes prior to conducting scheduled routine vegetation maintenance and tree pruning or trimming activities within an established right-of-way.

2-2 Landscape areas and quantities.

- 2-2.1 **Parcel total.** No parcel shall provide less than 15 percent landscape area, regardless of the minimum pervious lot coverage required by the applicable zoning district. On-site permeable retention/detention ponds and permeable swales qualify as landscape area if their maximum depths are no more than three feet and their side slopes are no

steeper than 2:1 (horizontal to vertical).

2-2.2 Vehicular use areas. No area of vehicular use may be considered landscape area, but parking lots, travel lanes, access ways, loading/unloading areas and other vehicular use areas outside of rights-of-way shall include landscape area according to the following standards:

- (a) **General design.** Interior portions of vehicular use areas not specifically designed for vehicle parking or maneuvering shall not be paved, but maintained as landscape area.
- (b) **Boundary separation.** Vehicular use areas shall be separated from the parcel boundary by a landscape strips no less than five feet wide. Driveways or sidewalks may cross such strips to provide approved site access
- (c) **Parking row terminations.** Except as allowed for large-scale parking, rows of parking stalls shall be terminated at each end with a landscape area having the full length of the adjoining parking stall and containing at least one planted or preserved canopy tree. The remaining dimensions of the landscape area shall be sized to provide no less than the minimum canopy tree planting area for a new tree or minimum root zone for a preserved tree required by this article, whichever is applicable. Where a double row of interior parking stalls ends, the terminating landscape areas shall be combined as one continuous area to maximize rooting space except when a dividing pedestrian and/or handicap accessibility route may be appropriate and approved by the county.
- (d) **Continuous parking stalls.** Each row of parking shall contain no more than 15 continuous stalls without interruption by a landscape area, and each landscape area shall have the same minimum dimensions and plantings prescribed above for parking row termination landscape areas. However, if any of the following conditions exist, no more than 12 continuous stalls may be provided:
 - 1. The total number of on-site parking spaces exceeds 50.
 - 2. The total number of on-site parking spaces exceeds the number required by the applicable parking ratios established in DSM Chapter 1 by more than 10 percent.
 - 3. The dimensions of drive aisles and/or parking stalls exceed the standards established in DSM Chapter 2.
- (e) **Large-scale parking.** If the total number of on-site parking spaces is 600 or more, a continuous landscape strip no less than 12 feet wide shall be provided along the center of alternate interior double rows of parking stalls. All interior rows of parking may have unlimited continuous spaces and be terminated with a landscape area having the full length of the adjoining parking stall and a minimum width of four feet. Each strip shall be planted with a quantity of canopy trees no less than one tree per 30 feet of strip length, excluding any minimum root zones of preserved trees within the strip. Trees shall be planted within the strip such that no tree is more than 10 feet from either end of the strip, no more 60 feet from another tree, and consistent with the standards of this article for minimum spacing, tree planting area and tree preservation. Sidewalks complying with these standards may be placed within landscape strips to provide on-site pedestrian circulation.

- (f) **Seasonal peak demands.** Seasonal peak parking demands (e.g., holiday retail sales) are encouraged to be accommodated within areas of stable grass as overflow from paved parking to reduce the year-round impact of the short-term parking need, especially for portions of large scale parking. If such parking is provided its access and arrangement shall be consistent with the standard dimensions and geometry of paved parking.
- (g) **Tree exceptions.** The following vehicle parking uses need not provide trees, but the exceptions do not apply to areas for customer and employee parking and are not exceptions to the preservation of existing trees.
1. **Automobile sales.** Vehicular use areas designed for the display of new or used automobiles for sale or rent. Such areas need only provide landscape areas sufficient to terminate parking rows, having the full length of adjoining parking stalls and a minimum width of four feet.
 2. **Fleet parking.** Parking areas for fleet delivery or service trucks and other non-passenger vehicles.
 3. **Loading.** Truck wells, loading docks, and other areas designated exclusively for the loading and unloading of vehicles.
- (h) **Encroachments and overhang.** Vehicular use areas shall provide raised curbs, wheelstops, bollards or other effective means to permanently protect landscape areas and irrigation systems from damage by vehicle encroachment. Vehicles may not overhang into landscape areas beyond the designed boundaries of vehicular use areas.
- 2-2.3 Buffers.** Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:
- (a) **Required by use.** The character of adjoining land uses primarily determines the type of buffering required.
1. **Residential and non-residential.** All residential uses shall be buffered from all non-residential uses, other than passive recreation, conservation, or agricultural uses, according to the buffer types established in this section and following non-residential categories:
 - a. **Heavy commercial and industrial.** Heavy commercial and industrial uses consistent with the Heavy Commercial and Light Industrial (HC/LI) and Industrial (Ind) zoning districts shall provide a Type-C buffer supplemented with an opaque fence or wall.
 - b. **General commercial.** General commercial uses consistent with the Commercial (Com) zoning district shall provide a Type-B buffer supplemented with an opaque fence or wall.

c. **Other non-residential.** Neighborhood commercial uses consistent with the mixed use zoning districts (RMU, LDMU, HDMU), and other non-residential uses not otherwise required to provide more substantial buffering, shall provide a Type-A buffer supplemented with an opaque fence or wall.

2. **Residential.** All multi-family uses exceeding 10 dwelling units per acre (MDR district max. density) shall provide a Type-A buffer supplemented with an opaque fence or wall for all adjoining single-family and two-family residential uses.

3. **Non-residential.** Heavy commercial and industrial uses shall provide a Type-B buffer for all adjoining general commercial, neighborhood commercial and other non-residential uses less intensive than heavy commercial or industrial.

4. **Condition of approval.** All uses whose conditions of approval include buffering shall provide the buffering according to those conditions.

5. **No existing use.** For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid development application to the county, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.

(b) **Location.** Where a use is required to provide buffering for adjoining uses, the buffering shall be along all side and rear lot lines where the use abuts the other uses. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage and other conditions as prescribed in Chapter 4.

(c) **Composition.**

1. **Types.** Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer width	Canopy trees	Understory trees	Shrubs
A	12 feet	2.0	1.0	10
B	16 feet	2.5	2.0	20
C	20 feet	3.0	3.0	30

2. **Plants.** The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants, and buffer maintenance, shall be according to the provisions of this article.

3. **Supplemental structures.**

- a. If an opaque fence or wall is required to supplement the plants within a buffer, it shall have a minimum six foot height and meet the requirements of Chapter 5, Fences. Where an existing fence or wall on abutting property meets these requirements, no additional structure is required within the buffer. The existing fence or wall must be in good condition and landscaping consistent with the schedule above.
- b. If a supplemental fence or wall will be constructed, any support posts shall be on the side of the developing property so that the more finished appearance faces the abutting property.
- c. If it can be demonstrated to the Planning Official that existing natural vegetation, or existing vegetation supplemented with additional plantings, will accomplish the screening function of the prescribed buffer, the supplemental fence/wall may be eliminated.

(d) Responsibility. Where buffering is required between uses by this section, the landowner proposing the more intensive use shall be responsible for providing and maintaining the buffer. The proposal of a less intensive use does not require the installation of a buffer by either use.

(e) Exceptions. In addition to the relief provided by the variance process prescribed in LDC Chapter 2, full or partial exceptions to the buffering prescribed in this article are allowed according to the following conditions:

Same owner. Buffering need not be provided between uses within the same parcel, or uses on adjoining parcels having the same ownership.

(f) Uses within. Buffer yards may be included within required building setbacks, but no active recreation, storage of materials or equipment, parking, or structures, except necessary utility enclosures, shall be located within minimum buffer yards.

2-3 Tree protection and preservation

2-3.1 Approval required. Unless exempt from protection as provided in this article, no person shall remove or otherwise willfully cause harm to any of the following trees on either public or private property, including rights-of-way, without first obtaining appropriate authorization from the county:

- (a) 12-inch diameter.** Any tree 12 inches or greater in diameter at breast height (DBH).
- (b) Sand live oaks.** Any sand live oak (*Quercus geminata*) tree having five or more total stems (trunks), or having any three or more stems each three inches or greater in diameter (DBH); and located on Pensacola Beach or Perdido Key, or within any shoreline protection zone.
- (c) Required trees.** Any tree planted or preserved to meet tree replacement or landscape requirements of the LDC, or other specific conditions of county approval.
- (d) Heritage trees.** A protected tree 60 inches or greater in diameter (DBH). Such large mature trees providing proportionately more of the benefits associated with trees, and often defining the local landscape, shall have a greater protected status as prescribed in this article.

2-3.2 Protection areas. The following areas associated with protected trees are afforded additional protection:

- (a) **Critical root zone.** The critical root zone (CRZ) is represented by a circle, centered on the tree trunk and having a radius of one foot for each 1 inch of trunk diameter (DBH).
- (b) **Structural root plate.** The structural root plate is represented by a circle, centered on the tree trunk and having a radius of one-half foot for each inch of trunk diameter (DBH), but no less than six feet and no more than ten feet.

2-3.3 Preservation. For the purposes of this section, a tree is not considered preserved if the root zone and canopy impact limits are exceeded. Removal of such impacted trees is not required. Tree preservation shall comply with the following impact limits:

- (a) **Root zone.** The critical root zone is, and will remain, substantially undisturbed. Although an undisturbed circular area centered on the tree generally assures less critical root loss, modifications to CRZ perimeters resulting in non-concentric, irregular, and/or smaller areas are acceptable for tree preservation if either of the following conditions are met:
 1. **Maximum disturbance.** The modified root zone includes at least 50 percent of the concentric CRZ, contains no less total contiguous area than the concentric CRZ, and includes no disturbance or encroachments by improvements within the structural root plate area.
 2. **Existing conditions.** The tree has demonstrated long-term viability within the same sub-standard root zone and that area will not be further reduced or adversely impacted. In some cases a certified arborist may be required to delineate the functioning root zone and confirm avoidance of further impacts.
- (b) **Canopy.** No more than 25 percent of the canopy has been or will be removed and the pruning is done according to ANSI standards (A300).

2-3.4 Protective barriers. Trees (and other vegetation) designated for preservation according to an approved site development plan shall be protected from all potentially harmful activity during development by the temporary installation of protective barriers.

- (a) **Construction.** Barriers shall be constructed of chain link fence, orange laminated plastic fencing, or wood posts and rails, consistent with professional arboricultural practices, and shall be installed along the perimeter of all required preserve areas prior to any land clearing, demolition, grading, or construction.
- (b) **Activity within.** No potentially harmful activity shall take place within the protective barrier. Harmful activities include but not limited to grade change, trenching, compaction, grubbing or root raking. Activities within barriers or changes in barrier location shall be specifically approved by the county.

2-4 Tree inventory and assessment. The provisions of this section shall apply to any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on site, that condition shall be identified in the application documents.

2-4.1 Inventory area. Any protected tree with part of its structural root plate area within a development parcel shall be inventoried for the proposed development. Where a significant contiguous area of the parcel will not be subject to any development impacts, including vehicular use and material stockpiles, the developer may propose exclusion of that area from inventory. However, the removal criteria of this article will consider the entire parcel for any proposed protected tree removal. Additionally, any area not inventoried shall be clearly identified on plan drawings and include protective barriers to prevent impacts. Upon verification during county review, the reduced inventory area within the parcel will become the limit for any replacement trees for the proposed development.

2-4.2 Inventory drawing. A scaled drawing shall inventory all existing protected trees and their locations relative to the development parcel boundary, and to existing and proposed improvements. At a minimum, the inventory drawing shall identify by center point, unique number or letter, and circular critical root zone (CRZ) boundary the location, diameter at breast height (DBH), and CRZ of each tree. Estimates may be made for inaccessible trees, but they must be noted as such.

2-5 Tree removal and replacement

2-5.1 Removal criteria. No authorization to remove a protected tree shall be granted where there has been a failure to take reasonable measures to design and locate proposed improvements so that protected tree removal is minimized. Additionally, each proposed removal of a protected tree must be shown necessary by one or more of the following conditions:

- (a) Reasonable use.** A permissible use of the site cannot reasonably be undertaken unless the tree is removed.
- (b) Access.** The tree completely prevents access to a lot.
- (c) Proximity to structures.** The tree is located in such proximity to an existing or proposed structure that the safety, utility or structural integrity of the structure is materially impaired to the extent that avoidance cannot be accommodated.
- (d) Proximity to roads and utilities.** The tree materially interferes with the installation, maintenance, or functioning of roads or utilities to the extent that a curvilinear road or utility run cannot reasonably accommodate the tree.
- (e) Proximity to traffic.** The tree creates a substantial hazard to motor vehicle, bicycle, or pedestrian traffic by reason of proximity to a travel way and/or impairment of vision. Curbing, roadway speed limits and avoidance shall be utilized to minimize proximity hazards prior to consideration of removal.
- (f) Poor condition.** The tree is confirmed by a certified arborist or county staff to be diseased or substantially weakened by age, abuse, storm damage, or fire; or is otherwise determined to have major defects in structural or functional health beyond reasonable recovery or repair.

2-5.2 Replacements for removal. Where removal of protected trees is authorized by the county, replacement trees to mitigate lost benefits of the trees removed shall be provided according to the following provisions in addition to the trees prescribed for general landscaping:

- (a) **Replacement ratio.** Within the applicable replacement limits of this section, no less than 50 percent of the total protected tree trunk diameter (DBH) inches removed shall be replaced in total caliper inches of new canopy trees planted. For example, if the diameters (DBH) of all protected trees removed totaled 39 inches, the minimum required replacement would be $39 \times 0.50 = 19.5$ caliper inches. Three replacement possibilities for the example given are: eight 2.5-inch trees providing 20 caliper inches, three 2.5-inch and four 3-inch trees providing 19.5 caliper inches, or seven 3-inch trees providing 21 caliper inches.
- (b) **Replacement reduction.** If a standard arboricultural assessment of a tree documents damage, decay, poor structure or other substandard conditions, county officials may proportionally reduce the replacement required by its removal.
- (c) **Replacement limit.** Total tree replacement for non-heritage trees need not exceed 25 caliper inches per development site acre, regardless of the total protected tree trunk diameter (DBH) inches permitted for removal. The development site area for which a mitigation limit is calculated shall be the same as the tree inventory area within the development parcel. Additionally, the 25 caliper-inch replacement limit does not exempt any protected tree removal from compliance with the removal criteria.
- (d) **Replacement trees.** All trees planted as replacements for removed protected trees shall meet the requirements for tree selection prescribed in this article. Any of the tree species identified as pre-approved replacements may be planted. Other native trees with confirmed moderate to high drought tolerance and wind resistance may be proposed for county review and acceptance. Palms cannot be substituted for mitigation trees, even in greater quantities.
- (e) **Replacement fee.** If any required replacement trees cannot be accommodated on the site of the removed trees in conformance with the minimum spacing, root area, and other applicable provisions of this article, the unplanted mitigation shall be fulfilled by a contribution to the county Tree Restoration Fund. The fee shall be collected at the time of issuance of any permit authorizing the tree removal.
1. **Unit cost basis.** The restoration fund contribution for unplanted mitigation is based on the unit cost of a standard replacement tree. That cost shall be the sum of the typical purchase, planting, and establishment (e.g., initial watering) costs of a 2.5-inch caliper, Florida Grade No.1, Live oak (*Quercus virginiana*) tree as estimated by the county and adopted within the fee schedule of the BCC. The county shall periodically reevaluate the unit cost to assure that the amount accurately represents the complete costs of a replacement tree.
 2. **Calculation.** The restoration fund contribution is determined by dividing the caliper inches of unplanted mitigation by 2.5 to determine the required number of standard replacement trees. The calculated number of trees is then multiplied by the unit cost of a standard replacement tree. For example, eleven caliper inches of mitigation not provided on site, divided by 2.5 inches per tree, equals 4.4 trees. An amount equal to 4.4 times the fee schedule cost of a replacement tree is the required Tree Restoration Fund contribution.
 3. **Use of fees.** All tree replacement fees collected by the county will be deposited to the Tree Restoration Fund and credited to the primary watershed in which the permit address is located - either Pensacola Bay or Perdido Bay. The Tree Restoration Fund will be used by the county within the respective watersheds for

costs associated with tree replacement and restoration of functional benefits provided by the urban forest.

2-6 Plant selection, installation and Irrigation

2-6.1 Selection. The plant selection standards of this section are not eligible for variances, but any proposed plantings that are in addition to those required by the county are exempt from the minimum size requirements.

- (a) Quality.** All plants required by this section shall conform to the standards for Florida Grade No.1, or better, as provided in the latest edition of *Grades and Standards for Nursery Plants*, Division of Plant Industry, Florida Department of Agriculture and Consumer Services.
- (b) Species.** All landscaping shall utilize native plant species or those species listed in the Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design.
- (c) Trees.** Trees planted to fulfill the minimum landscape requirements of this article shall normally attain a mature height of at least 20 feet and have a minimum caliper of 2.5 inches or greater measured at 4 inches above root ball at planting. The following additional criteria apply:
 - 1. **Non-native species.** Non-native species are limited to 25 percent or less of the total required trees planted.
 - 2. **Diversity.** The diversity of any trees required to be planted on a site shall comply with the following limits to avoid uniform site tree decline from pests or disease:

Number of new tree planted on site	Maximum percentage of any one species planted
5 - 19	67%
20 - 49	40%
50 or more	30%

Use of palms. Palms do not comply with definition of tree for the purposes of these landscaping provisions. However, wind resistant species may be substituted at the ratio of two palms for one required tree for up to 50 percent of trees required for development on Santa Rosa Island or Perdido Key, excluding any trees required specifically for buffering or replacements for protected tree removal. Such palms include: Date Palm (*Phoenix spp.except P reclinata*) and cabbage or sabal, (*Sabal palmetto*)

- (d) Other landscape vegetation.**
 - 1. **Shrubs.** All shrubs shall be a minimum of 12 inches in height at planting.
 - 2. **Turf grass.** Consistent with Florida-friendly practices, development should consolidate and limit the use of most turf grasses to essential areas. When used, grass shall be species normally grown as permanent lawns in Escambia County. All sod shall be clean and reasonably free of weeds, noxious pests, and diseases. When grass areas are to be seeded, sprigged, or plugged, specifications must be

submitted. Substantial coverage must be achieved within 180 days and nurse grass shall be sown for immediate effects and protection until coverage is otherwise achieved.

2-6.2 Installation. Whenever landscaping is required or any condition of county approval it shall be installed in a sound manner according to established professional standards, and in compliance with this manual.

(a) Plant placement. The installation of plants in appropriate locations is essential to their long-term survival. Locations should match mature plant size to available soil volume and other conditions for growth. Appropriate separation from pavement and structures, including streets, driveways, curbs, sidewalks, signs, lights and utilities must be provided.

1. **Sight distances.** Landscaping within the sight distance areas prescribed in Article 5 for streets and site access shall be designed, installed and maintained to allow visibility between three feet and nine feet above grade. The trunks of mature trees trimmed of foliage to nine feet, and newly planted trees with immature crown development allowing visibility are generally acceptable within such areas.
2. **Minimum tree area.** Each new tree shall be planted at the center of a minimum permanent pervious rooting area clear of all obstructions to allow growth to maturity. The minimum radius of the rooting area shall be four feet for an understory tree and six feet for a canopy tree. This minimum circular area shall contain no sidewalks, curbs or pavement and no structures, including light or utility poles, signs, manholes, stormwater inlets, vaults, transformers, fire hydrants or backflow preventers.
3. **Minimum tree spacing.** Each new canopy and understory tree shall be planted at least 12 feet from any other tree. Additionally, any trees to be planted within the critical root zones of preserved canopy trees are limited to understory trees.
4. **Overhead utilities.** Where overhead utilities exist, only plants that will not create persistent utility maintenance or interference problems may be installed. To prevent trees from becoming energized or disrupting electrical service, tree planting directly below power lines shall be avoided and only understory trees planted near power lines. Within an established electric utility right-of-way no vegetation shall be planted that will achieve a height greater than 14 feet or intrude from the side closer than 10 feet to power lines, or exceed clearances otherwise required by applicable ANSI standards. Any canopy trees planted shall be at least 25 feet from power lines, and large maturing species should be planted at least 50 feet away.

(b) Accommodating tree roots. In addition to the minimum areas required by this article for planted and preserved trees, curb, sidewalks, and other concrete around trees should be minimized and more flexible materials utilized to accommodate tree roots, including crushed stone, brick-in-sand, and porous pavers.

Sec. 5-6.4 Stall and aisle design.

General. The design and arrangement of parking stalls and drive aisles shall comply with the standards provided in the DSM, except that parking for single-family and two-family dwellings need only comply with the minimum stall dimensions. In addition, criteria and guidelines regarding turnarounds, encroachment, delineation, traffic control, pedestrian entrances, surface materials, and drive-through stacking will be provided in thuds.

Sec. 5-6.5 Off-site and joint use parking. Items regarding off-site and joint-use parking are contained with the DSM Chapter 1, Off-Site and Joint Use Parking section.

Sec. 5-6.6 Loading and unloading. See *DSM Chapter 1, Parking and Loading-Loading and Unloading* section for details.

Article 7 Landscaping

Sec. 5-7.1 Purpose of article.

This article establishes land development standards for landscaping that implement Comprehensive Plan policies requiring development to apply professional practices for landscaping and tree protection. It is the intent of these standards to promote the environmental and community benefits of a healthy, diverse, and well managed urban forest. More specifically, this article is intended to accomplish the following:

- (1) Improve the appearance, character, and value of developed lands through landscaping that enhances, shades, screens, and buffers the built elements and that appropriately includes and preserves existing trees.
- (2) Require that the type, quality, and installation of trees and other vegetation planted to fulfill county landscaping requirements prevent the unnatural decline of trees by requiring effective measures to protect them from damaging acts or practices, especially during site development, and establishing penalties to discourage violations.
- (3) Allow and encourage the appropriate removal of trees through an objective criterion-based review but compensate for the lost benefits of removed healthy trees by requiring sufficient replacement planting of quality trees.
- (4) Emphasize the use of native species for reduced irrigation needs and improved plant establishment, survival, and vitality.
- (5) Increase the diversity of age and species among trees for long-term urban forest health and stability and increase the proportion of wind-resistant trees to make future storms less devastating.

Sec. 5-7.2 General provisions.

- (a) Approval required.** All land uses and development activities require prior county review and approval for compliance with the standards of this article, unless the use or activity is specifically identified in the LDC as exempt from these standards. These standards are in addition to any required vegetative control of erosion and sediment from land disturbance or landscaping required by any other conditions of county approval.
- (b) Exemptions** The following uses are exempt from the general landscaping provisions of this article, but in no case do the exemptions apply to any required vegetative control of erosion and sediment, required tree replacement, or landscaping required by any special condition of county approval:
- (1) Residential lots.** The improvements in a single-family residential subdivision and any lot of a single-family or two-family dwelling. Developers of residential subdivisions, in coordination with homebuilders, are nonetheless encouraged to provide shade trees along streets and elsewhere within subdivisions consistent with the plant selection and installation standards of this article for the benefit of residents. Except as described in DSM Chapter 2, Section 2-1(e) Protected Trees.
 - (2) Agriculture and silviculture.** Bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as “agricultural” for ad valorem tax purposes.
 - (3) State or federal conflicts.** Any use for which county landscaping requirements conflict with the requirements of state or federal authorizations, except that the exemption shall only be for those modifications of county requirements necessary to eliminate the conflict.
 - (4) Temporary uses.** Any temporary use as defined in LDC Chapter
 - (5) Playing fields.** Areas authorized through county approval for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. The sites of parking lots, community centers, clubhouses and other structures or uses accessory to such parks, grounds, fields, or courses remain subject to applicable landscape requirements.
- (c) Disclaimer.** Nothing in this article shall be understood to impose any liability for damages or a duty of care or maintenance upon the county or any of its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on his property or under his control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.
- (d) Landscape plans.** Prior to any county authorization of land development requiring site landscaping, a landscape plan shall adequately document compliance with all applicable landscaping standards of this article and the *DSM* Chapter 2,

Landscaping Article. The plan shall include all calculations, dimensions, notes, and details necessary to describe the landscape elements and their relation to the site boundary and site improvements. Any landscaping proposed solely at the owner's discretion shall be distinguished from that required by the county. Additionally, the plan shall include owner notification of the responsibility for the establishment of newly planted trees and shrubs and the continuing obligation of maintenance of all landscape elements.

- (e) Landscape design.** Site landscape design shall evidence consideration of existing protected trees, site soils, including plants adaptable to site conditions and practical use of turf grass. Established trees and other areas of vegetation shall be incorporated where it is practical to lower the adverse impacts of development, including the need for irrigation. If adequate on-site vegetation does not exist or cannot be preserved to meet minimum landscape requirements, plants shall be selected and installed according to the provisions of this article. The assistance of a landscape professional in planning and design is encouraged.
- (f) Tree types.** The *DSM* Chapter 2, Tree Removal and Replacement section establishes the standards for a tree determination, including the criteria for the understory, canopy, evergreen trees, and deciduous plants.

Sec. 5-7.3 Landscape areas and quantities. See *DSM Chapter 2*, Landscape Areas and Quantities section for details regarding landscape areas and quantities.

Sec. 5-7.4 Tree protection and preservation.

- (a) General.** Tree protection and preservation requires reasonable assurance through the application of professional arboriculture standards that a healthy tree will remain so. Adverse changes in natural site conditions are often unavoidable, but the provisions of this section consolidate and simplify standards needed to achieve meaningful tree protection and preservation within the development. The *DSM* Chapter 2, Tree Protection and Preservation section establishes the provisions for the tree approval, prohibited acts, tree preservation, and tree protection areas.
- (b) Violations.** All applicable tree protection and preservation standards of this article shall be documented on county-approved development plans. Failure to comply with such standards will subject the development to site inspection failures, code enforcement citations and penalties. All penalties resulting from the enforcement of the provisions of this article shall be deposited in the Tree Restoration Fund in the same manner and for the same purposes prescribed for unplanted mitigation.

Regardless of the association with any proposed or approved development, complaints of violation of the standards of this article will be investigated by county Code Enforcement officials who have the authority and responsibility to enforce the provisions of the LDC through the issuance of written citations according to the provisions of Chapter 30, *Code Enforcement*, Part I, Escambia County Code of Ordinances.

- (1) Tree removal.** The penalty for the unauthorized removal of a protected tree, including its effective removal by irreparable injury causing an unnatural decline, shall be the cost necessary to replace the total tree trunk diameter (DBH) inches removed with the same total caliper inches of standard replacement trees according to the current adopted fee schedule. Where the actual DBH of the removed tree cannot be directly measured, county officials may estimate the size from any tree remains, photographs, or other reliable evidence. Additionally, if a standard arboricultural assessment of the pre-removal tree conditions warrants, county officials may reduce the penalty accordingly but to no less than the fee schedule cost of one standard replacement tree.
- (2) Tree damage.** If a protected tree has sustained irreparable damage to its normal growth character by topping, “hat racking,” or other pruning exceeding 30% of total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required. If a standard arboricultural assessment of the pre-damage tree conditions warrants, county officials may reduce the penalty accordingly.
- (3) Protection barriers.** The penalty for the failure to install or maintain one or more tree protection barriers required by county development approval shall be the cost of one standard replacement tree according to the current adopted fee schedule. Subsequent citations on the same site for failure to install or maintain the required barriers shall be the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

Sec. 5-7.5 Tree inventory and assessment. The *DSM* Chapter 2, Tree Inventory and assessment section contains provisions for any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on the site, that condition shall be identified in the application documents.

Sec. 5-7.6 Tree removal and replacement.

General. Existing healthy trees shall be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses. Removal of protected trees shall be avoided when possible and shall be minimized and mitigated when unavoidable. The provisions for the removal criteria are provided in the *DSM Chapter 2, Tree Removal and Replacement- Removal Criteria* section.

Sec. 5-7.7 Plant selection, installation, and irrigation.

- (a)** Appropriate selection of landscaping plants is essential for long-term survival and allows their buffering, aesthetic, erosion control, mitigation, and other benefits to be realized as early as practical. Planting a variety of trees and shrubs helps maintain a diverse urban forest. The *DSM Chapter 2, Plant Selection, Installation, and Irrigation* section containing provisions in the selection criteria for the provisions of quality, species, trees, and other landscape vegetation.

Irrigation systems are encouraged, as they are reliable components of plant maintenance, especially during critical periods of establishment after planting.

7.3. - Landscaping and Buffering.

COMMENTARY: There are three basic types of landscaping that may be required for any project. They include (1) project boundary buffers, (2) street buffers (which may include a parking buffer) and (3) parking lot landscaping. Each is further described below.

7.3.1. *Purpose.* The use of properly landscaped and maintained areas can reduce the potential incompatibility of adjacent land uses, conserve natural resources and maintain open space, protect established residential neighborhoods, and promote and enhance community image and roadway beautification. In order to minimize negative effects between adjacent uses and zoning districts, this section requires that a landscaped buffer area be provided. The separation of land uses and the provision of landscaping along public and private rights-of-way through a required buffer is designed to eliminate or minimize potential nuisances, and to enhance community image and roadway beautification. Such nuisances may include dirt, litter, noise, lights, signs, unsightly buildings and structures, off-street loading and refuse areas, or parking areas. In addition, buffers provide spacing and landscaping to reduce potentially adverse impacts of noise, odor or lighting. Landscaping shall be coordinated with all site design elements including building layout, parking, access and signs.

7.3.2. *Applicability.*

- a. Landscaping and buffers shall be provided as set out in these zoning regulations. Buildings and structures lawfully existing as of October 27, 2003, may be modernized, altered, or repaired without providing or modifying landscaping and buffers in conformance with this section, provided there is no increase in floor area in such building or structure or impervious area on the site. This shall not be construed as prohibiting the provision of landscaping or buffers in full conformance with these zoning regulations.
- b. Where a building or structure existed as of October 27, 2003, and such building is enlarged in floor area or impervious area on the site by ten percent or 2,000 square feet, whichever is less, landscaping and buffers as specified in this section shall be provided.
- c. The regulations herein set out for landscaping and buffers do not apply to one-family or two-family dwellings on a single lot or parcel.
- d. The provision of required buffers, as specified in these regulations, are minimum standards. The amount of land and type and amount of planting or other screening specified for each buffer requirement are designed to mitigate nuisances or incompatibility between adjacent land uses or between a land use and a public road, and have been calculated to ensure that they do, in fact, function as "buffers." In those instances where these regulations specify different buffering requirements (e.g., a different type of buffer), then the more restrictive specific provisions shall govern.
- e. None of the provisions of these regulations shall be construed as prohibiting additional plant material, screening and/or buffer area above that required by these regulations; or prohibiting the modification of existing landscaped buffers to perform to an equivalent degree as the buffer required by these regulations.

7.3.3. *Design of Landscaping and Buffers.*

- a. *Existing Vegetation.* The retention of "existing vegetation" shall be maximized within the proposed landscaping, parking and buffer areas. When retaining existing vegetation within the buffer area, only clearing methods that do not disturb the root structure shall be allowed within the dripline of tree

canopies. Existing native habitat or plant material located within the proposed landscaping or buffer area that meets the requirements of these regulations may be counted toward the total buffer required between adjacent land uses, or toward total landscaping requirements. If the existing vegetation has been counted toward the total required buffer or landscaping and is subsequently removed or dies, it shall be replaced with the appropriate buffer or landscaping material.

- b. *Design, Installation and Establishment Standards.* Location of plants and design of landscaping, including maintenance, shall be according to sound landscape and horticultural principles. The use of native vegetation and other lower maintenance landscape materials is required to promote environmental protection, energy efficiency, and water conservation in a manner consistent with the Comprehensive Plan.
 1. Landscape plans submitted for preliminary plan or site and development plan approval for the purposes of satisfying the requirements of this section, shall be signed and sealed by a Florida Registered Landscape Architect.
 2. Plant material shall be chosen from the lists of recommended plant species contained within this section, and shall adhere to the minimum specifications therein. Plant materials shall be reviewed for suitability with regard to the eventual size and spread, susceptibility to diseases and pests, and appropriateness to existing soil, climate and site conditions. Plant materials that vary from this list may be used with the approval of the County Forester or County Landscape Architect.
 3. Tree and shrub installation and establishment shall follow the guidelines provided in, "Tree and Shrub Planting and Establishment," available from the Sarasota County Cooperative Extension Service.
- c. *Tree Protection Credit.* Credit shall be given for tree preservation within the proposed buffer or landscaping areas. Trees planted in compliance with this section may satisfy the planting requirements of Sarasota County Code Chapter 54, Tree Protection Ordinance, if they meet the more stringent specifications of the two Sections. Species acceptable for both Sections are indicated on the species lists.
- d. *Plant Material and Minimum Plant Size.* The following lists of plant materials shall be used as a guideline to define the required plant unit. Although the lists may be expanded, they are intended to provide guidance in selecting predominately hardy Florida natural species. All materials shall be Florida #1 or better quality as per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services.
- e. *Cold Hardy and Drought Tolerant Plants.* Required trees and shrubs shall be cold hardy for the specific location where they are to be planted. Trees and shrubs shall be drought tolerant and able to survive on natural rainfall once established with no loss of health.
- f. *Soils.* All landscape buffer areas shall have uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash, except where structural soils have been approved by the County Landscape Architect. All compacted soil, contaminated soil or roadbase fill shall be removed. Under no circumstances shall soils with greater than five percent or less than 0.5 percent organic matter be accepted. Structural soil used in planters shall be approved by the Sarasota County Landscape Architect. When the Applicant elects to place a Stormwater Management System within the landscape buffer area. the county may allow for a different soil composition using best professional judgment, provided that such a determination must take into account such facts as permeability, percent organic matter, survivability of plantings in such soil, and soil depth.

- g. *Nuisance Trees and Shrubs Excluded.* Harmful nuisance trees and shrubs shall be excluded from any landscaping plan and shall be removed from the property. Such species include those listed in the table below, plus any additional species referenced in Chapter 5B-57, Rules of the Department of Agriculture and Consumer Services, Division of Plant Industry.

Botanical Name	Common Name
<i>Casuarina</i> spp.	Australian Pine
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Melaleuca quinquenervia</i>	Punk Tree
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Scaevola taccadda</i> and <i>Scaevola sericea</i>	Beach Naupaka
Other species listed by Florida Department of Agriculture	

- h. *Required Plant Species.* The following list shall be used as a guide in identifying and categorizing the different acceptable types and minimum sizes for any required plant.

1. *Canopy Trees.* If denoted by an "X", the following will count as one canopy tree toward the total number specified. Canopy trees shall be a minimum of ten feet in height with a four-foot to five-foot spread and a two-inch caliper trunk at time of planting.

CANOPY TREES Botanical Name	Common Name	Tree Protection Credit	Parking Lot Credit
<i>Acer rubrum</i>	Red Maple	X	X
<i>Bauhinia blakeana</i>	Hong Kong Orchid		
<i>Bucida bucerus</i>	Black Olive		

<i>Carya</i> spp.	Hickory	X	
<i>Celtis laevigata</i>	Sugarberry	X	X
<i>Jacaranda mimosifolia</i>	Jacaranda		
<i>Koelreuteria elegans</i>	Golden Rain		
<i>Lysoloma latisiliqua</i>	Wild Tamarind	X	
<i>Persea borbonia</i>	Redbay	X	X
<i>Platanus occidentalis</i>	Sycamore	X	
<i>Tabebuia chrysotricha</i>	Golden Trumpet Tree		
<i>Tabebuia heterophylla</i>	Pink Trumpet Tree		
<i>Tabebuia impetiginosa</i>	Purple Trumpet Tree		
<i>Quercus laurifolia</i>	Laurel Oak	X	
<i>Quercus nigra</i>	Water Oak	X	
<i>Quercus virginiana</i>	Live Oak	X	X
<i>Ulmus americana floridana</i>	Florida Elm	X	
<i>Ulmus parvifolia</i>	Chinese Drake Elm		

2. *Accent Trees*. If denoted by an "X", the following will count as one accent tree toward the total number specified. Accent trees shall be a minimum of eight feet in height with a three-foot to four-foot spread and a 1½-inch caliper trunk at time of planting. To qualify for credit toward the County's tree protection requirements, a two-inch caliper tree is required. Accent trees can fulfill the parking lot

island requirements at a 2:1 ratio only under powerlines or on constrained sites. Examples of constrained areas are next to a tall wall, a loading dock, or the redevelopment of a site where the existing parking lot island is undersized.

ACCENT TREES Botanical Name	Common Name	Tree Protection Credit	Constrained Parking Lot Credit
<i>Callistemon rigidus</i>	Erect Bottlebrush		
<i>Coccoloba uvifera</i>	Sea Grape	X	
<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	X	
<i>Cordia boissieri</i>	White Cordia		
<i>Eriobotrya japonica</i>	Loquat		X
<i>Ilex X attenuata</i> 'East Palatka'	East Palatka Holly	X	X
<i>Ilex cassine</i>	Dahoon Holly	X	X
<i>Ilex vomitoria</i>	Yaupon Holly	X	X
<i>Juniperus silicicola</i>	Southern Red Cedar	X	X
<i>Lagerstroemia</i> hybrids	Crape Myrtle		
<i>Ligustrum japonicum</i> Tree Form	Ligustrum Tree		
<i>Macadamia integrifolia</i>	Macadamia		

<i>Magnolia grandiflora</i> — small cultivars	Small Cultivars of Magnolia		X
<i>Myrcianthes fragrans</i>	Simpson Stopper	X	
<i>Myrica cerifera</i>	Wax Myrtle	X	
<i>Psidium littorale</i>	Cattley Guava		
<i>Tabebuia umbellata</i>	Yellow Trumpet Tree		
<i>Ulmus alata</i>	Winged Elm	X	
<i>Vibumum obovatum</i>	Walter's Vibumum	X	

3. *Mixing of Trees.* When more than 20 canopy or accent trees are required to be planted on a site to meet these regulations, a mix of genera shall be provided. The following table indicates the maximum percentage of trees of the same genus that may be planted.

Total Trees Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	not applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent

Over 500 trees	6	25 percent
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4. *Shrubs.*

- i. All required shrubs shall be a minimum of 20-inches in height in a minimum 3-gallon container.
- ii. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months.
- iii. When planted as a hedge, the maximum spacing for 20-inch high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the County Landscape Architect based on the proposed species.
- iv. Alternative shrub species that are significantly larger than the required minimum in paragraph i. above may be counted by the County Landscape Architect as two or more shrubs on the basis of their anticipated volume five years after planting. For the purposes of this calculation, a standard shrub shall be considered to be three feet in height, covering an area of 14 square feet.

COMMENTARY: As an example, if a shrub species is anticipated to reach six feet in height covering 20 square feet of area within five years of planting, the County Landscape Architect may credit the shrub towards 1.5 shrubs required in any buffer.

5. *Alternative Plant Materials.*

- i. *In General.* A maximum of 20 percent alternative plant material may be substituted on any site.
- ii. *Palm Tree Substitution for Required Trees.* A grouping of three or more palm trees shall be considered equivalent to one canopy tree. A grouping of two or more palm trees shall be considered equivalent to one accent tree. Exceptions shall be made for *Roystonea* spp. and *Phoenix canariensis*, which shall count one palm as one canopy tree. Palms shall have a minimum of ten feet of clear trunk at time of planting. This substitution ratio may apply to all areas of a site, except in a street buffer, where only 20 percent of the trees are eligible for such substitution.

PALM TREES	Common Name	Tree Protection Credit	Parking Lot Credit
Botanical Name			
<i>Acoelorrhaphe wrightii</i>	Paurotis Palm	X	
<i>Butia capitata</i>	Pindo Palm		X
<i>Cocos nucifera</i>	Cocoanut		

	Palm		
<i>Livistona</i> spp.	Fan Palms		X
<i>Phoenix canariensis</i>	Canary Island Date Palm		X
<i>Phoenix sylvestris</i>	Sylvestris Date Palm		X
<i>Roystonea elata</i>	Royal Palm		X
<i>Sabal palmetto</i>	Cabbage Palm	X	X
<i>Washingtonia</i> spp.	Washington Palm		X

- iii. *Substitution for Canopy or Accent Trees.* The following trees may be substituted for either canopy trees or accent trees, subject to the maximum substitution rate in subsection i., above. Such trees shall be a minimum of eight feet in height with a two-foot to three-foot spread and a two-inch caliper trunk at time of planting.

OTHER SUBSTITUTE TREES	Common Name	Tree Protection Credit	Parking Lot Credit
Botanical Name			
<i>Gordonia lasianthus</i>	Loblolly-Bay	X	X
<i>Liquidamber styraciflua</i>	Sweetgum	X	X

<i>Magnolia grandiflora</i>	Southern Magnolia	X	
<i>Magnolia virginiana</i>	Sweet Bay	X	
<i>Pinus elliottii</i>	Slash Pine	X	
<i>Pinus palustris</i>	Longleaf Pine	X	
<i>Pinus clausa</i>	Sand Pine	X	
<i>Podocarpus spp.</i>	Podocarpus	X	X
<i>Prunus caroliniana</i>	Cherry Laurel	X	
<i>Taxodium ascendens</i>	Pond Cypress	X	
<i>Taxodium distichum</i>	Bald Cypress	X	

6. *Alternative Plant Material for use in Low Impact Development Techniques.* This plant list represents suggested plant species selections that may be utilized in Stormwater Management Systems using Low Impact Development Techniques and is not meant to be exhaustive in nature. Taking into account such factors as soil, hydrology, topography, mature root zone, and available sunlight affecting the survivability of the plantings, the county may approve any requested plants or trees not included on the list.

Scientific Name	Common Name
<i>Acrostichum danaeifolium</i>	Giant leather fern

<i>Asclepias incarnata</i>	Swamp milkweed
<i>Bacopa caroliniana</i>	Lemon Bacopa
<i>Blechnum serrulatum</i>	Swamp fern
<i>Canna flaccida</i>	Golden canna
<i>Crinum americanum</i>	Swamp Lily
<i>Coreopsis lanceolata</i>	Lanceleaf coreopsis
<i>Coreopsis leavenworthii</i>	Common tickseed
<i>Eragrostis elliottii</i>	Elliot's Lovegrass
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Ernodea littoralis</i>	Golden Creeper
<i>Gaillardia pulchella</i>	Blanket Flower
<i>Helianthus debilis</i>	Beach Sunflower or Dune Sunflower
<i>Hibiscus coccineus</i>	Scarlet rosemallow
<i>Hymenocallis palmeri</i>	Spider lily
<i>Ipomoea</i>	Morning Glory
<i>Ipomea pes-caprae</i>	Railroad Vine
<i>Iris virginica or Iris hexagona</i>	Blue Flag Iris
<i>Juncus effusus</i>	Soft Rush

<i>Mimosa strigillosa</i>	Sunshine mimosa or Powderpuff
<i>Muhlenbergia capillaris</i>	Muhly grass
<i>Phyla nodiflora</i>	Fogfruit
<i>Pontederia cordata</i>	Pickeralweed
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Sagittaria lancifolia</i>	Lance-leaf arrowhead
<i>Salvia coccinea</i>	Tropical sage
<i>Sisyrinchium angustifolium</i>	Blue eyed grass
<i>Spartina bakeri</i>	Sand Cordgrass
<i>Tripsacum floridanum</i>	Dwarf Fakahatchee
<i>Zamia floridana</i>	Coontie

- i. *Minimum Planting Areas.* Canopy trees shall have a planting area no less than ten feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. Single palm trees shall have a planting area no less than five feet wide with a minimum of 64 square feet root zone. Trees used in constrained buffers shall be exempt from this minimum planting area requirement.
- j. *Mulch.*
 1. Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final landscape plan and approved by the County as part of the landscape plan. Mulch shall be kept away from tree trunks.
 2. The use of recycled mulch, such as Australian pine, Melaleuca and Eucalyptus is recommended, provided the mulch has been treated to ensure that the seeds of the invasive species will not germinate.
 3. If cypress mulch is used it shall be Grade A cypress mulch made from the bark only.

7.3.4. *Required Buffers.*

- a. *Buffer Defined.* A buffer is a specified land area, located parallel to and within the outer perimeter of a lot or parcel and extending to the lot or parcel boundary line, together with the planting and landscaping required on the land. A buffer may also contain, or be required to contain, a barrier such as a berm, fence or wall, or combination thereof, where such additional screening is necessary to achieve the desired level of buffering between various land use activities. A buffer is not intended to be commensurate with the term "yard."
- b. *Types of Required Buffers.* There are three types of required buffers that may occur on any given development site, as follows:
 1. Street buffers;
 2. Parking lot buffers; and
 3. Project boundary buffers.
- c. *Location.* Buffers shall be located within the outer perimeter of a lot or parcel, parallel to and extending to the lot or parcel boundary line. Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street or right-of-way. Landscape buffers shall not be located in designated wetlands, upland buffers conservation or preserve areas. Buffers shall also comply with Section 7.4.1.m., Site Triangle and Visibility.
- d. *Planting in Easements.*
 1. No trees shall be planted in wet retention ponds or drainage maintenance easements.
 2. Trees and shrubs shall be installed at least five feet away from the flow line of a Swale.
 3. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
 4. Trees listed in the Sarasota County Master Street Tree List shall be allowed in access easements, provided a minimum 20-foot wide travelway is maintained clear of vegetation, and all clear sight triangles are met.
 5. Trees may be planted in underground utility easements with Sarasota County approval, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.
 6. A minimum buffer width of five feet, or at least half the minimum required buffer width, shall be provided outside of any required easements. The majority of buffer plantings and all structures shall be located outside the easements. An Applicant may use Low Impact Development techniques such as, but not limited to, Shallow Bioretention and Detention with Biofiltration to meander through the landscape buffer. provided the buffer meets the following requirements: (1) opacity; (2) landscape buffer width; and (3) a stormwater easement provides permanent rights of drainage.

7.3.5. *Determination of Buffer Requirements.* To determine the type of buffer required between two adjacent lots or parcels, or between a lot or parcel and a street, the following procedure shall be followed:

- a.

Street Buffers. Classify any street adjacent to the subject parcel. Refer to the Comprehensive Thoroughfare Map. Determine the appropriate street buffer based on Section 7.3.6.

- b. *Parking Buffers.* A parking buffer may be required within a required street buffer (see Section 7.3.7).
- c. *Project Boundary Buffers.* Identify the zoning districts of the subject parcel and all adjacent properties. Determine the buffer opacity class required on each boundary (or segment thereof) of the subject parcel. Refer to the minimum project boundary buffer table in Section 7.3.8.
- d. *Land Use Designated in Critical Area Plan, Corridor Plan, Revitalization Plan or DRI.* Where adjacent vacant properties have been designated for a different land use classification or zoning district by an adopted Critical Area Plan, Commercial Corridor Plan, Revitalization Plan or Development of Regional Impact, the affected buffer may be based on a zoning district consistent with the approved land use designation. The affected buffer may also be based on a zoning district consistent with the approved land use designation when the adjacent property is not vacant with consent of said adjacent property owner.
- e. *Design Variations.* While the buffer depth is normally calculated as parallel to the property line, design variations are allowed and are calculated on the average depth of the buffer per 100 feet or portion thereof. Minimum depth of buffer in any case shall not be less than one-half the required depth of the buffer chosen, or less than five feet, whichever is greater. Maximum depth for the purposes of installing required landscaping, or receiving credit for existing vegetation, shall not be more than one and one-half times the required depth of the buffer chosen.
- f. *Multitenant Expansion and Redevelopment.* Any expansion or redevelopment of a multitenant development shall be required to provide a percentage of the required project boundary buffer, and a percentage of the required street buffer, including any required parking buffer, when improvements are made that trigger the provisions of this section. Said percentage shall equal the total gross leasable area of the proposed expansion or redevelopment, divided by the total gross leasable area of the entire existing multitenant development (including the proposed expansion or redevelopment).

7.3.6. *Street Buffers.* The following types of street buffers shall be required (see Comprehensive Plan Future Thoroughfare Map to determine your street designation). A street or road along a designated Canopy Road shall be subject to Chapter 98, Article IV of the Sarasota County Code. No vegetation shall interfere with a required clear sight triangle at a driveway or intersection. Any shrubs located within a required clear sight triangle at a driveway or intersection shall be maintained at under 24 inches in height. Berms constructed in accordance with Section 7.3.11.b are encouraged as a component of any street buffer.

- a. *Interstate I-75 Buffers.* All development located along Interstate I-75 shall be required to provide one of the following buffers along the entire frontage abutting the right-of-way of I-75.
 - 1. A four-foot continuous evergreen hedge and three canopy trees per 100 linear feet of property frontage, located within a 20-foot landscape buffer; or
 - 2. A four-foot continuous evergreen hedge and two canopy trees and three accent trees per 100 linear feet of property frontage, located within a 20-foot landscape buffer.
 - 3. An equivalent buffer approved as part of a Planned Unit Development (PUD) or Development of Regional Impact (DRI).
- b. *Arterial or Collector Street Buffers.* All development located along either an arterial or a collector street shall be required to provide one of the following buffers along the entire street frontage:

1. Three canopy trees per 100 linear feet of property frontage, located within a ten-foot landscape buffer; or
2. Two canopy trees and two accent trees per 100 linear feet of property frontage, located within a ten-foot landscape buffer; or
3. Under utility lines only, four accent trees per 100 linear feet of property frontage, located within a ten-foot landscape buffer. No trees under utility lines shall have a natural height over 25 feet.
4. Arterial or collector street buffers may average ten feet in width provided that no portion of the street buffer shall be less than five feet in width.
5. In lieu of these requirements, all development in the PMI zoning district shall meet the street tree standards in Section 6.11.5.

c. *Local Streets.*

1. Nonresidential development shall provide a buffer with a minimum opacity of 0.1 and a minimum width of six feet.
2. Residential development is exempt from a local street buffer.
3. In lieu of these requirements, development in the PMI zoning district shall meet the street tree standards in Section 6.11.5.

d. *Measurements.*

1. Driveway widths (measured at the inside edge of the buffer) shall not be counted in the calculation of the plant material required.
2. All buffers shall be measured from the future right-of-way line determined during site and development plan review.
3. If an unbuilt street is platted, it shall be buffered and treated as a street, even where no pavement currently exists.
4. Vehicular access easements shall not be treated as a street, but shall be buffered as a project boundary buffer outside the easement area. The buffer may be provided on either side of the easement.
5. Additional measurement methodologies related to buffer depth and height are found in Section 7.3.5.d., above.

7.3.7. *Parking Buffers.* Whenever a parking area, drive aisle, paved display area or paved storage area lies within 50 feet of and is visible from any street right-of-way, the street buffer shall include a three-foot continuous evergreen hedge for the entire linear extent of the parking area. A six-foot wide area, that cannot be reduced to less than four feet wide, is required for the shrub plantings.

7.3.8. *Project Boundary Buffers.*

a. *Plant Units.*

1. *In General.* This Section establishes a standard buffer landscaping element called a "plant unit." The plant unit serves as a basic measure of plant material required for all buffer landscaping except native habitat. The plant unit provides a balance of vegetation. The developer is free to use alternative plant

units 1, 2 or 3 shown below interchangeably. Alternative 3 includes a wall as part of the buffer. Alternative 4 is permitted only for use under utility lines. In the illustrations below each Plant Unit represents 1,600 square feet of buffer area.

Plant Unit Options

Illustrations above are only examples of possible plant unit arrangement. Specific arrangement is at the applicant's discretion.

2. *Plant Unit Calculations.* When figuring the quantity of plant units and plant material required, the quantity shall always be rounded up. For example, 3.12 canopy trees is rounded up to four canopy trees.
3. *Alternative Plant Material Substitution.* Alternative plant materials, including palms and substitute trees, may be substituted in accordance with Section 7.3.3.h.5., above.

b. *Required Project Boundary Buffer Table.*

COMMENTARY: The requirements for project boundary buffers may create a tree canopy that is too thick to support the accent trees and shrubs below it over time. This crowding out of understory is anticipated to occur, and has been taken into account in the requirements for these buffers. The intent is to achieve an immediate buffering effect based on the smaller species, and a long-term effect based on growth of the canopy trees.

1. The buffer standards in the table below address the opacity of the buffer that is required on the property boundary between zoning districts, and in some instances within a zoning district.
2. An opacity of 0.1 screens ten percent of an object, and an opacity of 1.0 would fully screen the adjacent development during summer months after five years of growth.
3. *How to Read the Buffer Table.*
 - i. The required opacity of project boundary buffers is represented in the Table below by two numbers (for example, .3/.5).
 - ii. The second number represents the total required buffer opacity between any two properties.
 - iii. Where the proposed project is located adjacent to vacant property, the first number represents the project's required buffer opacity.
 - iv. Where the adjacent property is already developed with no buffer, the proposed project is responsible for providing the total required opacity (the second number).
 - v. Where the adjacent property is already developed with a partial buffer, the proposed project is responsible for providing the remaining opacity required.
 - vi. A zero means no project boundary buffer is required.

PROJECT BOUNDARY BUFFER OPACITY STANDARDS										
	→ ZONING DISTRICT OF ADJACENT PROPERTY →									
ZONING DISTRICT OF	RE*	RSF*	RMF (All)	RMH	RC, TR	CN, MSOD, RCTOD	CG, CI, CHI,	OPI, PRD, PCD,	IR, ILW, PID	OUA, OUC, OUE,

SUBJECT PROPERTY ↓ ↓							CM	OPI/PD, GU		OUM, OUR
RE*	0/0	.0/3	.0/5	.0/4	.0/5	.0/5	.0/6	.0/4	.0/5	.2/2
RSF*	.3/3	0/0	.0/3	.0/3	.0/3	.0/4	.0/6	.0/5	.0/7	.3/3
RMF (All)	.5/5	.3/3	.1/2	.2/3	.2/4	.2/4	.2/6	.2/5	.2/7	.5/5
RMH	.4/4	.3/3	.1/3	0/0	.2/4	.2/4	.2/5	.2/5	.2/5	.4/4
RC, TR	.5/5	.3/3	.2/4	.2/4	0/0	.2/4	.2/5	.2/5	.2/5	.5/5
CN	.5/5	.4/4	.2/4	.2/4	.2/4	0/0	.1/3	.1/3	.1/4	.5/5
CG, CI, CHI, CM	.6/6	.6/6	.4/6	.3/5	.3/5	.2/3	0/0	.1/2	.2/5	.6/6
OPI, OPI/PD, GU	.4/4	.5/5	.3/5	.3/5	.3/5	.2/3	.1/2	.1/2	.2/5	.4/4
IR, ILW, PID	.5/5	.7/7	.5/7	.3/5	.3/5	.3/4	.3/5	.3/5	.1/2	.6/6
OUA, OUC, OUE, OUM, OUR	0/2	0/3	0/5	0/4	0/5	0/5	0/6	0/4	0/6	0/0

COMMENTARY: A .1/.3 requires a ten percent opaque buffer for property adjacent to vacant land or a 30 percent opaque buffer when adjacent to existing development. A .3/.3 requires a 30 percent opaque buffer property adjacent to either vacant or developed land. A zero means no project boundary buffer is required.

COMMENTARY: See Section 4.12.4, for the project boundary buffer standard for the PRD District. See Section 4.12.5, for the project boundary buffer standard for the PID District. See Section 6.11.3. for the project boundary buffer standards for the PCD District. See Section 6.11.5.l for the project boundary buffer standards for the PMI District. The project boundary buffer standards for the HPIOD, RCTOD and MSOD Overlay Districts shall be based on the underlying zoning district, unless modified by specific overlay district landscape buffer standards. * See Section 6.5.4 for cluster subdivision buffers.

EXAMPLE: A new development in the CG District abutting a developed RSF District would be required to provide a buffer with an opacity of .6 (60 percent opaque) if the adjacent RSF property were vacant, the requirement would still be .6 since the commercial development is the more intensive use.

- c. *Minimum Project Boundary Buffers.* The table below shows the minimum width and plant units required for a standard project boundary buffer meeting the required opacity. The developer may use this table or calculate an equivalent opacity buffer by using the interactive bufferyard model.

MINIMUM REQUIRED PROJECT BOUNDARY BUFFER				
Opacity (from table)	Width and Plants Required Per 100 Lineal Feet			
	Alternative 1 Canopy	Alternative 2 Mixed	Alternative 3 Canopy + Wall	Alternative 4 Overhead Utility Line (Non-street)
0.10	10 feet	10 feet	Not available	10 feet
	1 canopy	1 canopy		0 canopy
	1 accent	2 accent		3 accent
	7 shrubs	3 shrubs		8 shrubs
0.20	10 feet	10 feet	Not available	10 feet
	2 canopy	2 canopy		0 canopy

	3 accent	4 accent		6 accent
	15 shrubs	6 shrubs		16 shrubs
0.30	15 feet	15 feet	Not available	15 feet
	2 canopy	2 canopy		0 canopy
	4 accent	6 accent		8 accent
	25 shrubs	9 shrubs		24 shrubs
0.40	15 feet	15 feet	10 feet	15 feet
	3 canopy	3 canopy	2 canopy	0 canopy
	5 accent	7 accent	0 accent	11 accent
	28 shrubs	11 shrubs	4 shrubs	33 shrubs
			6-foot wall	
0.50	20 feet	20 feet	15 feet	20 feet
	3 canopy	3 canopy	3 canopy	0 canopy
	6 accent	8 accent	0 accent	15 accent
	<u>34</u> shrubs	13 shrubs	6 shrubs	<u>38</u> shrubs
			6-foot wall	
0.60	20 feet	20 feet	15 feet	20 feet
	4 canopy	4 canopy	5 canopy	0 canopy

	7 accent	10 accent	0 accent	18 accent
	43 shrubs	17 shrubs	9 shrubs	<u>46</u> shrubs
			6-foot wall	
0.70	25 feet	25 feet	20 feet	25 feet
	4 canopy	4 canopy	5 canopy	0 canopy
	8 accent	11 accent	0 accent	20 accent
	49 shrubs	19 shrubs	9 shrubs	52 shrubs
			6-foot wall	

EXAMPLE: Continuing the example of a site in the CG District next to a developed RSF District with no buffer, the required .6 opacity (from the previous table) would allow for the following options:

Alternative 1: 20-foot buffer with 4 canopy trees, 7 accent trees and 43 shrubs

Alternative 2: 20-foot buffer with 4 canopy trees, 10 accent trees and 17 shrubs

Alternative 3: 15-foot buffer with 5 canopy trees, 9 shrubs and a 6-foot wall

d. *Use of Interactive Bufferyard Model.*

1. *Alternative Buffers Permitted.*

- i. The standards in the tables above were created using the interactive bufferyard model available from the Planning and Development Services Business Center or on the County's web site. Any bufferyard that meets or exceeds the required opacity rating is permitted. The interactive bufferyard model can be used to calculate the buffer width, planting and structures.
- ii. Flexibility is encouraged. By using the interactive bufferyard model (an Excel spreadsheet available from the Planning and Development Services Business Center or on the County's web site), developers may design a buffer to meet or exceed the opacity standards using a variety of widths, plant material, walls or berms. Using the model, designers may create and test a buffer to ensure it meets the standards of this section.
- iii.

If, when using the interactive bufferyard model no wall is required but the Zoning Ordinance Project Boundary Buffer Table requires a wall, the requirements of the Zoning Ordinance Project Buffer Table shall prevail when non-residential uses are located adjacent to residential uses.

2. *Bufferyard Model Settings.* The table below lists the settings used in setting up the model. All settings that are not permitted to be changed are security protected in the model.

Bufferyard Model Settings	
Factor	Setting
Building Height	30 feet
Viewpoint	140 feet
Overlap Factor	0.8
Opacity Factor	0.6
Plant Unit Area	500

Plant Type Settings			
Factor	Canopy	Accent	Shrub
Shape	1	2	7
Height	32	20	4
Percent Opacity	.70	.58	.70

7.3.9. *Constrained Sites.*

- a.

An alternative buffer calculation using the interactive buffer model and a reduced buffer width may be used only where the standard project boundary or street buffer width shown cannot be physically met on the site for one of the following reasons:

1. Redevelopment of an existing site requires a buffer to be added, but the building, pavement or stormwater facility already exists; or
 2. The site has lost area from an existing buffer due to adjacent road widening; or
 3. It can be shown that the narrowest standard project boundary buffer and street buffer width would occupy more than ten percent of the site area.
- b. The intent of this section is not to discourage the continued use of such properties, but rather to protect adjoining uses from nuisances associated with uses.
 - c. A constrained project boundary buffer shall be calculated using the interactive buffer model and the required opacity from the table in Section 7.3.8.b. Where possible, the constrained buffer shall meet or exceed the required opacity, in spite of the reduced buffer width. Where the opacity cannot be met because the buffer width is inadequate for the amount of plant material required, the interactive buffer model shall be used to develop the highest possible opacity in relation to the required opacity from the table.
 - d. Where necessary to achieve the required opacity, a constrained project boundary buffer shall contain a minimum six-foot wall. The County Landscape Architect shall ensure that adequate provision for soil and moisture is provided for any trees in a constrained buffer. Such provisions may include raised or at-grade planters, or a requirement for pervious pavement in adjacent parking or other vehicular use areas.
 - e. In no case shall the constrained buffer width be reduced below five feet, nor shall the opacity be reduced below 50 percent of the required opacity.

7.3.10. *Credit for Existing Buffer.*

- a. Credit is permitted for existing plant material within the proposed buffer area, provided such plant material meets the minimum standards of this section.
- b. Credit shall be allocated on a one-for-one basis for shrubs, accent trees or substituted trees. The size of material shall not be taken into account, except where such material is below the required minimum planting size.
- c. Credit for existing canopy trees shall be allocated based on the length of the existing tree canopy that overhangs the buffer. Credit can be given for 80 percent of that length.
- d. Credit may be permitted for existing plant material and walls an adjacent property, provided such items are in a permanently protected area, including, but not limited to:
 1. A conservation easement or preserve area on adjacent property.
 2. An existing County-approved landscape buffer on adjacent property may receive credit for the existing material and width.

COMMENTARY: The total buffer opacity must be met, however, the plant material can be on either side of the property line. An example with a CG District project adjacent to a developed RSF project with an existing buffer would be calculated as follows:

Total buffer required = 0.6 opacity

Existing RSF buffer = 0.3 opacity, (allows 0.3 opacity credit)

Remaining opacity required on CG property = 0.3 opacity (not 0.6 as in table)

3. Any existing utility or drainage easement exceeding 100 feet in width.

7.3.11. *Structures Within Required Buffer Area.*

a. *Walls.* Where structures are built within any required buffer area, they shall meet the following requirements:

1. Walls shall be constructed of one or a combination of the following materials: stucco over concrete block, brick, stone, split-faced block or glass block in a structurally safe and attractive condition. Alternative walls (including EIFS or other similar systems) may be permitted with the approval of the Zoning Administrator. No walls of exposed concrete block are permitted, whether painted or not. Panel/column type walls are recommended in existing tree areas to protect their roots.
2. No wall shall be located within any required drainage, utility or similar easement without permission or subordinate agreement from the entity(ies) that own the easement.
3. All walls, when used as part of a buffer abutting developed land without a buffer, shall be planted on the face towards the adjacent property with at least one shrub for every eight feet of wall length, or one vine for every 12 feet of wall length. These vines or shrubs may be counted towards meeting the opacity requirement for the buffer. Where the buffer tables require additional shrubs, the excess shrubs shall be waived.
4. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the wall structure at the time of landscape plan approval.
5. Pedestrian connections through walls that connect to adjacent neighborhoods or other uses are encouraged.
6. All walls located within street buffers shall be placed at the rear of the buffer. Required plant material shall be placed streetward of the wall.

Subdivision Lots Abutting Boundary Line

7. All walls must also comply with standards Section 7.8.1 and the Sight Triangle and Visibility requirements in Section 7.4.1.m.

b. *Berms/Slopes.* Berms shall have a minimum average height of 2.5 feet with side slopes of not less than four feet horizontal for each one foot vertical. Slopes in excess of four feet horizontal for each one foot vertical may be permitted if sufficient erosion control methods are taken and deemed by the Zoning Administrator to be maintainable. For healthy tree growth, landscape berms shall have slopes of not less than four feet horizontal for each one foot vertical.

c. *Fences.*

1. Fences may be constructed in a required buffer, subject to Section 7.8, however, they shall not be counted towards required opacity of the buffer.
2. Chain-link fences may not be used in buffer areas or along rights-of-way abutting the perimeter of the subdivision (see Section 7.8.1 for additional limitations on chain-link fences).

7.3.12. *Plant and Structure Location.* The placement of required plants and structures shall be the decision of each user, except that the following requirements shall be satisfied:

- a. Although this section does not generally specify the location or spacing of required plant material, all plant materials shall be installed to achieve the purposes for which that planting is required. This means that plant materials shall be located so as to achieve the maximum level of protection to the less intense zoning district or use. Unless otherwise required by these regulations, such as in the case of a hedge, the required planting should generally be in an irregular line and spaced (or grouped) at random. Plant material shall meet the buffer requirements every 100 feet.
- b. Canopy trees shall be located no closer than five feet from any structure. Other trees and shrubs shall be planted no closer than three feet from any structure. Where vines are planted, the minimum distance shall be two feet. Trees, shrubs and vines planted in constrained buffers shall be exempt from this requirement.
- c. All trees adjacent to overhead utility lines shall conform to Florida Power and Light (FPL) publications for tree setbacks.
- d. Where a separate legal parcel is permitted for stormwater management, by right or special exception, it shall be included as part of a common development plan. The following buffer shall be required:
 1. A buffer with a minimum opacity of 0.1 on the street and residential sides of the stormwater parcel;
 2. A project boundary buffer along the interior lot line, screening the development; and
 3. A locked gate for maintenance purposes shall be permitted through the buffer wall.
- e. Buffer areas not retained in native habitat shall be seeded or sodded with lawn, established with ground cover, or mulched with organic mulch. No turfgrass shall be planted under the dripline of trees. Inorganic ground cover shall not exceed 20 percent of the total required area of the buffer.
- f. As an existing buffer matures, it is anticipated that accent trees may not survive the shading by canopy trees. Where the buffer opacity has been met, replacement of such accent trees and shrubs shall not be deemed necessary.
- g. In parking lots and loading areas foliage or other landscape structures shall not be allowed to obstruct visibility or to create hazards for ingress or egress to these areas.

7.3.13. *Permitted Use of Buffer Area.*

- a. A buffer may be used for passive recreation and picnic facilities; and it may contain pedestrian, bike, or equestrian trails, provided that:
 1. No existing plant material is eliminated, other than nuisance exotics;
 2. The total width of the buffer is maintained; and
 3. All other requirements of these regulations are met.
- b. Other appurtenances which require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and school bus or other bus shelters or benches, are also permitted in a buffer. No screening of such appurtenances is required.

- c. A required buffer is encouraged to retain areas of native habitat and may incorporate water resources including Stormwater Management Systems. However a minimum ten-foot width of the buffer shall be preserved as a planting area without a Stormwater Management System. When the Applicant elects to place a Stormwater Management System within the landscaped buffer area, the county shall review the application and determine the appropriate width and configuration based on best professional judgment and taking into account such factors as the soils, hydrology, topography, mature root zone and biota affecting the efficacy of such a Stormwater Management System or the survivability of any plantings.
- d. Ingress and egress to the proposed use, and utility lines and appurtenances, may cross the buffer provided they minimize the amount of buffer devoted to this use.
- e. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be buffered by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.
- f. The buffer area may be included as part of the calculation of any required open space.
- g. Identification signs may be located within a buffer as specifically permitted in Section 7.4, Signs. The landscape buffer shall be designed to address visibility of allowed ground signs.
- h. Lighting may be located within a buffer as specifically permitted in Section 7.5, Outdoor Lighting.
- i. Any other uses may be located within the buffer where specifically permitted elsewhere in these regulations.

7.3.14. *Prohibited Use of Buffer Area.* A buffer area shall not be used for any building or use, accessory building or use, parking or loading area, storage area, or other principal or accessory uses except as specifically permitted in this section.

7.3.15. *Ownership of Buffers.* Buffers may remain in the ownership of the original developer (and assignees) of a lot or parcel of land; they may be subjected to deed restrictions and subsequently be freely conveyed; or they may be transferred to any consenting grantees, such as a park or forest preserve, the County, open space held by association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the buffer in accordance with the provisions of these regulations.

7.3.16. *Requirements for Maintaining Buffers.*

- a. *Responsibility.* The responsibility for maintenance of a required buffer shall remain with the owner of the property, his or her successors, heirs, assignees or any consenting grantee. Maintenance is required in order to ensure the proper functioning of a buffer as a landscaped area which reduces or eliminates nuisance and/or conflict.
- b. *Maintenance.*
 - 1. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming. Buffers shall be kept free of nuisance and invasive species. Species to be addressed are as specified in Sarasota County Code,

Exotic Plants, Section 54-621, state regulations (Chapters 5B-57.007 and 62C-52.011, FAC) and the Florida Exotic Pest Plant Council's list of Category I and II invasive species as appropriate to this geographic region.

2. Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance — Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures such as lollipopping or meatballing that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities. Any such activity shall be a violation of these zoning regulations. Additional plant material shall be required by the County Landscape Architect or County Forester to replace or supplement the damaged plant material.
 3. Dead or diseased plantings shall be removed. Replacement plantings shall be provided for any required plants which die or are removed for any reason and shall meet all minimum standards and conform to these regulations.
 4. Natural water courses within a buffer shall be maintained in a natural condition consistent with the Comprehensive Plan and other applicable regulations.
 5. A water source shall be supplied within 50 feet of any planting requiring continuing watering. Where nonnative or nondrought tolerant native vegetation is incorporated in the buffer in a manner consistent with the Comprehensive Plan, an irrigation system shall be required. Irrigation systems shall meet the standards of the County's Water Efficient Landscape Ordinance.
 6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
 7. Where other uses, including pedestrian, bike or other trails, are allowed within a buffer, these uses shall be maintained to provide for their safe use.
- c. *Failure to Maintain.* In the event that any owner of a buffer area fails to maintain same according to the standards of these regulations, these regulations shall be enforceable by the County of Sarasota with the right to recover the cost of enforcement, including reasonable attorney fees. The County may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the buffer area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the buffer area.

7.3.17. *Hardship Relief.*

- a. The buffer requirement may be modified by the Zoning Administrator upon a finding that a modification would be consistent with the purpose and intent of Section 7.3, with the Comprehensive Plan, that such modification would not adversely affect the land use compatibility or public interest, and complies with one or more of the following criteria:
 1. The affected buffer is parallel and adjacent to an existing conservation area, preserve area, or utility or drainage easement of at least 100 feet in width;
 2. The affected buffer is between uses that are to be developed under a common development plan or series of development plans;
 - 3.

The affected buffer is adjacent to a property that has a joint use agreement with the parcel under site plan; or

4. The affected buffer is parallel and adjacent to an existing railroad right-of-way.
5. The topography of the lot is such that buffering would not be effective.

7.3.18. *Off-Street Vehicular Facility Landscaping Requirements.*

a. *General.*

1. Wherever in any zoning district off-street facilities are provided for parking or any other vehicular uses as provided in this section, such off-street facilities and land shall conform to the minimum landscaping requirements set forth in these zoning regulations; except that single-family and two-family residential uses on individually platted lots and multilevel parking structures shall be exempt from such requirements.
2. All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops or other similar devices. All landscape islands shall be curbed to prevent vehicular encroachment: however, curb cuts may be used to facilitate flow of stormwater runoff into landscape islands. With the approval of the Zoning Administrator, grass, shell, or other permeable surface parking areas may use alternative forms of curbing.
3. Existing trees, as defined herein, may be used to meet the requirements of this paragraph.

b. *Off-Street Vehicular Facility Landscaping Standards.*

1. *Landscaping Required Prior to Occupancy Permit.* Completion of landscape improvements in off-street vehicular facilities is required prior to issuing any certificate of occupancy for construction subject to these landscaping regulations.
2. *Required Interior Landscaping.* Each off-street facility for parking or any other vehicular uses shall be constructed so that interior portions of off-street vehicular facilities not utilized specifically as a parking space or maneuvering or other vehicular use area shall not be paved, but shall be landscaped in accordance with this section b.
3. *Alternative Plant Material Substitution.* Alternative plant materials, including palms and substitute trees, may be substituted in accordance with Section 7.3.3.h.5., above.
4. *Relocation of Required Landscaping.* In some vehicular use areas, the strict application of this subsection would seriously limit the function of said area, such as vehicle storage/display areas and grass parking areas. As an alternative, ten percent of vehicular use area may be calculated and this square footage shall be added as additional green space, along with required trees. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements.
5. *Vehicle Encroachment into Required Interior Landscaped Islands.* The front of a vehicle may encroach upon any interior landscaped island or walkway when said area is at least four and one-half feet in depth per abutting parking space and protected by curbing. Two feet of such interior landscaped island or walkway may be part of the required depth of each abutting parking space. When the Applicant elects to place a Stormwater Management System within the landscaped island, the county may approve a different width and configuration based upon best professional judgment and taking into account such factors as soils, hydrology, topography, and other factors affecting the efficacy of the

Stormwater Management System or survivability of any plantings. No tree or shrub more than two feet in height shall be planted within two feet of the edge of the landscape island. The front of a vehicle shall not encroach within any project boundary or street buffer area required by this section.

6. *Trees.*

- i. Where a landscaped median between abutting tiers of parking is provided, one parking lot tree shall be provided for each 50 lineal feet of such landscaped area.
- ii. One parking lot tree shall be provided in each parking lot island.
- iii. All trees shall be selected from the parking lot credit tree list in Section 7.3.3.h.1 and 7.3.3.h.2, except where approved by the County Landscape Architect.

7. *Parking Lot Island and Median Soils in Preparation for Planting.*

- i. All parking lot planting areas receiving trees shall have uncompacted coarse loam that is a minimum of 36 inches deep. All compacted soil, contaminated soil or roadbase shall be removed. Under no circumstances shall median soils with greater than five percent or less than 0.5 percent organic matter be accepted. Soils in planting areas must be appreciably free of gravel, stones, rubble or trash. When the Applicant elects to place a Stormwater Management System within the parking lot island, the county may approve a different soil composition based upon best professional judgment and taking into account the efficacy of the Stormwater Management System and the survivability of any plantings.
- ii. No heavy machinery shall be allowed in medians once the final grade has been established.

7.3.19. *Service Function Areas.*

- a. *Buffering and Screening.* Refuse collection, mechanical equipment, trash compaction, loading areas, recycling, roof-top equipment and other service function areas shall be fully screened and out of view from adjacent properties and public rights-of-way. The screening shall extend one foot above the height of the object to be screened. Complete screening from adjacent roadways may not be possible in areas with elevated roadways such as I-75.
- b. *Materials and Design.* Screening material and design shall be consistent with design treatments of the primary facade of the building or project and its landscape plan.
- c. *Requirements for Outdoor Refuse Collection and Refuse Storage Areas.*
 1. All outdoor refuse collection and refuse storage areas shall be limited to that area shown on an approved site and development plan.
 2. Areas shall be visually screened with a wall a minimum of eight feet in height and of similar building material as the principal structure. The interior dimensions of refuse areas shall be a minimum of 12 feet in both width and depth. Materials stored in said areas shall not protrude above the screen.
 3. No outdoor refuse collection or refuse storage area shall be located in a street yard, or within ten feet of any side or rear property line, except where access to railroad sidings is necessary.

7.3.20. *Sight Distance for Landscaping Adjacent to Rights-of-Way and Access.* When an accessway intersects a public right-of-way, all landscaping shall meet Florida Department of Transportation Roadway and Traffic Design Standards, provided that trees shall be trimmed in such a manner that no limbs or foliage extend into

the cross visibility area. Such trees shall be located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three feet from the edge of any accessway pavement.

7.3.21. *Stormwater Facility Fencing in Nonresidential Districts.* See Land Development Regulations, Chapter 74 of the Sarasota County Code.

(Ord. No. 2004-054, § 42, 10-27-2004; Ord. No. 2007-031, § 2, 4-10-2007; Ord. No. 2007-065, § 1(Exh. A), 8-28-2007; Ord. No. 2008-005, § 24, 12-9-2008; Ord. No. 2015-038, §§ 8—12, 9-21-2015)

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23.45.524 - Landscaping standards

A. Landscaping requirements

1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants.
2. Green Factor requirement
 - a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot within a LR zone if development is proposed that has more than one dwelling unit, or a congregate residence. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.
 - b. Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within a MR or HR zone if development is proposed that has more than one dwelling unit or a congregate residence.

B. Street tree requirements.

1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees to be provided in order to:
 - a. improve public safety;
 - b. promote compatibility with existing street trees;
 - c. match trees to the available space in the planting strip;
 - d. maintain and expand the urban forest canopy;
 - e. encourage healthy growth through appropriate spacing;
 - f. protect utilities; and
 - g. allow access to the street, buildings and lot.
2. Exceptions to street tree requirements.
 - a. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that right-of-way as a Type I decision if, after consultation with the Director of the Seattle Department of Transportation, the Director determines that the right-of-way is unlikely to be opened or improved.
 - b. Street trees are not required for any of the following:
 - 1) changing a use
 - 2) expanding a structure by 1,000 square feet or less;
 - 3) expanding surface parking by less than 10 percent in area and less than 10 percent in number of spaces; or
 - 4) establishing a temporary or intermittent use pursuant to Section 23.42.040.

- c. If an existing structure is proposed to be expanded by more than 1,000 square feet, one street tree is required for each 500 square feet over the first 1,000 square feet of additional structure, up to the maximum number of trees that would be required for new construction.
3. If it is not feasible to plant street trees in a right-of-way planting strip, a 5 foot setback shall be planted with street trees along the street lot line, or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of the Seattle Department of Transportation. If, according to the Director of the Department of Transportation, a 5 foot setback or landscaped planting strip is not feasible, the Director may reduce or waive this requirement as a Type I decision.

COMMERCIAL

23.47A.016 - Landscaping and screening standards

A. Landscaping requirements

1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of plantings. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this Section 23.47A.016 shall comply with these rules.
2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:
 - a. development containing more than four new dwelling units or a congregate residence; or
 - b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or
 - c. any parking lot containing more than 20 new parking spaces for automobiles.

B. Street tree requirements

1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:
 - a. to improve public safety;
 - b. to promote compatibility with existing street trees;
 - c. to match trees to the available space in the planting strip;
 - d. to maintain and expand the urban forest canopy;
 - e. to encourage healthy growth through appropriate spacing;
 - f. to protect utilities; and
 - g. to allow access to the street, buildings and lot.
2. Exceptions to street tree requirements
 - a. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that street if, after consultation with the Director of Transportation, the Director determines that the street is unlikely to be opened or improved.
 - b. Street trees are not required for any of the following:
 - 1) establishing, constructing or modifying single-family dwelling units; or
 - 2) changing a use, or establishing a temporary use or intermittent use; or
 - 3) expanding a structure by 1,000 square feet or less; or

- 4) expanding surface area parking by less than ten percent in area and less than ten percent in number of spaces.
 - 3. When an existing structure is proposed to be expanded by more than 1,000 square feet, one street tree is required for each 500 square feet over the first 1,000 square feet of additional structure, up to the maximum number of trees that would be required for new construction.
 - 4. If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation. If, according to the Director of Transportation, a 5-foot setback or landscaped planting strip is not feasible, the Director of the Seattle Department of Construction and Inspections may reduce or waive this requirement.
- C. General standards for screening and landscaping where required for specific uses
- 1. Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.
 - 2. Landscaped areas required under subsection 23.47A.016.D must meet rules promulgated by the Director pursuant to subsection 23.47A.016.A.1. Decorative features such as decorative pavers, sculptures or fountains, or pedestrian access meeting the Seattle Building Code, Chapter 11, may cover a maximum of 30 percent of each landscaped area used to satisfy requirements under subsection 23.47A.016.D.
- D. Screening and landscaping requirements for specific uses. When there is more than one use that requires screening or landscaping, the requirement that results in the greater amount applies.
- 1. Surface parking areas
 - a. Landscaping requirements for surface parking areas are established in Table C for 23.47A.016.

Table C for 23.47A.016	
Landscaping requirements for surface parking areas	
Number of parking spaces	Required landscaped area
20 to 50	18 square feet, per parking space
51 to 99	25 square feet, per parking space
100 or more	35 square feet, per parking space

- 1) Each landscaped area shall be no smaller than 100 square feet and must be protected by permanent curbs or structural barriers.
- 2) No part of a landscaped area shall be less than 4 feet in width or length except those parts of landscaped areas created by turning radii or angles of parking spaces.
- 3) No parking space shall be more than 60 feet from a required landscaped area.

- b. The landscaped area may include bioretention facilities.
- c. Trees in surface parking areas
 - 1) One tree is required for every ten parking spaces.
 - 2) Trees shall be selected in consultation with the Director of Transportation.
- d. Screening of surface parking areas
 - 1) Three-foot-high screening is required along street lot lines.
 - 2) Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot-high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening (see Exhibit A for 23.47A.016).

Screening of Surface Parking Areas Abutting a Residentially Zoned Lot

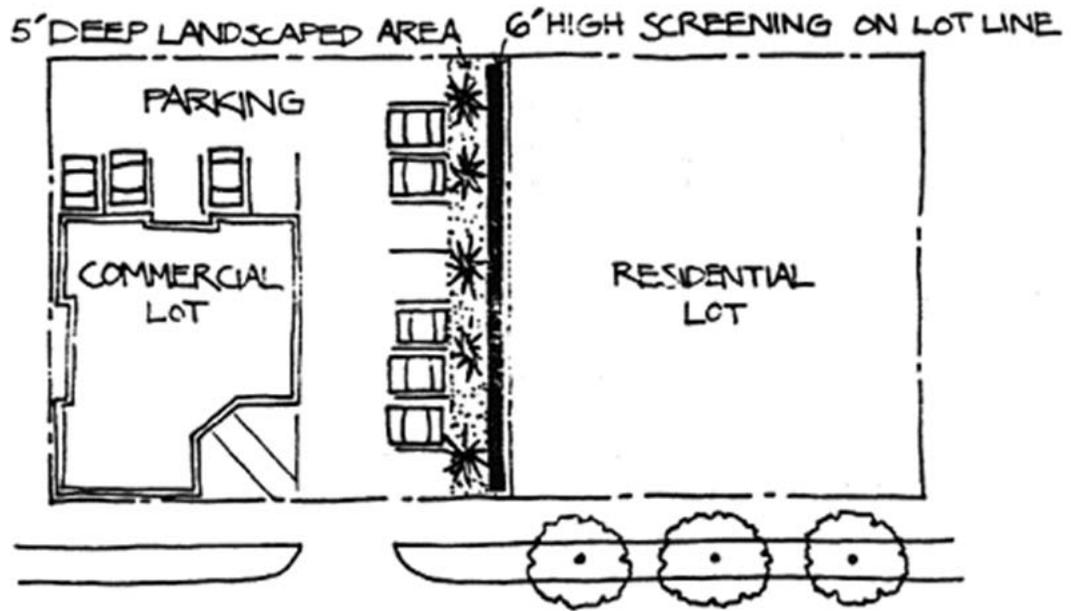


Exhibit A for 23.47A.016

- e. The Director may waive or reduce the requirements of this subsection 23.47A.016.D.1:
 - 1) to improve safety;
 - 2) to provide adequate maneuvering room for service vehicles;
 - 3) when it would not otherwise be feasible to provide the required number of spaces; or
 - 4) when required parking can only be provided at the rear lot line and access to individual parking spaces can only be provided directly from the alley.
- f. In deciding whether and to what extent to waive or reduce the landscaping and screening requirements, the Director shall consider whether:
 - 1) the lot width and depth permit alternative workable site plans that would allow screening and landscaping;

- 2) the character of uses across the alley, such as a parking garage accessory to a multifamily structure, makes the screening and landscaping less necessary;
 - 3) the lot is in a location where access to parking from the street is not permitted; and
 - 4) a topographic break between the alley and the residential zone makes screening less necessary.
2. Fences or free-standing walls associated with utility services uses may obstruct or allow views to the interior of a site. Where site dimensions and site conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features. Any fence or free-standing wall for a utility services use must provide either:
- a) A 5-foot-deep landscaped area between the wall or fence and the street lot line; or
 - b) Architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line, as approved by the Director.
3. Other uses or circumstances. Screening and landscaping is required according to Table D for 23.47A.016:

Table D for 23.47A.016	
Use or Circumstance	Minimum Requirement
a. Drive-in businesses abutting or across an alley from a lot in a residential zone	6-foot-high screening along the abutting or alley lot lines; and A 5-foot-deep landscaped area inside the screening, when a drive-in lane or queuing lane abuts a lot in a residential zone
b. Drive-in businesses, other than gas stations, in which the drive-in lane or queuing lanes are across the street from a lot in a residential zone	3-foot-high screening
c. Garbage cans in NC1, NC2, or NC3 zones, or associated with a structure containing a residential use in C1 or C2 zones	3-foot-high screening along areas where garbage cans are located
d. Garbage dumpsters in NC1, NC2, or NC3 zones, or associated with structures containing a residential use in C1 or C2 zones	6-foot-high screening
e. Gas stations in NC1, NC2 and NC3 zones or, in C1 and C2 zones, across the street from	3-foot-high screening along street lot lines

a lot in a residential zone	
f. Mobile home parks	6-foot-high screening along all lot lines that are not street lot lines; and Along all street lot lines, a 5-foot-deep landscaped area or a 5-foot-deep planting strip with street trees
g. Outdoor sales and outdoor display of rental equipment, abutting or across an alley from a lot in a residential zone	6-foot-high screening along the abutting or alley lot lines
h. Outdoor sales and outdoor display of rental equipment across the street from a lot in a residential zone	3-foot-high screening along the street lot line
i. Outdoor storage in a C1 zone; or Outdoor dry boat storage in NC2, NC3 or C1 zones in the Shoreline District	Screened from all lot lines by the facade of the structure or by 6-foot- high screening; and 5-foot-deep landscaped area between all street lot lines and the 6-foot-high screening (Exhibit C for 23.47A.016)
j. Outdoor storage in a C2 zone abutting a lot in a residential zone; or Outdoor dry boat storage in a C2 zone in the Shoreline District, abutting a lot in a residential zone	50-foot setback from the lot lines of the abutting lot in a residential zone and screened from those lot lines by the facade of the structure or by 6-foot-high screening (Exhibit D for 23.47A.016)
k. Outdoor storage in a C2 zone across the street from a lot in a residential zone; or Outdoor dry boat storage, in a C2 zone in the Shoreline District, across the street from a lot in a residential zone	Screened from the street by the facade of a structure, or by 6-foot-high screening
l. Parking garage occupying any portion of the street-level street-facing facade between 5 and 8 feet above sidewalk grade	A 5-foot-deep landscaped area along the street lot line; or Screening by the exterior wall of the structure; or 6-foot-high screening between the structure and the landscaped area (Exhibit B for 23.47A.016)
m. Unenclosed parking garage on lots abutting a lot in a residential zone	A 5-foot-deep landscaped area and 6- foot-high screening along each shared lot line

n. Parking garage that is 8 feet or more above grade	3.5-foot screening along the perimeter of each floor of parking
o. Outdoor areas associated with pet daycare centers	Screened from all property lines by the facade of the structure or by 6-foot-high screening between the outdoor area and all property lines

Exhibit 23.47A.016 B

Screening of parking within or under a structure

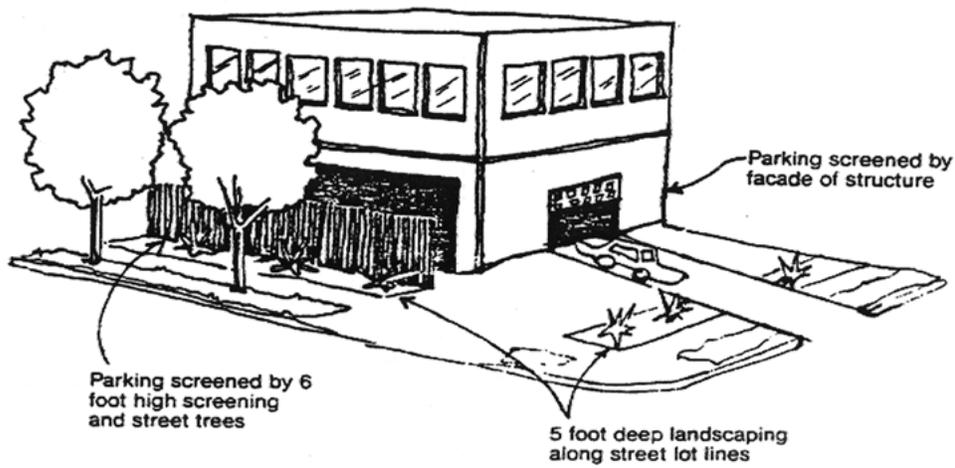


Exhibit B for 23.47A.016 Screening of parking within or under a structure

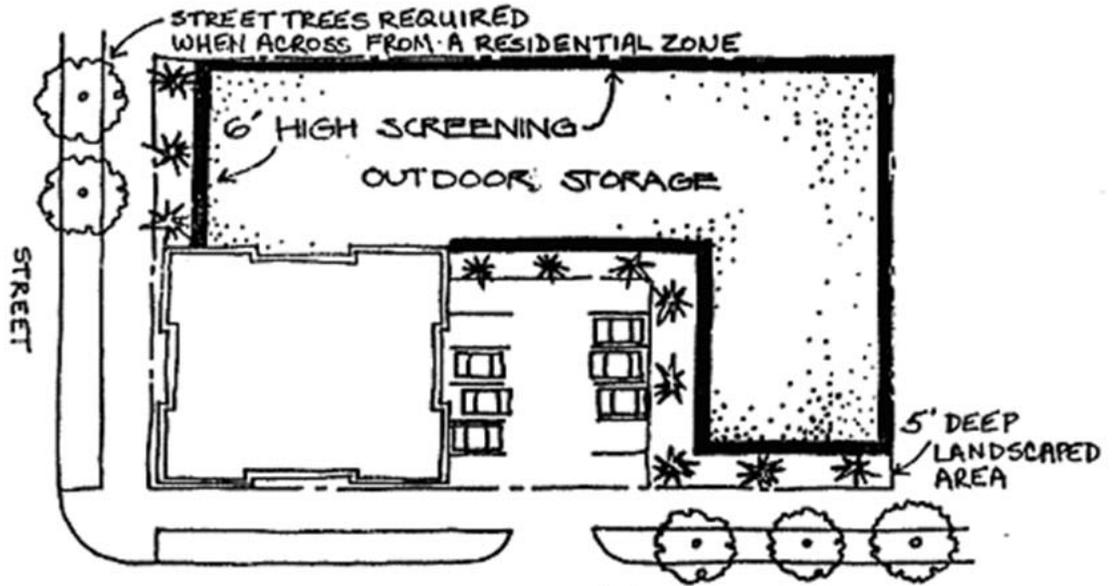


Exhibit C for 23.47A.016 Screening of open storage areas in C1 zones

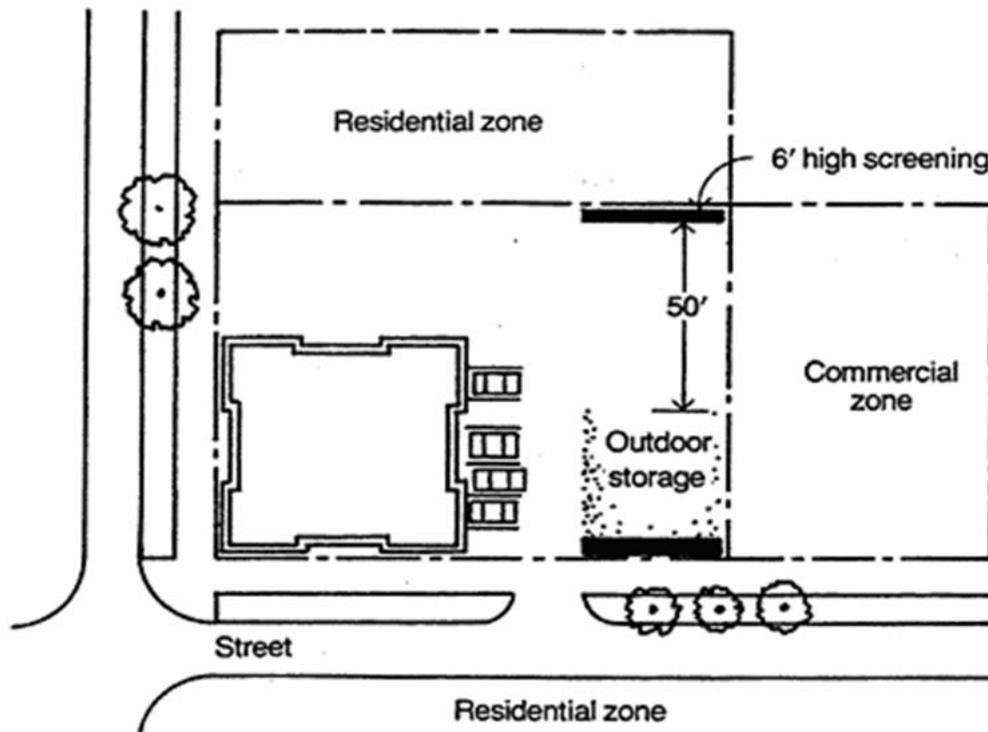


Exhibit D for 23.47A.016 - Screening of open storage areas in C2 zones

4. On lots within the Shoreline District where view corridors are required, the Director may reduce the required height of screening and may modify the location and type of required landscaping so that views are not obstructed.

5. When one of the specific uses listed in this subsection 23.47A.016.D is proposed for expansion, the applicable requirements for that use shall be met. The Director may reduce or waive the requirements where they are physically infeasible due to the location of existing structures or required parking.
- E. Breaks in required screening are permitted to provide pedestrian and vehicular access. Breaks in required screening for vehicular access shall not exceed the width of permitted curb cuts.

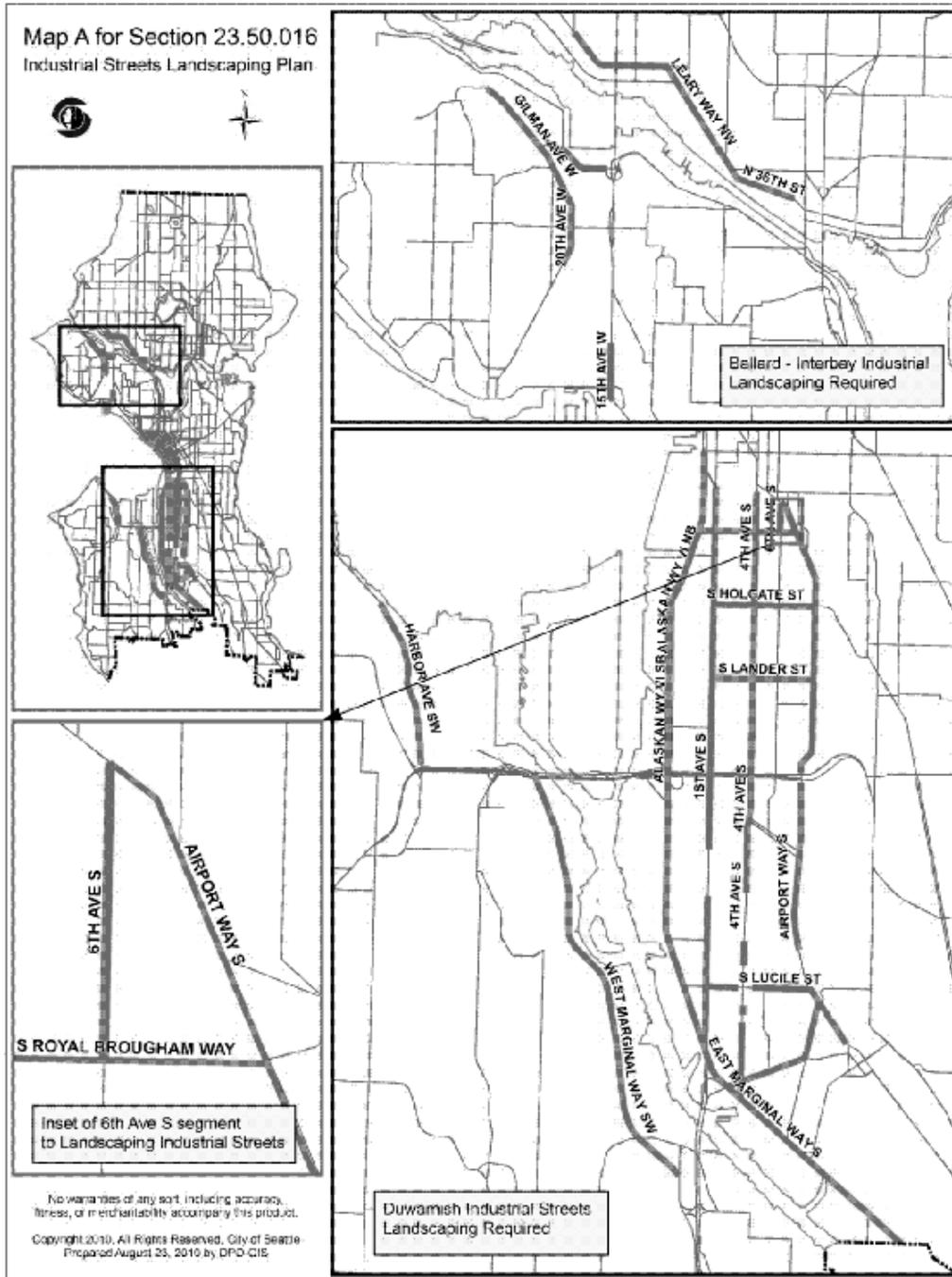
DEVELOPMENT STANDARDS IN ALL ZONES

23.50.016 - Landscaping standards on designated streets

Uses located on streets that have been designated on the Industrial Streets Landscaping Plan Map (Map A for 23.50.016), shall provide landscaping as outlined in subsections 23.50.016.A and 23.50.016.B.

- A. **Street Trees.** Street trees are required along designated street frontages. Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards.
- B. **Exceptions to Street Tree Requirements.**
 1. Street trees required by subsection A of this section may be located on the lot at least two feet (2') from the street lot line instead of in the planting strip when:
 - a. Existing trees and/or landscaping on the lot provide improvements substantially equivalent to those required in this section.
 - b. It is not feasible to plant street trees according to City standards. A five-foot (5') deep landscaped setback area shall be required along the street property lines and trees shall be planted there. If an on-site landscaped area is already required, the trees shall be planted there if they cannot be placed in the planting strip.
 - c. Continuity of landscaping on adjacent properties along the street front is desirable.
 2. Street trees shall not be required for an expansion of less than two thousand five hundred (2,500) square feet. Two (2) street trees shall be required for each additional one thousand (1,000) square feet of expansion. The maximum number of street trees shall be controlled by Seattle Department of Transportation standard. Rounding, per Section 23.86.002 B, shall not be permitted.
 3. Street trees shall not be required when a change of use is the only permit requested.
 4. Street trees shall not be required for an expansion of a surface parking area of less than twenty percent (20%) of parking area or number of parking spaces.
- C. **Screening.** All outdoor storage areas used for storage for recyclable materials, and outdoor manufacturing, repairing, refuse compacting or recycling activities, shall provide view-obscuring screening along street lot lines unless the outdoor storage or outdoor activities are located at least 15 feet above or below the elevation of the street lot line. If other provisions applicable to the lot require more extensive landscaping or screening provisions, the more extensive provisions apply.

Map A for Section 23.50.016 Industrial Streets Landscaping Plan



23.50.018 - View corridors

- A. On lots which are partially within the Shoreline District, except those on the Duwamish Waterway, a view corridor shall be required for the nonshoreline portion, if the portion of the lot in the Shoreline District is required to provide a view corridor under the Seattle Shoreline Master Program. ^[17]
- B. The required width of the view corridor or corridors shall be not more than one-half (½) of the required width of the view corridor required in the adjacent Shoreline District.

- C. Measurement, modification or waiving of the view corridor requirement shall be according to the Shoreline District measurement regulations, Chapter 23.60A.

Footnotes:

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Editor's note—Shoreline district provisions are set out at Chapter 23.60 of this Code.

23.50.024 - Industrial Buffer—Structure height

- A. Except as regulated in Chapter 23.64, Airport Height Overlay District, there is no maximum height limit in the Industrial Buffer (IB) zone other than for those specific uses listed in subsection 23.50.024.B and for those circumstances outlined in subsections 23.50.024.C, 23.50.024.D, 23.50.024.E and 23.50.024.F.
- B. Except for the provisions of Section 23.50.020, and except for structures on lots subject to the provisions of subsections C, D, E and F below, the maximum height for any portion of a structure that contains commercial uses other than spectator sports facilities and food processing and craft work uses, whether principal or accessory, shall be thirty (30) feet, forty-five (45) feet, sixty-five (65) feet or eighty-five (85) feet, as designated on the Official Land Use Map, Chapter 23.32.
- C. The following height limits shall apply to all uses, in addition to the maximum permitted heights for uses listed in subsection B, on lots directly across a street right-of-way eighty (80) feet or less in width from lots in a Single-family, Lowrise 1, Lowrise 2, or Lowrise 3 zone:
1. All structures shall be set back five (5) feet from the street lot line opposite lots zoned Single-family, Lowrise 1, Lowrise 2, or Lowrise 3. A maximum height of twenty-six (26) feet shall be permitted at the setback line.
 2. Beginning at the five (5) foot setback line and continuing for thirty-five (35) feet, permitted height shall increase at a forty-five (45) degree angle from the twenty-six (26) foot height allowed at the setback line. (See Exhibit 23.50.024 A.)
 3. The height permitted beyond forty (40) feet from the street lot line shall be the same as the maximum height designated on the Official Land Use Map.
 4. Exceptions for rooftop features, Section 23.50.020 A, shall not apply in the area within forty (40) feet of the street lot line.
- D. The following height limits shall apply to all lots directly across an alley from lots in a Single-family, Lowrise 1, Lowrise 2, or Lowrise 3 zone:
1. A maximum height of twenty-six (26) feet shall be permitted on alley lot lines.
 2. For the area within forty (40) feet of the lot line, permitted height shall increase at a forty-five (45) degree angle from the twenty-six (26) foot height allowed at the alley lot line. (See Exhibit 23.50.024 B.)
 3. The height permitted beyond forty (40) feet from the alley lot line shall be the same as the maximum height designated on the Official Land Use Map.
 4. Exceptions for rooftop features, Section 23.50.020 A, shall not apply for the area within forty (40) feet of the alley lot line.
- E. The following height limits shall apply to all lots abutting a lot in a Single-family, Lowrise 1, Lowrise 2, or Lowrise 3 zone:
1. A maximum height of eighteen (18) feet shall be permitted on abutting lot lines.
 2. For the area within forty (40) feet of the lot line, permitted height shall increase at a forty-five (45) degree angle from the eighteen (18) foot height allowed at the abutting lot line. (See Exhibit 23.50.024 C.)

3. The height permitted beyond forty (40) feet from the abutting lot line shall be the same as the maximum height designated on the Official Land Use Map.
 4. Exceptions for rooftop features, Section 23.50.020 A, shall not apply in the area within forty (40) feet of the abutting lot line.
- F. The following height limit shall apply to lots which abut a lot in a Midrise, Highrise, or Commercial zone:
1. A maximum height of forty (40) feet shall apply for a depth of twenty (20) feet along the abutting lot lines. (See Exhibit 23.50.024 D.)
 2. The height permitted beyond twenty (20) feet from the abutting lot lines shall be the same as the maximum height designated on the Official Land Use Map.
 3. Exceptions for rooftop features, Section 23.50.020 A, shall not apply in the area within twenty (20) feet of the abutting lot line.

Exhibit 23.50.024A

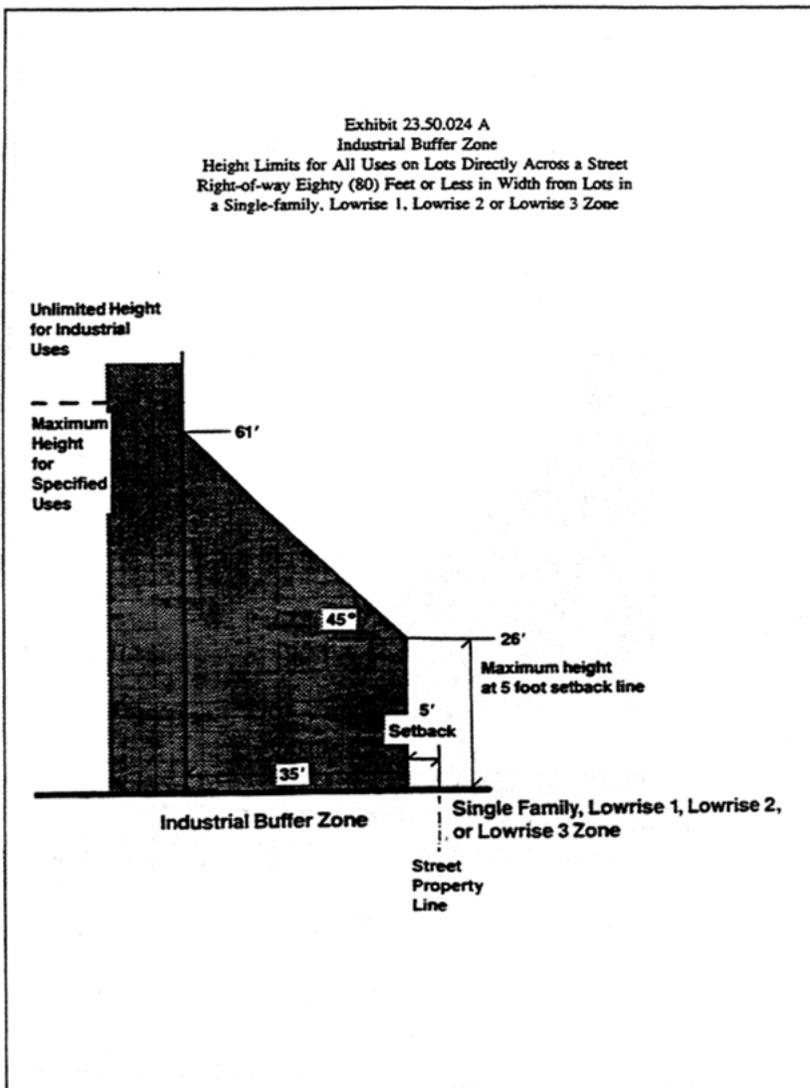


Exhibit 23.50.024B

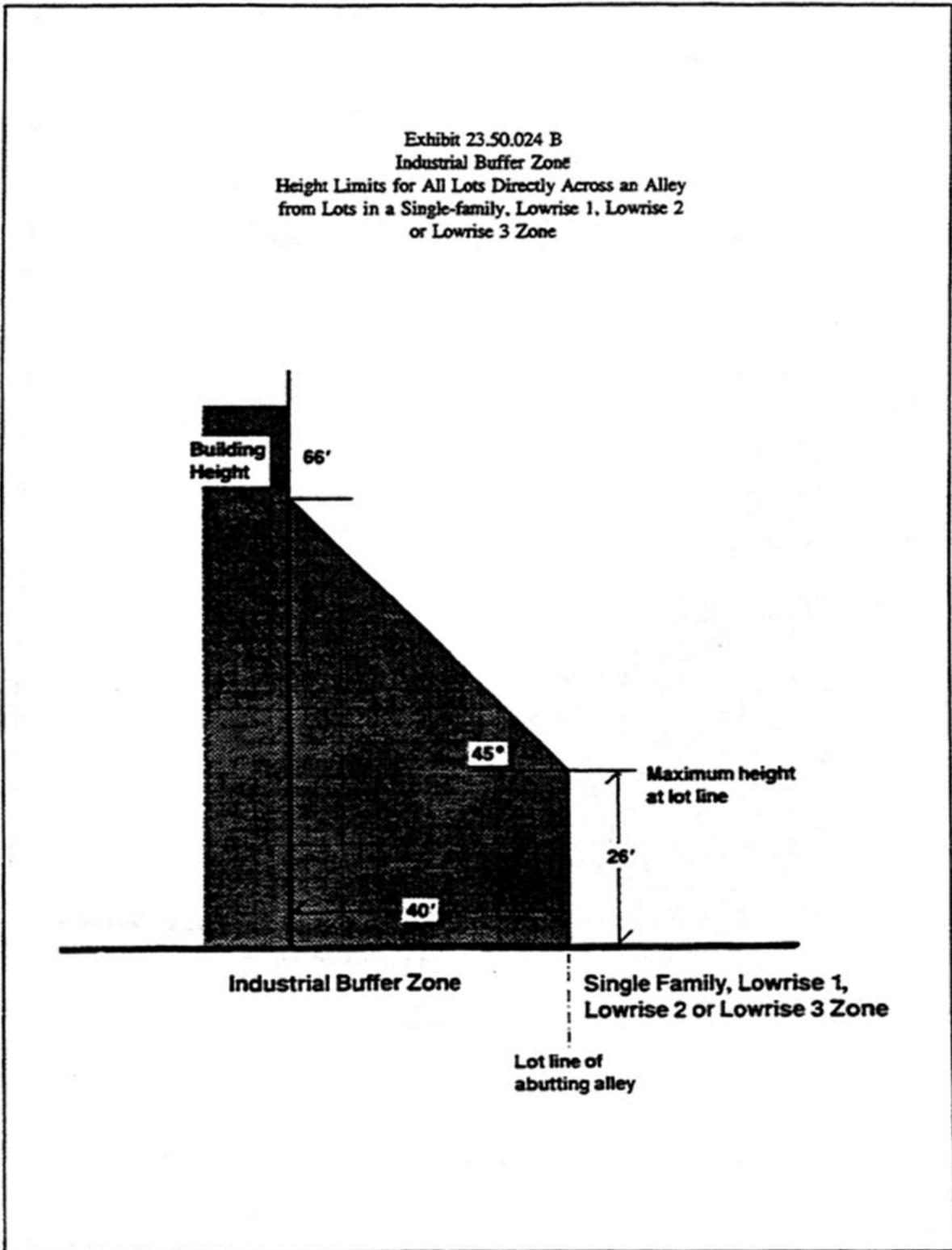


Exhibit 23.50.024C

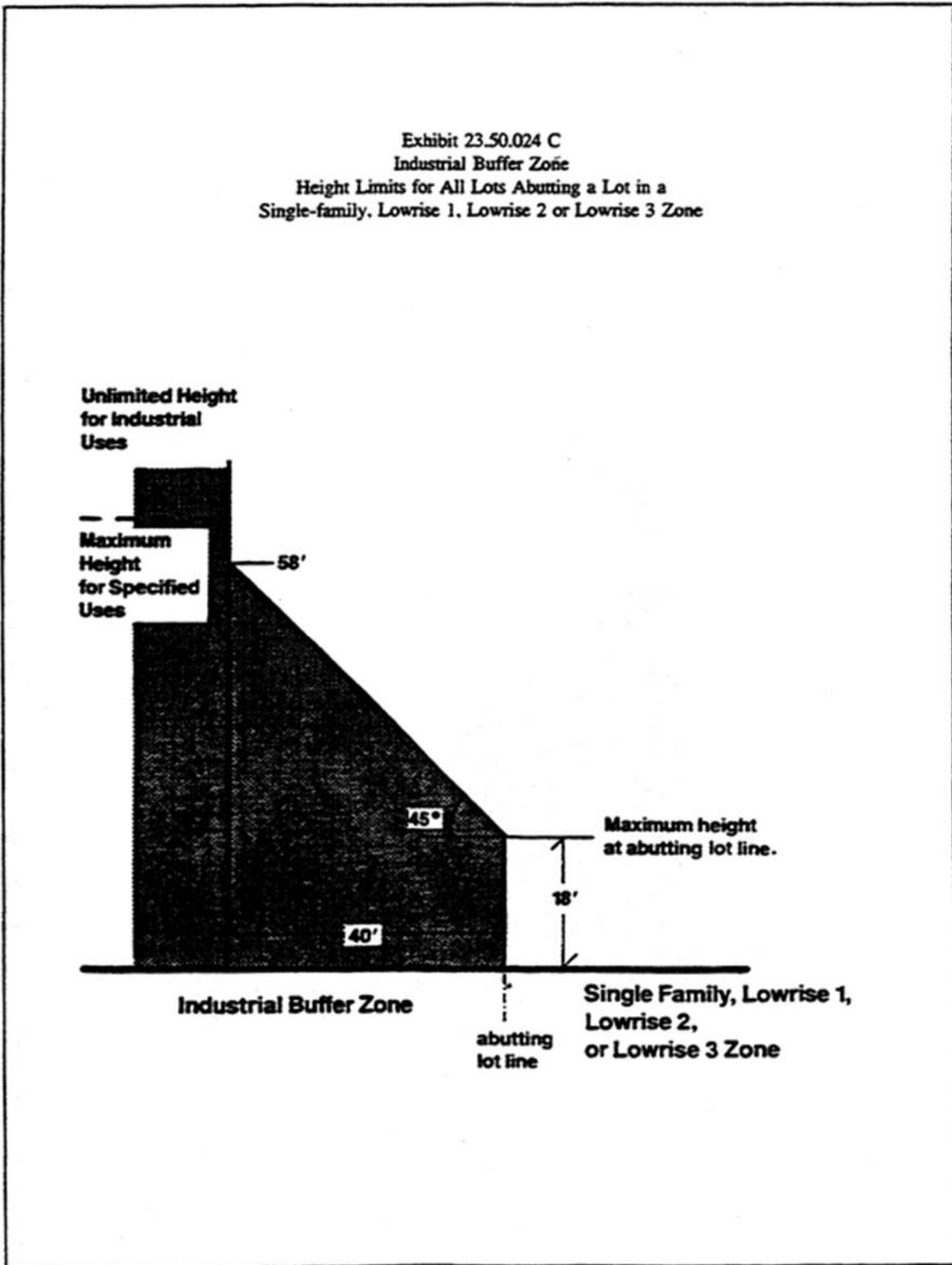
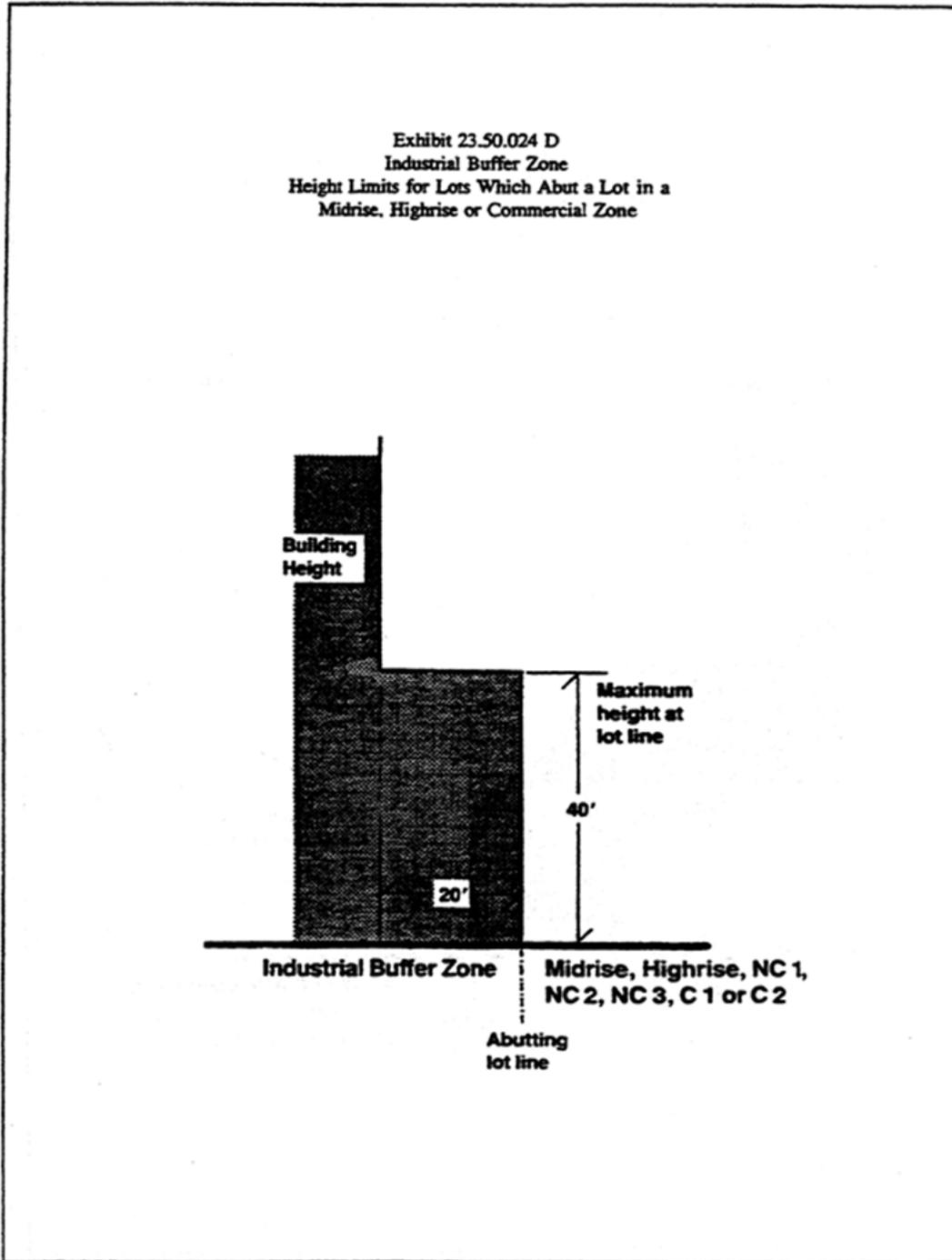


Exhibit 23.50.024D



23.50.034 - Screening and landscaping

The following types of screening and landscaping may be required according to the provisions of Sections 23.50.036, 23.50.038, and 23.50.040:

- A. Three-foot-high screening. Three-foot-high screening may be either:
 - 1. A fence or wall at least 3 feet in height; or
 - 2. A landscaped area with vegetation at least 3 feet in height. Landscaped areas may include bioretention facilities or landscaped berms, provided that the top of the vegetation is at least 3 feet above the grade abutting the facility or berm.
- B. View-obscuring screening. View-obscuring screening may be either:
 - 1. A fence or wall 6 feet in height; or
 - 2. A landscaped area with vegetation at least 5 feet in height. Landscaped areas may include bioretention facilities or landscaped berms, provided that the top of the vegetation will be at least 5 feet above the grade abutting the facility or berm.
- C. Landscaped areas. Each area required to be landscaped shall be planted with trees, shrubs and grass, or evergreen ground cover, in a manner that the total required setback, excluding driveways, will be covered in three years. Features such as walkways, decorative paving, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area.
- D. Street trees. When required, street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. If it is not feasible to plant street trees in the planting strip according to City standards, they shall be planted in the 5-foot deep landscaped setback area along the street property line. Trees planted in this setback area shall be at least 2 feet from the street lot line.
- E. Combinations of screening and landscaping requirements
 - 1. When there is more than one type of use which requires screening or landscaping, the requirement which results in the greater amount of screening and landscaping shall be followed.
 - 2. Different types of screening or landscaping may be combined on one lot.
- F. Landscaping meeting Seattle Green Factor standards, pursuant to Section 23.86.019.

23.50.036 - Industrial Buffer—Screening and landscaping

- A. Screening and Landscaping Requirements for All Uses.
 - 1. Street Trees.
 - a. All uses which are directly across a street eighty feet (80') or less in width from a lot in a residential or commercial zone shall provide street trees.
 - b. If it is not feasible to plant street trees in the planting strip, then they shall be provided in the required five-foot (5') deep landscaped area along the street property line.
 - 2. Rooftop Screening.
 - a. Heating, ventilating, air conditioning or other wall or rooftop mechanical equipment shall be located and directed away from adjacent residential property.
 - b. Screening shall be provided and shall be of a design and material which is compatible with the structure and shall be as high as the equipment to be screened and shall completely surround the equipment.
- B. Screening and Landscaping Requirements for Uses Abutting or Across an Alley From a Lot in a Residential Zone.
 - 1. Surface parking areas, off-street loading areas, parking structures, drive-in businesses, gas stations, outdoor sales or storage and outdoor activities, shall provide screening and

landscaping as provided in subsection D of this section, screening and landscaping requirements for specific uses.

2. Uses which abut or are across an alley from a lot in a residential zone shall provide view-obscuring screening along the abutting or alley lot line, except as modified by subsection B3 below.
 3. When the structure facade is located five feet (5') or less from the lot line, landscaping may be provided in the area between the facade and the lot line as an alternative to view-obscuring screening. This landscaping shall be either:
 - a. Trellises and vining plants attached to the facade up to a minimum height of ten feet (10'); or
 - b. A landscaped area meeting the provisions of subsection C of Section 23.50.034.
- C. Screening and Landscaping Requirements for Uses Directly Across a Street Eighty Feet (80') or Less in Width From Lots in a Residential Zone.
1. A view-obscuring fence or solid wall screen greater than six feet (6') in height and less than three feet (3') from the lot line shall be screened by trellises and vining plants attached to the wall up to a minimum height of ten feet (10').
 2. Some specific uses are required to provide additional screening, landscaping and setbacks as regulated in subsection D of this section.
- D. Screening, Landscaping and Setback Requirements for Specific Uses.
1. Surface parking areas for more than five (5) vehicles.
 - a. When a surface parking area abuts a lot in an NC1, NC2, NC3 or C1 zone, view-obscuring screening along the abutting lot lines shall be provided.
 - b. When a surface parking area is across an alley from a lot in a residential zone, view-obscuring screening shall be required. A five-foot (5') deep landscaped area shall be required inside the screening. The Director may reduce or waive the screening and landscaping requirement for all or a part of the lot abutting the alley, or may waive only the landscaping requirement, when required parking can only be provided at the rear lot line and the alley is necessary to provide aisle space. In making the determination to waive or reduce the landscaping and screening requirements, the Director shall consider the following criteria:
 - (1) Whether the lot width and depth permits a workable plan for the building and parking which would preserve the screening and landscaping;
 - (2) Whether the character of use across the alley, such as multifamily parking structures or single-family garages, make the screening and landscaping less necessary; and
 - (3) Whether a topographic break between the alley and the residential zone makes screening less necessary.
 - c. When a surface parking area or off-street loading area is directly across a street right-of-way eighty feet (80') or less in width from a lot in a residential zone, a five-foot (5') deep landscaped setback area from the street lot line shall be provided. Three-foot (3') high screening and a five-foot (5') landscaped area, with the landscaping on the street side of the screening, shall be provided along the edge of the setback.
 - d. When a surface parking area is directly across a street right-of-way wider than eighty feet (80') in width from a lot in a residential zone, street trees shall be provided.
 - e. When a surface parking area abuts a lot in a residential zone, view-obscuring screening and a five-foot (5') deep landscaped setback area on the inside of the screening shall be provided.

- f. When a surface parking area is directly across a street right-of-way eighty feet (80') or less in width from a lot in a commercial zone, street trees shall be provided.
2. Parking Structures.
 - a. When a parking structure is directly across a street right-of-way eighty feet (80') or less in width from a lot in a residential zone, a five-foot (5') deep landscaped setback area from the street lot line, including street trees, shall be provided. The street facade of each floor of parking shall have an opaque screen at least three and one-half feet (3½') high.
 - b. When a parking structure abuts a lot in a residential zone, a five-foot (5') deep landscaped setback area from the abutting lot line shall be provided, unless the parking structure is completely enclosed except for driveway areas. In addition to the landscaped setback, view-obscuring screening shall be provided along abutting property line(s). When the parking structure is enclosed by a solid wall, any setback area provided within five feet (5') of the abutting lot line(s) shall be landscaped. The abutting facade of each floor of parking not enclosed by a solid wall shall have an opaque screen at least three and one-half feet (3½') high.
 - c. When a parking structure is across an alley from a lot in a residential zone, a five-foot (5') deep landscaped setback area from the alley lot line shall be provided, unless the parking structure is completely enclosed except for driveway areas. Three-foot (3') high screening along the facade facing the alley with the landscaping on the alley side of the screening shall be provided. When the parking structure is enclosed by a solid wall, any setback area provided within five feet (5') of the alley lot line shall be landscaped. The abutting or alley facade of each floor of parking shall have an opaque screen at least three and one-half feet (3½') high.
 - d. When a parking structure is directly across a street right-of-way more than eighty feet (80') in width from a lot in a residential zone, street trees shall be provided.
 - e. When a parking structure is directly across a street right-of-way eighty feet (80') or less in width from a lot in a commercial zone, street trees shall be provided.
 3. Outdoor Sales and Outdoor Display of Rental Equipment.
 - a. When an outdoor sales area or outdoor display of rental equipment is across an alley from a lot in a residential zone, or abutting a lot in a residential or commercial zone, view-obscuring screening shall be provided along the abutting or alley lot lines.
 - b. When an outdoor sales area or outdoor display of rental equipment is directly across the street from a lot in a residential zone, street trees and three-foot (3') high screening along the street front shall be provided.
 4. Drive-in Businesses Including Gas Stations.
 - a. Drive-in businesses abutting or across an alley from a lot in a residential zone shall provide view-obscuring screening along the abutting alley lot lines. When the drive-in portion of the business or its access area abuts a lot in a residential zone a five-foot (5') landscaped area shall be required on the inside of the screening.
 - b. Drive-in businesses in which the drive-in portion of the business is directly across a street right-of-way eighty feet (80') or less in width from a lot in a residential zone shall provide three-foot (3') high screening for the drive-in portion and street trees.
 - c. When a drive-in business is directly across a street right-of-way wider than eighty feet (80') in width from a lot in a residential zone, street trees shall be provided.
 - d. Drive-in businesses directly across a street right-of-way eighty feet (80') or less in width from a lot in a commercial zone shall provide street trees.
 5. Outdoor Storage, and Outdoor Loading Berths.

- a. Outdoor storage and outdoor loading berths directly across a street right-of-way eighty feet (80') or less in width from a lot in an NC1, NC2, NC3 or C1 zone shall provide view-obscuring screening along the street lot lines and shall also provide street trees.
 - b. When the outdoor storage or outdoor loading berth is directly across a street right-of-way eighty feet (80') or less in width from a lot in a residential zone, view-obscuring screening shall be provided. A five-foot (5') deep landscaped area including street trees shall be provided between the lot line and the view-obscuring screening.
 - c. When outdoor storage or an outdoor loading berth is directly across a street right-of-way wider than eighty feet (80') in width from a lot in a residential zone, view-obscuring screening and street trees shall be provided.
 - d. When outdoor storage or an outdoor loading berth is across an alley from a lot in a residential zone, view-obscuring screening shall be provided. A five-foot (5') deep landscaped area shall be provided between the lot and the view-obscuring screening, except when the industrial lot is at least fifteen feet (15') above the elevation of the residential lot or when the screen is a solid wall.
 - e. When the outdoor storage or outdoor loading berth abuts a lot in a residential zone, view-obscuring screening and a fifteen-foot (15') deep landscaped area inside the screening shall be provided along the abutting lot line.
6. Outdoor Manufacturing, Repairing, Refuse Compacting or Recycling Activities.
- a. An outdoor manufacturing, repairing, refuse compacting or recycling activity must be set back fifty feet (50') from a lot in a residential zone.
 - b. An outdoor manufacturing, repairing, refuse compacting or recycling activity abutting a lot in a residential zone or directly across a street eighty feet (80') or less in width or an alley across from a lot in a residential zone shall provide view-obscuring screening.
 - c. An outdoor manufacturing, repairing, refuse compacting or recycling activity directly across a street greater than eighty feet (80') in width from a lot in a residential or commercial zone shall provide street trees and view-obscuring screening on the street lot line.
 - d. An outdoor manufacturing, repairing, refuse compacting or recycling activity abutting or across an alley from a lot in a commercial zone shall provide view-obscuring screening along the abutting or alley lot lines.
7. Fences or free-standing walls associated with utility services uses may obstruct or allow views to the interior of a site. Where site dimensions and site conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through changes in the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features. Any fence or free-standing wall for a utility services use must provide either:
- a) A 5-foot-deep landscaped area between the wall or fence and the street lot line; or
 - b) Architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line, as approved by the Director.

23.50.038 - Industrial Commercial - Screening and landscaping

A. Screening and landscaping requirements for all uses

1. Landscaping that achieves a Green Factor score of 0.30 or greater, pursuant to Section 23.86.019, is required for any lot zoned Industrial Commercial (IC) located within a designated urban village or urban center, with:

- a. development containing more than four new dwelling units; or
 - b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or
 - c. any parking lot containing more than 20 new parking spaces for automobiles.
2. Standards. All landscaping provided to meet requirements under this Section 23.50.038 must meet standards promulgated by the Director to provide for the long-term health, viability and coverage of plantings. The standards may include, but are not limited to, the type and size of plants, number of plants, concentration of plants, depths of soil, use of low water use plants and access to light and air for plants.
 3. All uses shall provide street trees, unless it is determined by the Director to be infeasible. If it is not feasible to plant street trees in the planting strip, then they shall be provided in the required 5-foot deep landscaped area along street lot lines.
- B. Treatment of blank facades.
1. Blank facade limits apply to the area of the facade between 2 and 8 feet above the sidewalk.
 - a. Any portion of a facade that is not transparent shall be considered to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.
 - b. Portions of a facade of a structure that are separated by transparent areas of at least 2 feet in width shall be considered separate facade segments for the purposes of this subsection 23.50.038.B.
 - c. Except as provided for in subsection 23.50.038.C.6, blank segments of facades that are 60 feet wide and greater, and within 20 feet of the street lot line shall be screened by one of the following:
 - 1) A hedge that will achieve a height of at least 5 feet within 3 years of planting and a height of at least 10 feet at full maturity; or
 - 2) Trellises and vining plants attached to the wall up to a minimum height of 10 feet; or
 - 3) A landscaped area meeting subsection 23.50.034.C, landscaped areas or berms.
 - d. The following limits on blank facade segments apply to lots in an IC 85-160 zone:
 - 1) For facades facing streets that bound the Downtown Urban Center or streets shown on Map A for Section 23.50.016, blank facade segments shall not exceed 15 feet in width, except that:
 - a) the width of a blank facade segment that includes a garage door may exceed 15 feet but is limited to the width of the driveway plus 5 feet; and
 - b) the width of a blank facade segment may be increased to up to 30 feet if the Director determines, as a Type I decision, that the facade is sufficiently enhanced by architectural detailing, artwork, landscaping, or similar features that have visual interest.
 - 2) For all other street-level street-facing facades, if the street level is occupied by uses other than parking, blank facade segments are limited to a width of 30 feet, except that:
 - a) the width of a blank facade segment that includes a garage door may exceed 30 feet but is limited to the width of the driveway plus 5 feet; and
 - b) the width of a blank facade segment may be increased to up to 60 feet if the Director determines, as a Type I decision, that the facade is sufficiently enhanced

by architectural detailing, artwork, landscaping, or similar features that have visual interest.

- 3) If the street level of the street-facing façade is occupied by parking, subsection 23.50.038.C.6 applies.

C. Additional Screening and Landscaping Requirements for Specific Uses.

1. Surface Parking Areas for More Than Five Vehicles.

- a. If a surface parking area abuts a lot in an NC1, NC2, NC3 or C1 zone, view-obscuring screening along the abutting lot lines shall be provided.
- b. If a surface parking area is across an alley from a lot in a residential zone, view obscuring screening shall be required. A 5 foot deep landscaped area shall be required inside the screening. The Director may reduce or waive the screening and landscaping requirement for all or a part of the lot abutting the alley, or may waive only the landscaping requirement, if required parking can only be provided at the rear lot line and the alley is necessary to provide aisle space. In making the determination to waive or reduce the landscaping and screening requirements, the Director shall consider the following criteria:
 - 1) Whether the lot width and depth permits a workable plan for the building and parking which would preserve the screening and landscaping; and
 - 2) Whether the character of use across the alley, such as multi-family parking structures or single-family garages, make the screening and landscaping less necessary; and
 - 3) Whether a topographic break between the alley and the residential zone makes screening less necessary.
- c. If a surface parking area or off-street loading area is directly across a street 80 feet or less in width from a lot in a residential zone, a 5 foot deep landscaped setback area from the street lot line, including street trees, shall be provided. Three-foot high screening along the edge of the setback, with the landscaping on the street side of the screening, shall be provided.
- d. If a surface parking area or off-street loading area abuts a lot in a residential zone, view-obscuring screening and a 5 foot deep landscaped setback area on the inside of the screening shall be provided.
- e. Surface parking areas for ten or fewer cars shall be screened by 3 foot high screening along the street lot line.
- f. Surface parking areas for more than ten cars shall be screened by 3 foot high screening and street trees along the street lot lines.
- g. Surface parking areas for more than 50 cars shall provide 3 foot high screening and street trees along the street lot lines, as well as interior landscaping.

2. Parking Structures.

- a. If a parking structure is directly across a street 80 feet or less in width from a lot in a residential zone, a 5 foot deep landscaped setback area from the street lot line, including street trees, shall be provided. The street-facing facade of each floor of parking shall have an opaque screen at least 3.5 feet high.
- b. If a parking structure abuts a lot in a residential zone, a 5 foot deep landscaped setback area from the lot line shall be provided unless the parking structure is completely enclosed except for driveway areas. In addition to the landscaped setback, view-obscuring screening shall be provided along abutting lot line(s). If the parking structure is enclosed by a solid wall, any setback area provided within 5 feet of the abutting lot lines shall be landscaped. The abutting facade of each floor of parking not enclosed by a solid wall shall have an opaque screen at least 3.5 feet high.

- c. If a parking structure is across an alley from a lot in a residential zone, a 5 foot deep landscaped setback area from the alley lot line shall be provided, unless the parking structure is completely enclosed, except for driveway areas. Three-foot high screening along the facade facing the alley with the landscaping on the alley side of the screening shall be provided. If the parking structure is enclosed by a solid wall, any setback area provided within 5 feet of the alley lot line shall be landscaped. The abutting or alley facade of each floor of parking shall have an opaque screen at least 3.5 feet high.
 - d. If a parking structure is directly across a street wider than 80 feet from a lot in a residential zone, street trees shall be provided.
 - e. If a parking structure is directly across a street 80 feet or less in width from a lot in a commercial zone, street trees shall be provided.
 3. Outdoor Sales and Outdoor Display of Rental Equipment.
 - a. If an outdoor sales area or outdoor display of rental equipment is across an alley from a lot in a residential zone, or abutting a lot in a residential or commercial zone, view-obscuring screening shall be provided along the abutting or alley lot lines.
 - b. If an outdoor sales area or outdoor display of rental equipment is directly across the street from a lot in a residential or commercial zone, street trees and 3 foot high screening along the street front shall be provided.
 4. Drive-in Businesses Including Gas Stations.
 - a. Drive-in businesses across an alley from a lot in a residential zone shall provide view-obscuring screening along the alley lot lines.
 - b. Drive-in businesses in which the drive-in portion of the business is directly across a street 80 feet or less in width from a lot in a residential zone shall provide 3 foot high screening for the drive-in portion and street trees.
 - c. If a drive-in business is directly across a street wider than 80 feet from a lot in a residential zone, street trees shall be provided.
 - d. Drive-in businesses abutting a lot in a residential zone shall provide view-obscuring screening and a 5 foot deep landscaped setback area inside the screening.
 5. Outdoor Storage and Outdoor Loading Berths.
 - a. Outdoor storage and outdoor loading berths directly across a street 80 feet or less in width from a lot in an NC1, NC2, NC3 or C1 zone shall provide view-obscuring screening along the street lot lines and street trees.
 - b. If the outdoor storage or outdoor loading berth is directly across a street 80 feet or less in width from a lot in a residential zone, view-obscuring screening shall be provided. A 5 foot deep landscaped area including street trees shall be provided between the lot line and the view-obscuring screening.
 - c. If outdoor storage or an outdoor loading berth is directly across a street wider than 80 feet from a lot in a residential zone, view-obscuring screening and street trees shall be provided.
 - d. If outdoor storage or an outdoor loading berth is across an alley from a lot in a residential zone, view-obscuring screening shall be provided. A 5 foot deep landscaped area shall be provided between the lot line and the view-obscuring screening, unless the industrial lot is at least 15 feet above the elevation of the residential lot or the screen is a solid wall.
 - e. If the outdoor storage or outdoor loading berth abuts a lot in a residential zone, view-obscuring screening and a 15 foot deep landscaped area inside the screening shall be provided along the abutting lot line.
 6. Solid waste transfer stations.

- a. All solid waste transfer stations shall provide landscaping meeting a minimum Green Factor score of 0.40, pursuant to Section 23.86.019. If the transfer station is part of a development located on separate parcels within 200 feet of each other, Green Factor scoring may be calculated for the multiple parcels considered as a whole. If the parcels are in zones having different Green Factor minimum scores, the development considered as a whole shall meet the highest applicable, minimum Green Factor score.
- b. Solid waste transfer stations abutting or across the street from a lot in a commercial or residential zone, shall provide screening pursuant to Section 23.50.034.B.
7. Fences or free-standing walls associated with utility services uses may obstruct or allow views to the interior of a site. Where site dimensions and site conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features. If abutting or across the street from a lot in a residential, commercial, or downtown zone, fences or free-standing walls for a utility services use must provide either:
 - a. A 5-foot-deep landscaped area between the wall or fence and the street lot line; or
 - b. Architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line, as approved by the Director.
8. Screening and location of parking in an IC 85-160 zone. Those developments that gain extra floor area above the base FAR in an IC 85-160 zone are subject to the following, in addition to any other applicable parking screening requirements in this subsection 23.50.038.C.
 - a. All parking permitted on the lot shall be provided below grade or enclosed within a structure.
 - b. Parking at street level.
 - 1) Parking is not permitted at street level within a structure along a lot line abutting a street bounding the Downtown Urban Center or a street shown on Map A for 23.50.016, Industrial Streets Landscaping Plan, unless separated from the street by other uses, except that garage and loading doors and access to parking need not be separated.
 - 2) Parking is permitted at street level within a structure along a street lot line abutting a street not specified in subsection 23.50.038.C.6.b.1 subject to the following requirements:
 - a) Any parking not separated from the street lot line by another use is screened from view at the street level, except that garage and loading doors and access to parking need not be screened.
 - b) The facade facing the street lot line is enhanced by architectural detailing, artwork, landscaping, or similar visual interest features.
 - c. Parking above street level. Parking is not permitted above street level unless it is separated from abutting street lot lines by another use, except that for structures located on a lot that is less than 150 feet in depth, as measured from the lot line with the greatest street frontage, parking is permitted above the first story under the following conditions:
 - 1) One story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of two stories of parking above the first story.
 - 2) Above the first story of a structure, parking is permitted up to a maximum of 70 percent of the length of each street-facing façade. Any additional parking must be separated from the street by another use. For structures located on corner lots,

separation by another use shall be provided at the corner portion(s) of the structure for a minimum of 15 percent of the length of each street-facing façade.

- 3) For all parking located on stories above street level that is not separated from the street by another use, the parking shall be screened from view at street level, and, through the use of materials, fenestration, or other architectural treatment, the screening shall be designed to provide visual interest and to integrate the screened portions of the building façade with the overall design of the structure's street-facing facades.
- 4) The Director may permit, as a Type I decision, exceptions to subsection 23.50.038.C.6.c to permit more parking above street level than otherwise allowed, if the Director finds that locating permitted parking below grade is infeasible due to physical site conditions such as a high water table, contaminated soil conditions, or proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level.

23.50.040 - Industrial General—Screening and landscaping for specific uses

A. Solid waste transfer stations.

1. All solid waste transfer stations shall provide landscaping meeting a minimum Green Factor score of 0.40, pursuant to Section 23.86.019. If the transfer station is part of a development located on separate parcels within 200 feet of each other, Green Factor scoring may be calculated for the multiple parcels considered as a whole. If the parcels are in zones having different Green Factor minimum scores, the development considered as a whole shall meet the highest applicable, minimum Green Factor score.
2. When a solid waste transfer station is abutting or across the street from a lot in a commercial or residential zone, screening is required pursuant to subsection 23.50.034.B.

B. Fences or free-standing walls associated with utility services uses may obstruct or allow views to the interior of a site. Where site dimensions and site conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features. If abutting or across the street from a lot in a residential, commercial, or downtown zone, fences or free-standing walls for a utility services use must provide either:

- a) A 5-foot-deep landscaped area between the wall or fence and the street lot line; or
- b) Architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line, as approved by the Director.

PERMIT INFORMATION 2016

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	RCVD	TYPE	PROJECT TYPE	NEW ADDITION	SQ FTG	ZONE	TAX ID
ADMINISTRATIVE APPROVAL												
AA16-01	BOWERS, BENJ	WASILLA TOWNSITE	285 E PARKS HWY	01/12/16	PENDING		COMM<10,000 SQ FT	ATV, SNOWMACHINE REPAIR		900	C	1066B03L002
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDOS	851 W WESTPOINT DR	01/12/16	01/13/16		TENANT SPACE	LAWYERS OFFICE		750	C	9010000L012
AA16-03	LITHIA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16		TUP	TEMP VEHICLE STORAGE ON LOWES SITE			C	5626000L001A
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN 1	431 W PARKS HWY	01/19/16	01/20/16		TENANT SPACE	RESTAURANT		2,000	C	5797000L002A
AA16-05	MATICH, YOUNG	NEILSON DOUG	591 E RAILROAD AVE	01/20/16	01/20/16		COMM<10,000 SQ FT	RETAIL SHOP		2,800	C	3498000T00B
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16		COMM UP GRADE	COMMUNICATIONS UPGRADE			C	4805B01L003A
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINTE PH 1	260 W RIVERDANCE CIR	02/09/16	02/09/16		HOME OCCUPATION	HAIR SALON		809	RR	6791B01L071
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16		TENANT SPACE	TATTOO STUDIO		440	RR	7491B02L010D
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16		TENANT SPACE			340	RR	7491B02L010D
AA16-10	BILLIES TREASURES	MILE 44 PKRS HWY CONDOS	1657 W PARKS HWY	02/17/16	02/22/16		TENANT SPACE	RETAIL SHOP		5,400	C	9006000U00B
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16		COMM<10,000 SQ FT	ASSISTED LIVING		2,376	RR	1118B01L006
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	455 E CARPENTER CIR	02/29/16	02/19/16		SIGN	SIGN		66	RR/RRM	7390000L001
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADD1	1501 W PATRICIA AVE	03/08/16	03/31/16		SFD	SFD		1,856	RR	7443000L001
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16		ADD TO SFD	ADD TO SFD		1,536	RR	2323B03L003
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16		SFD	SFD		1,620	RR	6814000L001
AA16-16	BETSILL, ALEX	ADVENTURE EST	1636 N FANCIUL AVE	03/09/16	03/18/16		FARM ANIMAL	20 CHICKENS			RR	1190B05L005
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR#2 PH 1	201 E SWANSON AVE	03/10/16	03/31/16		TENANT SPACE	COMM<10,000 SQ FT		440	C	4932B01L005A
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/31/16		FOOD TRUCK	RICKS BBQ		240	C	1065B03L017
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16		COMM<10,000 SQ FT	AUTOMOTIVE SHOP		2,218	C	1191000T00B
AA16-20	HOFFMAN, STACEY	WASILLA HTS RSB	1201 W NICOLA AVE	03/15/16	03/16/16		TENANT SPACE	COMM<10,000 SQ FT		320	RR	7491B02L010D
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16		SFD	SFD		1,900	R-1	1261B03L001
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTER PH 2	195 W CELTIC CIR	03/23/16	04/11/16		SFD	SFD		2,301	RR	7442B01L056
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16		TENANT SPACE	COMM<10,000 SQ FT		325	C	1056B02L009
AA16-24	ARC LAND DEV LLC	1250 N LUCILLE ST	1250 N LUCILLE ST	04/01/16	04/13/16		MULTI-FAMILY	42 SENIOR APARTMENT		40,968	RM	17N01W04A005
AA16-25	AK YOUTH & FAM NETWORK	GVC II DIV 1	1051 E BOGARD RD	04/11/16	05/02/16		TENANT SPACE	COMM<10,000 SQ FT		2,800	C	2186B02L005
AA16-26	THE PERFECT START LLC	PARKS MANOR	700 N WASILLA-FISHHOOK RD	04/11/16	04/27/16		COFFEE STAND	COFFEE SHOP		120	C	5568B02L018A
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN 1	469 W PARKS HWY	04/11/16	04/12/16		TENANT SPACE	COFFEE SHOP		516	C	5797000L002A
AA16-28	LAROCNE, JOE	WASILLA AC	601 N KIMBERLY ST	04/13/16	04/13/16		HOME OCCUPATION	AUTO SERVICES		470	RR	1113B02L011
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16		SIGN	SIGN		145	C	5816B02L001
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	PENDING		SUBDIVISION	SUBDIVISION			RR	5076000T004A
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK IND	301 W PARKS HWY	04/18/16	04/18/16		TENANT SPACE	COMM<10,000 SQ FT		1,250	C	1115B01L004
AA16-32	LIGHTED PATH THER SVC	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	04/18/16	04/18/16		TENANT SPACE	COMM<10,000 SQ FT		150	C	4061B01L001A-1
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/19/16	04/20/16		FARM ANIMAL	CHICKENS			RR	1092B02L012
AA16-34	JOHNSTON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	05/20/16		ADD TO SFD	ADD TO SFD		3,200	RR	1277B02L007
AA16-35	LITHIA CHRYSLER	CARTER	1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16		TUP	OFF SITE CAR SALES			C	17N01W13A006
AA16-36	HUTCHINS, GREG	CARTER	200 E PARK AVE	04/25/16	04/26/16		TENANT SPACE	COMM<10,000 SQ FT		2,700	C	1010B01L004
AA16-37	BLUE GLACIER LLC	BLUE GLACIER	1321, 1340, 1341 W SHALYNN CIR	04/26/16	05/16/16		TUP	STOCKPILE GRAVEL			RR	7383000L002 3.5
AA16-38	EATON, SARAH	SNIDER #4	711 W PARKS HWY	04/26/16	04/26/16		TENANT SPACE	E-CIG SHOP		1,300	C	2705000L014A-1
AA16-39	PAVLUS, IGOR	SOUTHVIEW EXT	3000 SOUTHVIEW DR	04/27/16	04/27/16		SFD	SFD		1,130	R-1	2377B02L001
AA16-40	NANEZ, LUCIA	SNIDER #4	731 W PARKS HWY	04/28/16	04/28/16		TUP	EVENT			C	2705000L014A-1
AA16-41	TROY DAVIS HOMES LLC	HOME DEPOT	1301 E PALMER WASILLA HWY	04/28/16	05/27/16		COMM<10,000 SQ FT	OFFICE BUILDING		8,400	C	5769000L002
AA16-42	ROYALTY HOMES	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16		DUPLEX	DUPLEX		4,000	RR	7442B01L057
AA16-43	SKRIPNIK, ROMAN	WASILLA AC	1961 W VAUNDA AVE	05/06/16	05/11/16		SFD	SFD		2,539	RR	1113B05L016
AA16-44	BOCHKORSKY, MARINA	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/10/16	05/11/16		DUPLEX	DUPLEX		4,000	RR	1102B04L010
AA16-45	SENA, CHRISTINA	WASILLA HTS #1 RSB	1800 S KNICK-GOOSE BAY RD	05/10/16	05/11/16		TUP	FOOD TRUCK RALLY			C	7321B03L015A&1
AA16-46	RICHARDSON, SPENCER	OLYMPIC	560 S KNICK-GOOSE BAY RD	05/12/16	05/12/16		TENANT SPACE	DISTINTIVE RIDES		3,600	C	17N01W16D015
AA16-47	SPAIN, KERRIE	KENNEDY ADD	1745 W PIPESTONE DR	05/16/16	05/16/16		COMM<10,000 SQ FT	DAYCARE		7,814	C	5888000L003D
AA16-48	TEEN CHALLENGE	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		SIGN	SIGN	Y	17	C	1032B04L003
AA16-49	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		ADD TO SFD			384	R-1	2858B04L002
AA16-50	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		SHED			240	R-1	2858B04L002
AA16-51	SPENARD BUILDER SUPPLY	WASILLA HTS #1	1700 W PARKS HWY	05/18/16	05/20/16		TUP	OUTDOOR EVENT		420	C	1085000T00A
AA16-52	PERKUP ESPRESSO	FERN PLAZA	1690 S FERN ST	05/19/16	05/20/16		COMM<10,000 SQ FT	COFFEE STAND	Y		C	6910000L001
AA16-53	SATROM, CHARLEN	TALLERICO RSB	1901 S TUSCARORA DR	05/20/16	05/24/16		HOME OCCUPATION	ART STUDIO		140	R-1	4227B05L004
AA16-54	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	1651 W NICOLA AVE	05/23/16	05/24/16		TUP	OUTDOOR CONCERT		875	C	5457B02L017A
AA16-55	ROBERT YUNDT HOMES	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16		TENANT SPACE	OFFICE SPACE		875	C	5457B02L017A
AA16-56	ALASKA BUILT REAL EST LLC	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16		TENANT SPACE	OFFICE SPACE		875	C	5457B02L017A
AA16-57	MSB	IDITAROD ELEM	801 N WASILLA-FISHHOOK RD	05/26/16	06/01/16		SUBDIVISION	SUBDIVISION			C	2076000T00A
AA16-58	K&H CIVIL CONTRACTORS	IDITAROD ELEM	701 E BOGARD RD	05/31/16	06/01/16		SIGN	SIGN		32	I	17N02W13A004

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL RCVD	TYPE	PROJECT TYPE	NEW ADDITION	SQ FTG	ZONE	TAX ID
AA16-59	AK PREMIER DENTAL	RADON DEV	935 WESTPOINT DR	05/31/16	06/01/16	TENANT SPACE	DENTAL OFFICE			C	2499000T00A-5
AA16-60	WILLIAMS, PIA	WASILLA WOODS	1201 N LUCILLE ST	06/02/16	06/07/16	TUP	VENDOR MARKET			C	1353000L008D
AA16-61	COMMERCIAL ELECTRIC INC	FERN PLAZA	1689 S KNIK GOOSE BAY	06/06/16	06/07/16	TENANT SPACE	OFFICE AND STORAGE SPACE		1,440	C	6910000L002
AA16-62	OGOLENKA, LEONITY	SERENITY EST	1660 W PATRICIA AVE	06/08/16	06/08/16	SFD	SFD	Y	2,450	RR	7443000L005
AA16-63	PAYNE, TYAN	BIRCH PARK	436 N MAIN ST	06/08/16	06/09/16	SIGN	SIGN			C	1004B01L003
AA16-64	PAYNE, TYAN	BIRCH PARK	436 N MAIN ST	06/08/16	06/09/16	EXTERIOR REN	EXTERIOR RENOVATIONS			C	1004B01L003
AA16-65	DAVIS, RONI	LAKEVIEW PROF CONDOS	851 E WESTPOINT DR	06/09/16	06/10/16	TENANT SPACE	OFFICE		883	C	9010000U101
AA16-66	BOZER, JOLYNN	WASILLA CENTER	617 S KNIK-GOOSE BAY RD	06/09/16	06/09/16	TENANT SPACE	RETAIL SHOP		508	C	9108000U005
AA16-67	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	06/13/16	06/14/16	FARM ANIMAL	GOAT			RR	1092B02L012
AA16-68	WANG, JOSEPH	WASILLA TOWNSITE	111 E HERNING AVE	06/15/16	06/17/16	FENCE	FENCE	Y		C	1066B05L010
AA16-69	UNLEASHED HP	THEO ACRES	900 S HERMON RD	06/16/16	06/17/16	COMM <10,000 SQ FT	ENGINE/MACHINE SHOP		7,000	C	7297000L002
AA16-70	CITY OF WASILLA	WASILLA MIDDLE SCH	500 N CRUISEY ST	06/17/16	06/17/16	SIGN	SIGN	Y	40	C	7143000T00B-1B
AA16-71	MAT-SU LEGAL SVC	WASILLA TOWNSITE	165 E PARKS HWY	06/17/16	06/17/16	TENANT SPACE	LEGAL SERVICES		485	C	7041B04L003A
AA16-72	ZASTROW, DUSTIN	CENTURY PKI	1160 S CENTURY DR	06/20/16	06/21/16	SFD	SFD	Y	2,340	R-1	1261B03L002
AA16-73	SHAPORDA, VADIM	INDIAN HILL	1245 N HOKA HAY	06/21/16	06/21/16	DUPLEX	DUPLEX	Y	3,130	RR	2602B01L013
AA16-74	OC DETAILING	WASILLA WOODS	1201 N LUCILLE ST	06/22/16	06/22/16	TENANT SPACE	AUTO DETAILING		1,200	C	1353000L008D
AA16-75	ASHBURN, HALEY	WASILLA CENTER	617 S KNIK-GOOSE BAY RD	06/23/16	06/23/16	TENANT SPACE	KNIK PIZZA			C	9108000U005
AA16-76	WASILLA AREA SENIORS	COTTONWOOD CRK PL	1301 S CENTURY CIR	06/24/16	06/24/16	TUP	FLEA MARKET OUTDOOR EVENT			C	17N01W15B024
AA16-77	KASTLES KREATIONS	WASILLA EST	1721 E PARKS HWY	06/24/16	PENDING	TUP	KASTLES KREATIONS			C	6799000T002
AA16-78	PETROS, JOEL & MEGAN	WASILLA WOODS	700 N SOMERET CIR	06/27/16	06/30/16	FARM ANIMALS	FARM ANIMALS			RR	1104B06L020
AA16-79	TORMOZOV, MARK	WASILLA WOODS	1553 N RAVENS BEST CIR	06/28/16	06/28/16	DUPLEX	DUPLEX	Y	3,125	RR	6824B02L012D
AA16-80	GARDNER, PAUL	OLYMPIC	270 S LAMONT CIR	06/28/16	06/29/16	SUBDIVISION	SUBDIVISION			C	5888000L003C
AA16-81	ANCIENT & MODERN PAIN	WASILLA CENTER	613 S KNIK-GOOSE BAY RD	06/30/16	06/30/16	TENANT SPACE	MEDICAL OFFICE		138	C	9108000U005
USE PERMITS											
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/29/16	MULTI-FAMILY	4-PLEX		2,098	C	1191000T00B
UP16-02	K&H CIVIL CONTRACTORS	1614 S CLAPP ST	1614 S CLAPP ST	03/25/16	05/10/16	GRAVEL EXT	GRAVEL EXTRACTION			I	17N02W13A004
UP16-03	LAND TRUST 331	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	05/04/16	CAMPGROUND	RV PARK			C	5432000L003
CONDITIONAL USE PERMITS											
PLANNED UNIT DEVELOPMENT (PUD)											
REZONE											
UP16-01	SMITH, MICHAEL	DAVID SMITH	1515 S KNIK-GOOSE BAY RD	06/23/16	PENDING	REZONE	RR/C TO C			RR/C	7448000L001
LEGAL NON-CONFORMING USE											
SHORELINE SETBACK											
AMNESTY											
VARIANCE											
LANDSCAPE WAIVERS											
LW16-01	HATT, JEFFREY & LEANNE	OVERLOOK BUS PKI	2000, 2040, 2060 E FOUNDRY WAY	04/28/16	05/24/16	LANDSCAPE WAIVER	CLEAR MORE THAN 70%			C	1116B03L004L5L1
											6

**WPD Code Compliance Weekly Incidentals
For period 6/13/2016 through 6/17/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
6/13/2016	S	Lake Lucille Park	Facility/security check	40179	N	N	
6/13/2016	D	Bumpus Ballfields	Moose calves on field	40189	N	N	Unable to locate
6/13/2016	D	Church & Ben Hogan	Littering complaint	40219	Y	N	No violations observed
6/14/2016	S	Meta Rose	Facility/security check	40435	N	N	
6/14/2016	S	Bumpus Ballfields	Facility/security check	40449			
6/14/2016	C	1761 Harvest Loop	Loose cat complaint	40467	Y	N	Provide cat trap
6/14/2016	S	Lake Lucille Park	Facility/security check	40470	N	N	
6/14/2016	D	WFH & Carpenter Circle	Loose dog complaint	40471	N	N	Unable to locate
6/14/2016	C	Wasilla Lake Park	Sign violation	40508	Y	N	Verbal warning
6/15/2016	S	Old Mat & Hermon	Signs in ROW	40720	N	N	Signs removed
6/15/2016	S	Crestwood & Lucille	Signs in ROW	40725	N	N	Signs removed
6/15/2016	S	KGB & PWH	Signs in ROW	40737	N	N	Signs removed
6/15/2016	FUP	Palmer Court	Trial	1431	Y	N	
6/15/2016	D	Trout House	Abandoned cat	40774	Y	N	Release to volunteer
6/16/2016	S	Sun Mountain & Hermon	Signs in ROW	40935	N	N	Signs removed
6/16/2016	S	453 E Swanson	Check for homeless camps	40958	Y	N	Verbal warning
6/16/2016	D	Wasilla Lake Park	Dog welfare checks	40981	Y	N	Verbal warnings x2
6/17/2016	S	Nelson & Graybark	Signs in ROW	41218	N	N	Signs removed
6/17/2016	S	Bogard & Crusey	Signs in ROW	41220	N	N	Signs removed
6/17/2016	S	Bogard & Peck	Signs in ROW	41231	Y	N	Signs removed verbal warning x3
6/17/2016	S	Seward Meridian & Whispering Woods	Signs in ROW	41270	Y	N	Signs removed verbal warning

**WPD Code Compliance Weekly Incidentals
For period 6/20/2016 through 6/24/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
6/20/2016	S	Parks & Church	Veh for sale in ROW, signs	42029	Y	N	Signs removed, verbal warning
6/20/2016	C	990 Sam Snead	Loose dog complaint	42042	Y	N	Verbal warning
6/20/2016	S	Lake Lucille Park	Facility/security check	42059	N	N	
6/20/2016	C	Spruce & Dorothea	Sign/business license violations	42101	Y	N	Verbal warnings x2
6/21/2016	S	Lake Lucille Park	Facility/security check	42292	N	N	
6/21/2016	S	Carter Park	Facility/security check	42300	N	N	
6/22/2016	S	Wasilla Lake Park	Facility/security check	42526	N	N	
6/22/2016	S	Lake Lucille Park	Facility/security check	42530	N	N	
6/22/2016	S	Nelson & Robin	Sign in ROW	42556	N	N	Sign removed
6/22/2016	D	Parks & Willow	Loose dog	42564	N	N	Unable to catch
6/23/2016	D	191 Aspen	Dog welfare check	42775	Y	N	unfounded
6/23/2016	S	Fruitland	HCP parking violation	42808	Y	N	Verbal warning to display placard
6/23/2016	D	Winter & Gambit	ATV violation	42829	N	N	Unable to locate
6/23/2016	S	Lake Lucille Park	Facility/security check	42868	N	N	
6/23/2016	S	KGB & Endeavor	Signs in ROW	42871	N	N	Signs removed
6/24/2016	S	WFH & Spruce	Signs in ROW	43049	Y	n	Signs removed, verbal warning
6/24/2016	S	Wasilla Middle School	Signs in ROW	43066	N	N	Signs removed
6/24/2016	S	Neil & Enterprise	Signs in ROW	43083	N	N	Signs removed
6/24/2016	S	KGB & Fern	Signs in ROW	43088	N	N	Signs removed
6/24/2016	S	Lake Lucille Park	Facility/security check	43093	N	N	
6/24/2016	D	Susitna Ave boat launch	Motorized use violation	43096	Y	N	Verbal warning

**WPD Code Compliance Weekly Incidentals
For period 6/27/2016 through 7/1/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
6/27/2016	D	Mud Busters	Report of cat bite	43844	Y	N	Unfounded
6/27/2016	S	Lake Lucille Park	Facility/security check	43859	N	N	
6/28/2016	D	PWH & Parks	Report of loose dog	44120	N	N	Unable to locate
6/28/2016	D	WalMart	Dog welfare check	44123	N	N	Unable to locate
6/28/2016	D	Fred Meyer	Dog welfare check	44127	N	N	Unable to locate
6/28/2016	S	Bumpus	Facility/security check	44235	N	N	
6/29/2016	ADM	Lake Lucille Park	Facility/security check	44388	Y	N	Verbal warning- camping limits
6/29/2016	S	Mack & Clapp	Signs in ROW	44424	N	N	Signs removed
6/29/2016	S	Parks & Church	Signs in ROW	44444	N	N	Signs removed
6/29/2016	S	Parks & Lucus	Sign in ROW	44446	Y	N	Verbal warning
6/29/2016	D	Fred Meyer	Report of panhandlers	44440	N	N	Unable to locate
6/29/2016	D	WalMart	Dog welfare check	44477	N	N	Dog okay, veh temp 98 deg.
6/30/2016	S	Fred Meyer	Disturbance in HC area	44687	Y	N	Unfounded
6/30/2016	S	453 E Swanson	Trespassers	44691	Y	N	Verbal warnings x2
6/30/2016	D	Parks & Church	Dog welfare check	44713	N	N	Unfounded
6/30/2016	C	Forest & Riley	Sign in ROW	44720	N	N	SIGN REMOVED
6/30/2016	S	Lake Lucille Park	Facility/security check	44733	N	N	
6/30/2016	PAT	KGB & Enter Way	Assist patrol with bicycle	44735	N	N	Unable to locate
6/30/2016	S	KGB & PWH	Sign in ROW	44773	N	N	Sign removed
6/30/2016	S	City shop (Centaur Ave)	Facility/security check	44774	N	N	Turn off sprinkler system
7/1/2016	S	Riley & Century	Sign in ROW	45061	N	N	Sign removed
7/1/2016	S	Lake Lucille Park	Facility/security check	45066	N	N	

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**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA**

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Colleen Vague, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Eileen Probasco, Director of Planning &
Land Use
Lauren Driscoll, Planning Services Chief
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**June 20, 2016
REGULAR MEETING
6:00 p.m.**

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - A. MINUTES
 1. June 6, 2016, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 1. **Resolution 16-26**, recommending the Assembly adopt the update to the Borough Recreational Trails Plan. Public Hearing: August 1, 2016. (*Staff: Emerson Krueger*)
- V. COMMITTEE REPORTS
- VI. AGENCY/STAFF REPORTS
- VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 16-24**, amending the comprehensive planning process as requested by the Chase Community Council. (*Staff: Taunnie Boothby*)

B. **Resolution 16-25**, recommending the Assembly support the development of a Regional Transportation Planning Partnership Program. (*Staff: Jessica Smith*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

A. **Resolution 16-22**, recommending amendments to Assembly Ordinance 16-003, an Ordinance Amending MSB 17.60 to Include Permit Requirements and Standards for Marijuana Related Facilities. Referred by the Assembly to the PC on April 5, 2016, for 90 days. Continued from May 16, 2016. Postponed from June 6, 2016 (*Staff: Alex Strawn*)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.