

ORDINANCE NO. 2013-3

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL APPEARANCE, ENSURING PROTECTION, SAFETY, AND QUALITY OF LIFE OF THE CITIZENS; PRESERVING EXISTING OPEN SPACE AND NATIVE, EXISTING VEGETATION AND GREEN SPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

WHEREAS, the Farmington Planning Commission proposed comprehensive regulations to regulate landscaping for certain zones in the City of Farmington to enhance the general appearance of the city and preserve existing open space, native vegetation and green space; and

WHEREAS, after numerous work sessions and a final review during a regular scheduled planning commission meeting on April 22, 2013, a public hearing was held on May 28, 2013; and

WHEREAS, following public discussion, the Farmington Planning Commission voted unanimously to approve the ordinance and forward it to the Farmington City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS THAT:

Section 1: That the Landscaping Ordinance is attached hereto as "Exhibit A" and incorporated by reference in its entirety.


Section 2: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3: Severability Clause. In the event any part of the ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

PASSED AND APPROVED on its second reading this 8th day of July, 2013.


APPROVED:

By:


Ernie Penn, Mayor

ATTEST:

By:


Kelly Penn, City Clerk

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ORDINANCE NO. 2013-03

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL APPEARANCE, ENSURING PROTECTION, SAFETY, AND QUALITY OF LIFE OF THE CITIZENS; PRESERVING EXISTING OPEN SPACE AND NATIVE, EXISTING VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE I STATEMENT OF PURPOSE

The requirements set forth herein are enacted to: promote the health, safety and general welfare of the citizens of Farmington; enhance the attractiveness of the City by establishing standards for landscaping of new developments or additions in certain zones; protect native and specimen trees from unnecessary removal and from damage during construction; prevent unnecessary grading of land during construction; provide for tree, plant, and other natural vegetation material replacement; provide visual screening and sound buffers; screen incompatible land uses; improve air quality; slow or prevent storm water runoff; enhance appearance of parking lots; provide option of establishing parks within developments; provide enhanced habitat for wildlife; and ensure compliance with these standards in new developments and renovations.

ARTICLE II JURISDICTION

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas, any land added to the city limits, and/or planning district, for whatever reason, after the adoption of this ordinance.

ARTICLE III APPLICABILITY

The requirements of this ordinance shall apply in full, after the date that this ordinance is adopted, to:

- (1) Zoning Districts for which a building permit is required by the City of Farmington for new construction or addition to existing structure: General Commercial (C-1), Highway Commercial (C-2), Multi-Family Residential (MF-1), Multi-Family Residential (MF-2), Residential Office (R-O), Mobile Home Park (MHP), and Industrial (I).
- (2) New multi-lot residential development with designed entryway(s) and/or parking lot of sixty (60) or more spaces in Residential Estate (RE-1), Residential Estate (RE-2), Residential Single Family (R-1), and Residential Single Family (R-2).
- (3) New parking lots or expansion of existing parking lots in any zone which will increase parking spaces to sixty (60) or more spaces, or to parking lots with fewer than sixty (60) spaces, when the Planning Commission deems necessary for improved control and safety of pedestrians and motorists.

Exemption: Any individual who builds or remodels a single-family home located in any zoning district is exempted from all requirements of this ordinance.

ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

Approved by City Council

The following specific information shall be shown on a scaled Landscape Plan prepared by a licensed landscape architect or a certified landscape company. Nine copies of the Landscape Plan shall be submitted with the Site Plan in a 24" x 36" format to the City of Farmington Planning Commission for review and plan approval.

- (1) Total square footage of proposed landscape area.
- (2) Development project title with names and contact information of project planner, developer, owner, landscape architect or landscaper; scale, date, legend, North Arrow, and general vicinity map indicating existing land uses abutting all boundaries of the proposed development.
- (3) Street Frontage Buffer, Perimeter Buffer of sides and back with landscaping area marked with legend symbols for proposed landscaping, right of way, and easements. See ARTICLE VI and ARTICLE VII for specific requirements.
- (4) Proposed Parking Lot Buffer landscaping, as required in ARTICLE VIII, marked with legend symbols, including number of parking spaces; location of ingress, egress, and access roadways; location of pedestrian walkways.
- (5) Landscaping areas immediately adjacent to front of building(s). See ARTICLE IX -LANDSCAPING REQUIREMENTS ADJACENT TO BUILDING(S).
- (6) Location and general species of existing trees with a DBH of six (6) inches or greater and all Specimen Trees, located within street buffer planting area(s), required side and rear buffers, parking lot, areas, and other open areas. Trees that developer will preserve and trees developer requests to remove shall be clearly indicated.
- (7) Description of barrier protection that shall be used around preserved vegetation during construction. See ARTICLE V - GENERAL PROVISIONS, D. 3.
- (8) Plant list including plants, trees, ornamental grasses, and shrubs with common name and botanical name, cultivar or variety (including distinctive features such as flower color), size of container or tree caliper. See Article XIV for suggested landscape materials suitable for the Northwest Arkansas Planting Zone 6b.
- (9) Planting and installation details for shrubs and trees to ensure conformance with all required standards of this ordinance.
- (10) Location, description and size of other proposed or existing landscape improvements such as sidewalks, walls, fences, screens, earth berms; storm water collection facilities such as rain gardens and detention ponds; sculptures, statues, fountains, street furniture, outdoor lighting, courtyards, or other paved areas.
- (11) Location of existing and proposed physical features such as easements, streets, utilities, buildings, signs, and waterways.
- (12) Location of trash/refuse bin(s), service bays, loading areas or docks, outdoor storage areas, mechanical equipment, walk-in coolers, and description of proposed required screening. See Article V. General Provisions, M., N. O. and P.

- (13) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as well water), controller, backflow device, pressure reducer, waterline, and meter locations.
- (14) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XI – PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS.
- (15) Location and type of all existing and proposed outdoor lighting including: light pole standards and fixtures, showing location, number, height, light wattage, and design type; and any lights that will be attached to buildings or other structures.
- (16) "Sight-Triangle" at entryways clearly marked and proposed landscaping shown. See Article V. General Provisions, K. Sight-Triangle Requirements at Entryways.
- (17) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of required screening that will shield them from public view.

ARTICLE V GENERAL PROVISIONS

- A. Permits for building, paving, utilities, or construction shall not be issued until a Landscape Site Plan including all required information is approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- B. All landscaping design plans shall be designed with public safety in mind. Landscaping shall not interfere with motorist or pedestrian visibility and safety.
- C. Landscaping shall not interfere with the general function, safety, or accessibility of any gas, electric, water, sewer, telephone, television cable, or other utility easement; fire hydrant, traffic sign, or traffic signal.
- D. Preservation of existing vegetation:
 - (1) Retain and incorporate as is practical, substantial stands of healthy, disease free vegetation and environmentally sensitive or significant natural areas such as woodlands, prairie, and wetlands, into the development site.
 - (2) Credit for preservation of trees with a six inch (6") diameter or larger, or Specimen Trees, may result in reduction of number of required new trees and/or shrubs, after review and approval of developer's tree preservation proposal by Planning Commission.
 - (3) Preserved trees and other preserved vegetation shall be shown on Landscape Plan. Before construction work begins, trees shall be protected by installation of chain-link fencing protection barriers at drip-line of tree to prevent of tree root compaction in the critical root zone during building construction. Chain-link may be removed as necessary for final job completion. Other preserved vegetation shall be clearly marked with colored tape and flags.

- (4) Grading and removal of soil shall not occur within the drip line of canopy of tree(s) to be preserved.
- (5) Any type of construction debris or chemicals shall not be placed within twenty-five feet (25') of preserved trees.

E. Trees, shrubs, and plants used in the landscape design shall be:

- (1) Appropriate to the soil, sunlight, and soil-moisture conditions in which they are planted thus resulting in low maintenance, high-quality design, with limited water requirements. Vegetation native to the area is encouraged.
- (2) High-quality, nursery-grown stock of healthy condition that meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986, or as may be amended in the future.
- (3) Planted in a manner that ensures availability of sufficient soil and water immediately after planting, and with sufficient nutrients, weed barrier, irrigation system, and mulching, to sustain healthy growth.
- (4) Be planted in protected areas where vehicular traffic shall not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.
- (5) Trees, shrubs and other vegetation, at planting, shall meet the following specifications:

Vegetation Type	Minimum Diameter (when measured at height of 4.5 feet above ground level)	Minimum Height at Planting
Shade trees	2.5"	Variable (8' – 10')
Ornamental trees	1.5"	Variable (6' – 8')
Evergreen trees	---	Minimum of 6'
	Container Size	
Shrubs	3 gallon	2'-3' feet depending on variety
Ornamental grasses (perennial)	1 gallon	Variable

- (6) Where it is impossible or impractical to plant trees, developer may request approval from Planning Commission to substitute 3-gallon-size shrubs in a ratio of ten shrubs per one required shade tree.
- (7) Only non-invasive vegetation shall be planted. (See ARTICLE XIV for list of banned trees, shrubs, and other invasive vegetation.)

F. Groundcover Requirements in specified landscape design areas:

- (1) Living plant material. Grass or evergreen groundcover plants shall make up a minimum of 50% of the groundcover for landscaped areas. However, a larger percentage of evergreen groundcover is encouraged.
- (2) Mulch.

- (a) Commercially sold hardwood mulch shall be placed in all areas where there is no grass or evergreen groundcover.
- (b) Artificially colored mulch may not be used.
- (c) The minimum depth of the wood mulch shall be three (3) inches.
- (d) Owner shall be responsible for replacing or supplementing mulch annually to maintain a 3" depth.

- (3) Prohibited groundcover. Gravel base material, white chat, lava rock, asphalt, concrete, brick pavers, cement pavers, or other specific paver varieties, aggregate pavement material or other pavement material shall not be used. Invasive plants and invasive groundcover (listed in ARTICLE XIV) shall not be used.
- (4) Brick pavers, cement pavers, or other specific paver varieties shall not be used as groundcover but they may be used to create walkways.

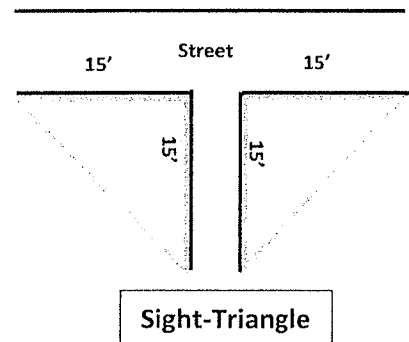
G. Massing, clustering, or grouping of required vegetative plant materials adds visual interest and is encouraged. Maximum distance between massed groups is twenty-five feet (25'). Groupings must be integrated into a planting bed or in a curbed area for easier maintenance and tidier appearance.

H. Landscaped areas shall include an irrigation system. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

I. Required landscape areas shall not include artificial trees, shrubs, plants, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission.

J. Street and highway rights-of-way shall be restored and maintained with turf grass or other vegetative ground cover.

K. Sight-Triangle requirements for business entryway:
Sight-Triangle shall measure fifteen (15) feet along the entryway and fifteen (15) feet along the Public Street or Highway.



Vegetation planted within sight-triangle shall be a maximum height of 30" – 36" at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists.

L. Detention Pond and Water Quality Pond Landscaping:

- (1) Perimeter of pond shall be landscaped with low, dense vegetation that hinders or prevents access into the detention pond area by small children, while maintaining a clear view of pond.
- (2) Pond landscaping shall be maintained to prevent clogged drains.

M. Trash/Refuse/Garbage Storage Areas Screening:

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.

- (3) Shall be screened five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.
- (4) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.
- (5) All types of chain-link fence screening and plain, unembellished concrete block walls shall be prohibited.
- (6) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.

N. Mechanical equipment screening.

- (1) All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a street or highway right-of-way, residential housing, or public park areas, shall be screened from view or positioned so that they are not highly visible.
- (2) Wall- or ground-mounted equipment shall be screened by any combination of: vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials; or other materials that match the primary building, and allow proper ventilation and service access.

O. Loading dock screening when located adjacent to all Residential, MF-1, MF-2, R-O, or MHP zoning districts, or can be viewed from a street or highway:

- (1) Shall be located at the side (toward the back of structure) or rear of building.
- (2) Shall not be located closer than 50 feet to any residential zone, unless loading dock area is wholly enclosed within a building.
- (3) Shall be screened on all visible sides by a wall with exterior finish similar to primary structure, and with vegetative screening that will be a minimum of seven feet (7') at maturity.

P. Walk-in Cooler Screening:

- (1) Shall be structurally integrated into the primary structure by screening walls with exterior finish similar to primary structure.
- (2) Vegetative screening with minimum height at maturity of seven feet (7') shall be planted in front of screening walls that are visible from residential areas and roadways.
- (3) Alternative, innovative screening combinations shall be considered by Planning Commission.

Q. In C-1 and C-2 zoning districts, merchandise displayed for sale must be located behind the fifteen foot (15') depth Street Frontage Buffer. This provision shall apply to new and existing commercial properties.

R. Protection of Public Safety and Welfare.

Whenever deemed necessary to protect the aesthetic value of property being developed, or adjoining or nearby properties, and to otherwise promote public health, safety or welfare, the Planning Commission shall specify additional conditions.

ARTICLE VI STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. To enhance the overall appearance of the City of Farmington; to provide a landscaped transition from the public right-of-way to private property buildings and parking lots; to provide a visual buffer from projecting headlights that might interfere with the vision of passing motorists and pedestrians; to improve the appearance of parking lots located adjacent to a public right-of-way, and to encourage preservation of existing trees and other existing vegetation.

B. General Provisions.

- (1) With approval of Planning Commission, several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Existing native trees of 6" DBH or larger, or Specimen Trees, shall be preserved anywhere within the street frontage buffer area unless preservation creates traffic hazards.
- (3) Preserved existing trees of 6" DBH or larger, or Specimen Trees, shall be substituted one preserved tree for two new trees in meeting the street frontage buffer tree requirements.
- (4) A corner lot with two street/highway rights-of-way must be planted using the Street Frontage Buffer options. The remaining side and rear shall use the Landscaped Perimeter landscape requirements.
- (5) Within each fifteen feet (15') depth and twenty-five linear feet (25') of street frontage, the required minimum number of trees and shrubs may be spaced separately, or grouped for most attractive appearance.
- (6) All landscaped areas shall be integrated into a curbed planting bed to ease maintenance and must utilize weed barrier and vegetative groundcover and wood mulch applied according to the standards in ARTICLE V, F. Gravel and other banned groundcover shall not be used.
- (7) Vegetation planted within three feet (3') of the right-of-way shall have maximum height of 30" – 36" at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, K. Sight-Triangle Requirements for business entryway.
- (8) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.
- (9) If a developer's request for fewer than required number of trees, shrubs, and any other vegetative materials per twenty-five linear feet (25') is approved by Planning Commission, remaining vegetation shall be planted elsewhere within development.

- (10) Where greater depth than 15 foot (15') minimum is used, number of required vegetative items shall be increased by two (2) per each five foot (5') increase in depth. Developer may choose from any combination of shade trees, ornamental trees, conifer trees, and/or shrubs for each additional five foot (5') buffer depth. With greater depth, adjustments to planting location requirements may be made upon review and approval of the Planning Commission.
- (11) Chain link fencing and any other type of wire fencing shall not be allowed.

C. Fifteen foot (15') Street Frontage Buffer Minimum Landscaping Requirements per twenty-five linear feet (25'):

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one Conifer (evergreen) tree a minimum of six (6') feet tall at planting.
- (2) Ten (10) shrubs (3 gallon size) with approximately 30% being ever-green.
- (3) Perennial ornamental grasses, perennial plants and other vegetation may be added at landscaper's discretion.
- (4) Mulch.

D. Wall Buffer - Per Twenty-Five Linear Feet (25')

- (1) Minimum three foot (3') high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet shall be designed by a structural engineer to ensure safety. Wrought iron fencing may also be used.
- (2) Minimum wall setback. Setback from city, county, or state right-of-way shall be determined by regulations of City, County or Arkansas State Highway Department to assure clear visibility

E. Landscaped Earth Berm Street Frontage Buffer Requirements

- (1) May be used if it does not create flooded roadways and walkways, and does not impede view of pedestrian and vehicular traffic.
- (2) Trees, shrubs, perennial ornamental grasses, and other vegetation may be incorporated into the landscaping design as best provides attractive street buffer while maintaining a clear view for motorists and pedestrians.
- (3) Maximum height shall be 30" – 36" in height at maturity anywhere within berm that pedestrian or motorist view might be impeded.
- (4) Sight-Triangle requirements at entryways shall be followed. See Article V. General Provisions, K. Sight-Triangle Requirements at Entryways for specific requirements.
- (5) At least fifty percent (50%) of groundcover on berm shall be turf grass or evergreen vegetation with remaining groundcover being mulch.

ARTICLE VII LANDSCAPED PERIMETER BUFFER IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

- A. Purpose.** Perimeter landscaping, a peripheral planting strip along the side and rear lot lines that separates land uses /or properties, prevents two adjacent commercial lots from becoming one large expanse of pavement; provides an aesthetically attractive separation between properties in densely developed areas; and protects residential dwellings by providing noise abatement, preventing glare from headlights and property lighting, and providing privacy; and enhances the general appearance of all properties.
- B. General Requirements.**
- (1) The Landscaping Plan for all proposed development shall show perimeter landscaping, in addition to landscaped street frontage buffer and interior parking lot landscaping that is required.
 - (2) Preservation of existing trees or other native vegetation is strongly encouraged and will count toward total number of required trees.
 - (3) Minimum Width. A ten (10) foot landscaped perimeter buffer is required along the side lot lines of a development.
 - (4) Required extension of side perimeter buffer shall extend from street frontage back to front edge of building unless property is adjacent to residential housing in which case the perimeter buffer shall extend the length of the property. See Article VII. E. below for specific requirements.
 - (5) No back perimeter buffer is required unless adjacent to residential housing. See Article VII. E. below for specific requirements.
- C. Landscaped Perimeter Buffer Minimum Requirements - per twenty-five (25') linear feet**
- (1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground
OR One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground OR one Conifer (evergreen) tree a minimum of six (6') feet tall at planting.
 - (2) Six (6) shrubs – 3 gallon size (with approximately one-half being evergreen shrubs)
 - (3) Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does not require mulch. (See Article V. General Provisions, F. Groundcover Requirements.)
 - (4) Massing/Grouping of Plantings. Massing, clustering, or grouping of alternating plant materials with a combination of trees and shrubs provides visual interest and is encouraged. The maximum distance between massed groups is twenty-five (25) feet.
- D. Vehicular access.** The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between adjacent lots and allowance may be made as necessary upon approval of Planning Commission.

E. Special Side and Rear Perimeter Screening Requirements for C-1, C-2, MHP, R-O, or Industrial Development Adjacent To Residential or Multi-Family Housing.

Developer shall provide complete screening by means of a physical barrier and landscaping.

- (1) The effective height of the physical barrier shall be a minimum of six feet (6') in height. Such a barrier shall consist of wood or masonry fencing, walls, and/or berms, and shall include required landscaping plant material.
- (2) Landscaping shall be placed in front of the barrier to provide noise abatement. It shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.
- (3) Tree preservation. Existing shade trees with DBH of six inches (6") or greater and/or Specimen Trees may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to two (2) new trees.

ARTICLE VIII PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. To improve the appearance of parking lot and entire property with attractive landscaping; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.

B. Applicability. Parking lot landscaping requirements shall apply to any development or addition requiring a building permit from the City of Farmington in COMMERCIAL (C-1) and COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I) Zoning Districts.

C. General Provisions.

- (1) Landscaping shall not block motorist or pedestrian view.
- (2) The landscape design of parking areas may vary based on the qualities and layout restrictions of the property to be developed.
- (3) Parking lot landscaping may be incorporated into the street frontage buffer landscaping requirements and the perimeter buffer landscaping requirements by adding additional landscaping to serve as a complete visual buffer between properties.

- (4) Landscaping may be added to the inaccessible, unusable corners of parking lots. Existing trees may be preserved in these areas.
- (5) Existing mature trees with a minimum six inch (6") DBH, or Specimen Trees, may be preserved and applied toward required tree requirements.
- (6) Minimum size of shade trees and ornamental trees at planting shall be:
Shade tree: 2.5" diameter @ 4.5 feet above ground
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
- (7) Parking island(s) shall be incorporated into new parking lots or expanded existing parking lots in any zone in which there will be sixty (60) spaces, or more, or in parking lots with fewer than sixty (60) spaces, when the Planning Commission deems them necessary for improved control and safety of pedestrians and motorists.
- (8) Each island shall be landscaped with a minimum of one hardy shade tree or ornamental tree, or low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
- (9) Mulch, turf grass and/or evergreen groundcover shall be used in each island.
- (10) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

D. Special Screening Standards for Parking Lot Adjacent To Residential and Multi-Family Housing Zones.

Development adjacent to a residential or multi-family zone, shall meet increased landscaping standards to minimize noise and light glare and to ensure privacy. The location and construction of such screening shall be approved by the Planning Commission.

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods.
- (2) Plant material shall be placed in front of the barrier to provide noise abatement and increase aesthetic quality of parking lot.
- (3) Trees and shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-half of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with DBH of six inches (6") or greater shall be included as a portion of the landscape screening.

ARTICLE IX LANDSCAPING REQUIREMENTS ADJACENT TO BUILDING(S)

A. Purpose. To enhance the overall appearance of the front of building(s) within a development.

- B. Landscaping Requirements.** Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building or buildings, spanning a minimum of one-third of building(s) frontage. Additional plantings on sides of building(s) are at discretion of builder or owner.

ARTICLE X RESIDENTIAL DEVELOPMENT LANDSCAPING

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, defines major entryways, defines vehicular and pedestrian roadways, increases property values, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic. Developers are encouraged to utilize some, or all, of these enhancements.
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryways, neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, or one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) or one conifer of six foot (6’) height or greater, per 25 linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. General Provisions, F. Groundcover Requirements.
 - (e) Vegetative materials may be grouped or massed for optimal aesthetic value.
 - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant motorist and pedestrian entry into and egress out of residential development.
 - (3) **Sight-Triangle size.** Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
 - (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE VIII - PARKING LOT LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS requirements.
 - (5) Neighborhood parks shall meet requirements of ARTICLE XI. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS.
- C. Fences, Walls, and Hedges.** Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of –materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XI. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

- J. Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. Appropriate landscaping materials.** Developer shall make every effort to preserve existing native trees of any size; Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials are listed in ARTICLE XIV. SUGGESTED LANDSCAPING MATERIALS – SHRUBS AND TREES, EVERGREEN AND DECIDUOUS. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Bicycle Rack (Minimum of one rack to park four bicycles).
 - (3) Open turf grass area
 - (4) ADA accessible walking trail or path into park area
 - (5) Trash receptacle
 - (6) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Twenty (20) shrubs.
 - (d) Perennial ornamental grass
 - (7) A minimum of one active-use enhancement shall be incorporated into the park, with developer choosing amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children’s playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Community garden(s)
 - (j) Frisbee/disk golf area
 - (k) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (l) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (m) Shuffleboard
 - (n) Bocce court
 - (o) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

A. Performance Bond Requirement. At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.
- (b) Replacement costs: \$500/ 1,000 square feet.

B. Installation. All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.

C. Delays in planting. When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.

D. Enforcement. Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements.

- E. **Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

- F. **Maintenance of Landscaped Areas by Commercial Property Owners.** Commercial property owner shall maintain landscaping as set forth in this ordinance.

- (1) Landscaped areas shall be mulched to prevent weed growth and maintain soil moisture.
- (2) All roadways, curbs and sidewalks shall be edged on a routine schedule in order to prevent encroachment from the adjacent grassed areas.
- (3) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.

- G. **Maintenance of Subdivision Entryways by Homeowners Association**

(1) For subdivisions developed within the City of Farmington, the property purchase agreement between subdivision Developer and Buyer shall be required to include a Homeowner's Association Agreement for the purpose of landscaping maintenance in any entryway, street frontage buffer, landscaped parking lot or other landscaped public area within the subdivision. Per-lot homeowner's dues may be set by the Association with dues accrued shall be used for any maintenance and re-planting of landscaping materials.

(2) Definition of Maintenance

Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) Replacement of Vegetative Materials.

Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

(4) Failure to Maintain Entryway, Street Frontage Buffer, Landscaped Parking Lot or Other Landscaped Public Area Landscaping.

a. Upon notification of a complaint of violation of the landscaping maintenance standards, the City of Farmington shall review the original approved landscape plans for the development, inspect the area, and determine whether a violation exists.

b. When a violation exists, a notice shall be sent to the Homeowners Association outlining the violation. Notice shall be deemed given when done so in writing and mailed to the Homeowners Association address on file with the Washington County Assessor's Office.

c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional 30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.

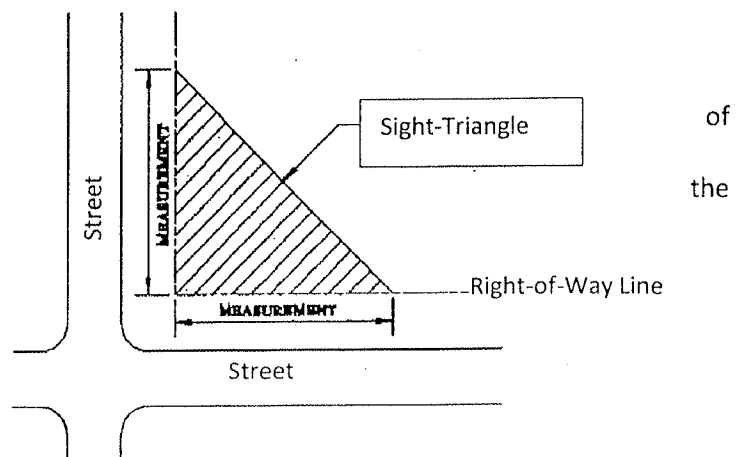
Approved by City Council

d. After the two (2) months due warning from City of Farmington, any needed clean-up and re-planting will be done by the City and full cost of vegetation replacement and/or labor shall be borne by Homeowners Association.

ARTICLE XIII DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide a visual and sound screening transition that reduces the impacts of one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. As a method of reducing the impact of noise and unsightly visual intrusions, an appropriate combination of more harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized.
3. *Canopy (shade) tree* - a species of tree that will grow to a mature height of at least 40 feet with a spread of at least 30 feet.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *DBH. (Diameter-at-breast height)* In the US, tree diameter is usually measured at 4.5 ft. (137 cm) above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *Evergreen* - a shrub or tree with foliage that remains green year-round. This term does not imply only spruce, pine, arborvitae, fir, and cedar trees or shrubs such as holly, but rather any variety of shrub or tree that does not drop its leaves seasonally.
9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, installed in a manner that provides continuous cover of the ground surface, and which normally reaches an average maximum height of not more than 24 inches at maturity.
11. *Hazardous Tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* - a permanent, artificial watering system designed to transport and distribute water to plants.

14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscaper* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
18. *Native Plant or Tree*- a plant or tree that lives or grows naturally in a particular region without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)
19. *Open Space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
20. *Ornamental Tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - that portion of an accommodation area set aside for the parking of a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and rear of a property.
24. *Preserve areas* - vegetative areas required to be preserved by law.
25. *Screen* - a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
26. *Shade Tree* - usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy.
27. *Shrub* - a self-supporting, deciduous or evergreen, woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than six feet in height at maturity.
28. *Sight-Triangle* - the area at a street or driveway intersection that must be kept clear sight obstructions. The triangle is formed by measuring from the point of intersection of street front and entryway.



29. *Specimen Tree* - a tree in good condition that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as:
DBH of twenty-four inches (24") or greater for large hardwoods such as oaks, hickories, maples, etc, DBH of four inches (4") or greater for small ornamental trees such as dogwoods, redbuds, etc. (Tree with multiple trunks below 4 1/2' will be measured at its narrowest point beneath the split).
Very large size for the species; being a rare variety; exceptional aesthetic quality. Specifically used by a builder, developer, or design professional as a focal point in a landscape project.
30. *Street Frontage Buffer* means the length of the property abutting one side of a main street or highway thoroughfare.
31. *Tree* - any self-supporting woody perennial plant which has a DBH* of two inches or more and which normally attains an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.
- *In the US, tree diameter is usually measured at 4.5 ft (137 cm) above ground level. Measurement at this height is referred to as diameter at breast height or DBH. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
32. *Xeriscape* - landscape methods which conserve water through the use of drought-tolerant plant and planting techniques.

XIV SUGGESTED LANDSCAPING MATERIALS – SHRUBS AND TREES, EVERGREEN AND DECIDUOUS & INSECT-PRONE OR INVASIVE TREES, SHRUBS, PLANTS; & BANNED LANDSCAPE MATERIALS

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	LEAF:	TEXTURE:	FORM:
Evergreen Shrubs:						
Abelia	Abelia X grandiflora 'Edward Goucher'	5'H X 6'W	Pink	GR/PP		Rounded
Aucuba	Aucuba japonica	6'H X 5'W		GR/YW	Bold	Rounded
Azalea	Azalea japonica 'Mother's Day'	4'H X 5'W	Rose			Rounded
Greenmound Boxwood	Buxus sempervirens 'Green Mound'	3'H X 3'W			Fine	Rounded
Wintergem Boxwood	Buxus microphylla 'Wintergem'	4'H X 5'W			Fine	Rounded
Wintergreen Boxwood	Buxus sinica 'Insularis'	4'H X 5'W			Fine	Rounded
Cherry Laurel	Prunus laurocerasus 'Otto Luyken'	4'H X 7'W	White			Rounded
Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	6'H X 6'W			Bold	Rounded
Helleri Holly	Ilex crenata 'Helleri'	3'H X 4'W			Fine	Rounded
Nellie Stevens Holly	Ilex X 'Nellie R. Stevens'	15'H X 10'W	Red Berry			Rounded
Sky Pencil Holly	Ilex crenata 'Sky Pencil'	10'H X 3'W			Fine	Upright
Bordeaux Yaupon Holly	Ilex vomitoria 'Condeaux'	2'H X 5'W			Fine	Rounded
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	8'H X 5'W			Fine	Rounded
Winterberry Holly	Ilex verticillata 'Red Sprite'	5'H X 5'W	Red Berry			
Creeping Juniper	Juniperus horizontalis 'Blue Rug'	1'H X 6'W		BL	Fine	Flat
Creeping Juniper	'Plumosa compacta'	1'H X 6'W		PP	Fine	
Creeping Juniper	'Blue Star'	1'H X 6'W		BL	Fine	Flat
Creeping Juniper	'Blue Chip'	1'H X 6'W		BL	Fine	Flat
Gold Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana aurea'	4'H X 6'W		GR/YW	Fine	
Loropetalum	Loropetalum chinense 'Purple Diamond'	4'H X 5'W	Fuschia	PP		Rounded
Mugo Pine	Pinus mugo 'Compacta'	3'H X 4'W			Fine	
Dwarf Nandina	Nandina domestica 'Firepower'	2'H X 3'W		GR/RD	Fine	Rounded
Nandina (Compact)	Nandina domestica 'Compacta'	5'H X 3'W	Red Berry	GR/PP	Fine	Rounded
Dwarf Alberta Spruce	Picea glauca 'Conica'	8'H X 5'W			Fine	Pyramidal
Leatherleaf Viburnum	Viburnum rhytidophyllum	10'H X 10'W	White	GR/PP	Bold	Rounded
Red Yucca	Hesperaloe parviflora	6'H X 4'W	Salmon		Fine	Spikey
Variegated Yucca	Yucca filamentosa 'Color Guard'	4'H X 4'W	White	GR/YW	Fine	Spikey

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	LEAF:	TEXTURE:	FORM:
Deciduous Shrubs:						
Dwarf Burning Bush	Euonymus alatus compactus	8'H X 10'W		GR/RD	Medium	Rounded
Butterfly Bush	Buddleia davidii nanhoensis 'Monum'	5'H X 5'W	Purple		Medium	
Cranberry Cotoneaster	Cotoneaster apiculatus	3'H X 7'W	White	GR/RD	Fine	Flat
American Cranberry Bush	Viburnum trilobum 'Bailey's Compact'	6'H X 6'W	White	GR/RD	Fine	
Dwarf Crapemyrtle	Lagerstroemia indica 'Moned'	4'H X 4'W	Red		Medium	
Dynamite Crapemyrtle	Lagerstroemia indica 'Whit II'	20'H X 15'W	Red		Medium	Upright
Weeping Crapemyrtle	Lagerstroemia indica X faueri 'Acoma'	7'H X 7'W	White			
Red-Dosier Dogwood	Cornus sericia 'Kelsey'	2.5'H X 2.5'W	Red Stem	GR/RD	Medium	Rounded
Black Lace Elderberry	Sambucus nigra 'Eva'	8'H X 8'W	Pink	PP	Fine	
Dwarf Forsythia	Forsythia 'Arnold Dwarf'	3'H X 7'W	Yellow		Medium	Rounded
Dwarf Oakleaf Hydrangea	Hydrangea quercifolia 'Sikes Dwarf'	4'H X 4'W	White	GR/PP	Bold	Rounded
Dwarf Lilac	Syringa meyeri 'Palibin'	5'H X 7'W	Purple		Medium	Upright
Japanese Maple	Acer palmatum dissectum 'Red Dragon'	5'H X 5'W		RD	Fine	Upright
Ninebark	Physocarpus opulifolios'Monlo'	10'H X 10'W	Pink	GR/PP	Bold	
Flowering Quince	Chaenomeles japonica	4'H X 5'W	Salmon		Medium	
Carpet Rose	Rosa X 'Noare'	2.5'H X 2.5'W	Red		Medium	Flat
Shrub Rose	Rosa X 'Radrazz'	4'H X 4'W	Red		Medium	Rounded
Rose of Sharon	Hibiscus syriacus	8'H X 6'W	Purple	YW	Bold	Upright
Anthony Waterer Spirea	Spiraea X bumalda 'Anthony Waterer'	5'H X 5'W	Pink		Medium	Rounded
Vanhoutte's Spirea	Spiraea X vanhouttei	8'H X 12'W	White		Fine	Rounded
Doublefile Viburnum	Viburnum plicatum tomen. 'Mariesii'	12'H X 15'W	White	GR/PP	Bold	Upright
Winter Jasmine	Jasminum nudiflorum	4'H X 7'W	Yellow		Fine	Weeping
Perennial Grasses:						
Blue Dune Lyme Grass	Elymus arenarius 'Blue Dune'	3'H	Blue	BL		Spikey
Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'	1'H X 1'W	White		Fine	Upright
Mexican Feather Grass	Nassella tenuissima	2'H X 2.5'W	Yellow	YW	Fine	Soft
Feather Reed Grass	Calamagrostis X acutiflora 'Karl Foerster'	6'H X 2'W	Yellow			Spikey
Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	3'H X 2'W	White		Fine	Upright

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	LEAF:	TEXTURE:	FORM:
Golden Liriope	Liriope spicata 'Silver Dragon'	1'H X 1.5'W	Purple	GR/YW		Weeping
Dwarf Maiden Grass	Miscanthus sinensis 'Little Kitten'	3'H X 1.5'W	White			Upright
Maiden Grass	Miscanthus sinensis 'Gracillimus'	8'H X 5'W	White			Fine Upright
Dwf. Var. Maiden Grass	Miscanthus sinensis 'Dixieland'	3'H X 4'W	White			Fine Upright
Mondo Grass	Ophiopogon japonicus 'Nanus'	.5'H	Black			Short
Monkey Grass	Liriope muscari 'Big Blue'	"15""H X 15""W"	Purple			Weeping
Muhley Grass	Muhlenbergia lindheimeri 'Lenca'	2'H X 4'W	Pink			Fine Spiky
Dwarf Pampas Grass	Cortaderia selloana 'Pumila'	10'H X 6'W	White			Spiky
Perennials:						
Black Knight Cannas	Canna X generalis 'Black Knight'	6'H X 2'W	Red	GR/PP	Bold	Upright
Purple Coneflower	Echinacea purpurea 'Magnus'	3'H X 2'W	Salmon			Upright
Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1.5'H X 2'W	Yellow		Fine	Loose
Daffodil	Narcissus X 'Ice Follies'	"18"" X 24""W"	White			
Shasta Daisy	Chrysanthemum X superbum	"2'H X 12""W"	White			
Gaura	Gaura lindheimeri 'Geyser Pink'	3'H X 3'W	Salmon		Fine	Loose
Hardy Hibiscus	Hibiscus X 'Fireball'	5'H X 3'W	Red			
Iris	Iris spp.	3'H X 2'W	Purple		Fine	Upright
Lamb's Ear	Stachy byzantina 'Silver Carpet'	"12""H X 3'W"		SV	Bold	Spreading
Stella Lily	Hemerocallis X 'Stella de Oro'	2'H X 2'W	Orange			
Penstemon	Penstemon 'Black Towers'	"30""H X 30""W"	Salmon	GR/PP		Upright
Husker Red Penstemon	Penstemon digitalis 'Husker Red'	3'H X 1'W	White	PP		Upright
Creeping Phlox	Phlox subulata 'Emerald Blue'	"6""H X 3'W"	Blue		Fine	Flat
Garden Phlox	Phlox paniculata 'Red Riding Hood'	3'H X 2'W	Red			Upright
Joe Pye Weed	Eupatorium spp.	"40""H X 3'W"	Blue	BL	Bold	Spiky
Dwarf Russian Sage	Perovskia atriplicifolia 'Little Spire'	2'H X 2'W	Purple	SV	Fine	Loose
Autumn Joy Sedum	Sedum X 'Autumn Joy'	"24""H X 24""W"	Salmon	GR/RD	Bold	Rounded
Speedwell	Veronica spicata 'Blue Carpet'	"8""H X 12""W"	Purple			
Black Eyed Susan	Rudbeckia fulgida var. sullivantii 'Goldsturm'	"2'H X 18""W"	Gold			Upright

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	LEAF:	TEXTURE:	FORM:
Evergreen Trees:						
Atlas Blue Cedar	Cedrus atlantica	40'H X 25'W		BL	Fine	Pyramidal
Foster Holly	Ilex X attenuata 'Fosteri #2'	25'H X 12'W	Red Berry		Fine	Pyramidal
American Holly	Ilex opaca		Red Berry			Pyramidal
Moonglow Juniper	Juniperus scopulorum 'Moonglow'	20'H X 8'W			Fine	Pyramidal
Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	15'H X 2'W			Fine	Pyramidal
Spartan Juniper	Juniperus chinensis 'Spartan'	15'H X 5'W			Fine	Pyramidal
Southern Magnolia	Magnolia grandiflora 'Bracken's Brown Beauty'	50'H X 30'W	White	BR	Bold	Pyramidal
Austrian Pine	Pinus nigra	60'H X 25'W			Fine	Pyramidal
Japanese Black Pine	Pinus thunbergii	80'H X 40'W			Fine	Pyramidal
Loblolly Pine	Pinus taeda	90'H X 50'W			Fine	
White Pine	Pinus strobus	65'H X 25'W			Fine	Pyramidal
Colorado Blue Spruce	Picea pungens	65'H X 25'W		BL	Fine	Pyramidal
Columnar Norway Spruce	Picea abies 'Cupressina'	30'H X 6'W			Fine	Pyramidal
Deciduous Trees:						
River Birch	Betula nigra 'Cully'	20'H X 20'W				
Red Buckeye	Aesculus pavia	15'H X 15'W	Red			
Chaste Tree	Vitex agnus-castus	25'H X 25'W	Purple		Fine	
Kwanzan Cherry	Prunus serrulata 'Kwanzan'	25'H X 20'W	Pink	GR/RD		Rounded
Yoshino Cherry	Prunus X yedoensis 'Akebono'	25'H X 25'W	Pink	GR/RD		Rounded
Prairiefire Crabapple	Malus X 'Prairiefire'	20'H X 20'W	Rose	PP		Rounded
Dwarf Bald Cypress	Taxodium distichum 'Skyward'	20'H X 6'W			Fine	Pyramidal
Cornelian Cherry	Cornus mas 'Golden Glory'	20'H X 20'W	Yellow	GR/RD		Rounded
Flowering Dogwood	Cornus florida 'Cloud Nine'	25'H X 25'W	White	GR/RD		Rounded
Red Flowering Dogwood	Cornus florida 'Cherokee Chief'	25'H X 25'W	Red	GR/RD		Rounded
Kousa Dogwood	Cornus kousa	20'H X 20'W	White	GR/RD		
Allee Elm	Ulmus parvifolia 'Elmer II'	50'H X 30'W				Rounded
Homestead Elm	Ulmus 'Homestead'	60'H X 35'W				Rounded
Lacebark Elm	Ulmus parvifolia	50'H X 30'W				Rounded
Chinese Fringe Tree	Chionanthus retusus	20'H X 25'W	White	GR/RD		

PLANT:	BOTANICAL NAME:	SIZE:	FLOWER:	LEAF:	TEXTURE:	FORM:
Deciduous Trees: (cont.)						
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W		GR/YW	Fine	Pyramidal
Thornless Honeylocust	Gleditsia triacanthos inermis 'Suncole'	35'H X 30'W	White		Fine	
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W		GR/YW		
Horse Chestnut	Aesculus X arnoldiana 'Autumn Splendor'	25'H X 25'W	Red	GR/RD		
Littleleaf Linden	Tilia cordata 'Sashazum'	50'H X 40'W				
Saucer Magnolia	Magnolia X 'Ann'	15'H X 12'W	Purple		Bold	Rounded
Norway Maple	Acer plantanoides 'Crimson King'	35'H X 25'W		GR/RD		Rounded
Red Maple	Acer rubrum 'October Glory'	50'H X 40'W		GR/RD		Rounded
Sugar Maple	Acer saccharum 'Green Mountain'	40'H X 25'W		GR/RD		Rounded
Amur Maple	Acer ginnala	20'H X 15'W		GR/RD		Rounded
Bloodgood Jap. Maple	Acer palmatum 'Bloodgood'	20'H X 15'W		RD		Rounded
Burr Oak	Quercus macrocarpa	80'H X 80'W				
Scarlet Oak	Quercus coccinea	75'H X 50'W		GR/RD		
Sawtooth Oak	Quercus acutissima	45'H X 40'W			Bold	
White Oak	Quercus alba	100'H X 60'W				
Red Oak	Quercus rubra	80'H X 40'W				
Willow Oak	Quercus phellos	60'H X 40'W			Fine	
Shumard Oak	Quercus shumardii	60'H X 50'W		GR/RD	Bold	
Water Oak	Quercus nigra	80'H X 60'W		GR/RD		
Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	White	GR/RD		Pyramidal
Pistachio	Pistacia chinensis	35'H X 35'W		GR/RD		
Purpleleaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink	pp		Rounded
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow			
Eastern Redbud	Cercis canadensis	30'H X 35'W	Purple		Bold	
Pansy Redbud	Cercis canadensis 'Forest Pansy'	20'H X 25'W	Purple	pp	Bold	
Serviceberry	Amelanchier X grandiflora 'Autumn Brilliance'	25'H X 25'W	White	GR/RD		
Smoke Tree	Cotinus coggyria 'Royal Purple'	15'H X 12'W	Pink	pp		Rounded
Japanese Snowbell	Styrax japonicus	30'H X 30'W	White	GR/RD		
Seedless Sweetgum	Liquidambar styraciflua 'Ward'	50'H X 30'W		GR/RD		
Tupelo	Nyssa Sylvatica	50'H X 30'W		GR/RD		Pyramidal