

71.6. Landscaping Requirements. The intent of this section shall be to promote the public health, safety and general welfare by providing for installation and maintenance of certain landscaped areas; to protect the character and stability of residential, business, institutional and industrial areas and to conserve the value of land and building or surrounding properties and neighborhoods. Sec. 71.6 – Rev. 10.3.06

71.6.1. Definitions: As used in this code, unless the context otherwise requires, the following words and phrases shall have the meaning set opposite them for any and all purposes:

- (1) ***Amenity*** – Pedestrian shelters, gazebos, decorative paving, pathways and sidewalks, street trees, landscaping, retention ponds when designed according to the specifications of this article, signage when scaled to the pedestrian and constructed of materials and sizes specified in this article and other aesthetic features and characteristics approved by the city.
- (2) ***Landscaping*** – Landscaping shall consist of any of the following or a combination thereof: Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms; and non-living durable material commonly used in landscaping, such as, but not limited to rocks, pebbles, sand, walls or fences, but excluding paving.
- (3) ***Shrubs and Hedges*** – A self-supporting, non-deciduous species of plants and normally grown in the City of Perry.
- (4) ***Street tree*** – A tree of forty (40) or more feet in height at maturity approved by land use officers.
- (5) ***Street planting yard*** – A planting area parallel to the right-of-way designed to provide continuity of vegetation along the right-of-way, a pleasing view from the road and a pedestrian walkway. The planting area shall be a minimum of twenty (20) feet wide and may be used for amenities, landscaping, and monument signs. Parking, merchandise displays, and off-street loading are prohibited in the street planting yard. Fifty (50) percent or ten (10) feet of the planting yard may be located on public right-of-way provided that the adjoining property owner installs and maintains the public land portion of the planting yard and executes a maintenance agreement with the city.

71.6.2. Landscaping of non residential developments shall conform to the minimum requirements hereinafter provided:

- (1) ***Installation*** – The owner, tenant and/or agent, if any, shall be jointly and severally responsible for installing landscaping according to accepted commercial planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements of the City of Perry. Landscaped areas shall require protection from vehicular encroachment as herein provided in paragraphs 71.6.1.(5) and 71.5.2.(6). Qualified representatives of the City of Perry shall inspect all landscaping

and no Certificate of Occupancy or similar authorization shall be issued prior to landscaping conforming to the requirements herein provided.

(2) **Maintenance** – The owner, tenant and/or agent, if any shall be jointly and severally responsible for maintaining such landscaping in a healthy, neat and orderly condition. The owner shall provide each landscaped area with a readily available water supply.

(3) **Plant Materials:**

(a) Plant materials used in conformance with provisions of this section shall equal or exceed existing or future standards as set for the State of Georgia. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in sealed containers with Georgia Department of Agriculture tags attached indicating the sod grower's compliance with the Department's quality control program.

(b) Trees shall be species of an average mature spread or crown greater than forty (40) feet and trunk(s), which can be maintained in a clean condition with over seven (7) feet of clear wood. Trees having an average mature spread or crown less than forty (40) feet may be substituted by grouping the same so as to create the minimum forty (40) foot crown spread. Trees shall be a minimum of six (6) feet in overall height immediately upon planting.

(c) Seventy-five percent (75%) of the required trees as determined by this section shall be a species that reaches at least forty (40) feet in height at maturity.

(d) **Shrubs and Hedges** – Shrubs shall be of good quality and in keeping with the architecture and landscaping. Hedges shall be of non-deciduous species and planted and maintained so as to form a continuous, unbroken, solid, visual screening within a maximum of two (2) years after planting.

(e) **Vines** – Vines shall be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.

(f) **Ground Covers** – Ground covers used in lieu of grass shall be placed in such a manner as to present a finished appearance.

(g) **Lawn Grass** – Grass shall be species normally grown as permanent lawn in the City of Perry. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion and providing that in areas where other than solid

sod is used, nurse-grass seed shall be sown for early coverage with protection until coverage is otherwise achieved.

- (4) **Generally.** All developments shall be landscaped according to a landscape and streetscape plan presented as a part of the site plans. The amount of landscaping required will depend on the amount and location of impervious surfaces excluding the roof of buildings. The required landscaped area will be equivalent to five (5) percent of the impervious area if parking is located in the side or rear yards. If parking is located in the front yard the minimum area for landscaping will be equivalent to ten (10) percent of the impervious area. Landscaping that is located in the portion of the planting yard that is not city right-of-way may be counted towards meeting the requirement.
- (5) **Medians.** Where medians are required, they shall be landscaped with low-lying (not to exceed two (2) feet high) ground cover, flowers and/or small shrubs that will not interfere with sight visibility or motorists or pedestrians.
- (6) **Street planting yard established.** An area parallel to the right-of-way being twenty (20) feet in width of which ten (10) feet can be city right-of-way, is hereby established as a street planting yard zone. The yard, as defined, shall be established along the boundary of the parkway right-of-way and private property fronting the parkway. The yard shall be devoted to interest-creating features, sidewalks, landscaping, street trees, or other agreed upon features. Installation and maintenance of features will be the responsibility of property owners.
- (7) **Street trees.** Street trees provide a good contrast to buildings and pavement and help soften the built environment. They enliven streetscapes by blending natural features with built features. Street trees also help buffer pedestrians from vehicles and offer summer shade. A minimum of one (1) tree per thirty-five (35) linear feet of frontage shall be planted. Trees may be ed or spaced at no more than thirty five-foot intervals. Street trees shall be placed within the street planting yard, or can be planted on the boundary of the right-of-way and private property. A recommended list of trees is available from the Community Development Department.
- (8) **Perimeter buffers.** When a single-family residence abuts the boundary of a commercial area, a six-foot privacy fence and a vegetated buffer of at least twenty-five (25) feet in width is required along the entire property line inside the focus area boundary, between the non-single family development and a single-family residence. Chain link fencing is not acceptable. Plants in the buffer must be a minimum of three (3) feet in height. The buffer must contain a minimum of one (1) tree per fifty (50) feet of lineal lot frontage. Perimeter buffers may be penetrated by utilities

and sidewalks and, if determined appropriate by the Community Development Department.

- (9) ***Parking lots.*** All parking lots shall contain one canopy tree per twenty (20) parking spaces. Trees must be at least two (2) inches in caliper when planted and be protected by a six-inch standing curbing or other approved protection for the trees.
- (10) ***Screening of parking areas.*** When parking areas are provided in a front yard (in between an arterial road right-of-way and a principle building), they shall be visually screened by a minimum two and one-half-foot high evergreen hedge or a landscaped earthen berm to obscure visibility of the parking lot from view from the corridor. Screening may be located in the planting yard if it does not impede other uses or purposes of the yard.

71.6.3. Other Applicable Regulations: The provisions of this Ordinance shall be subject to other applicable regulations where such regulations are more restrictive and not otherwise inconsistent with the provisions of this Ordinance.