

7. TREE PRESERVATION INCENTIVES

(a) Tree Preservation Credits

The preservation of specimen trees and other existing trees within the site and at the property perimeter is strongly encouraged. As an incentive to encourage the preservation of as many trees as practical on a development site, credit towards the minimum landscaping requirements may be applied to all existing trees in good health and condition which are retained as long as the intent and applicable standards of this Section are fully met. Credits shall be granted in accordance with the following standards:

(1) Qualifying Attributes

Preserved vegetation must be in good health and condition, and must be protected as described in Section 30-5.B.8, Tree Protection During Construction.

(2) Exempted Trees

The following trees, regardless of their size, shall be exempted from the requirements in this section.

- a. Southern Yellow Pine;
- b. Bradford Pear;
- c. Mulberry; and
- d. Silver Maple.

(3) Tree Death

If a preserved tree dies within twenty-four months of the completion of the landscape project, it must be replaced with the total number of trees which were credited to the existing tree, and the size of the new tree must comply with the size requirements for new trees as established in this section.

(b) Credit Toward Open Space

If specimen trees or groves of three or more trees over 4-inch caliper are preserved and protected during development of the site (beyond those credited toward landscaping requirements), credit may be applied toward the required open space acreage by calculating the area of the critical root zone circumference and multiplying that square footage by three, deriving a 300 percent credit. (See also Section 30-5.C.4, Bonuses and Incentives.)

(c) Reduction in the Minimum Number of Required Parking Spaces

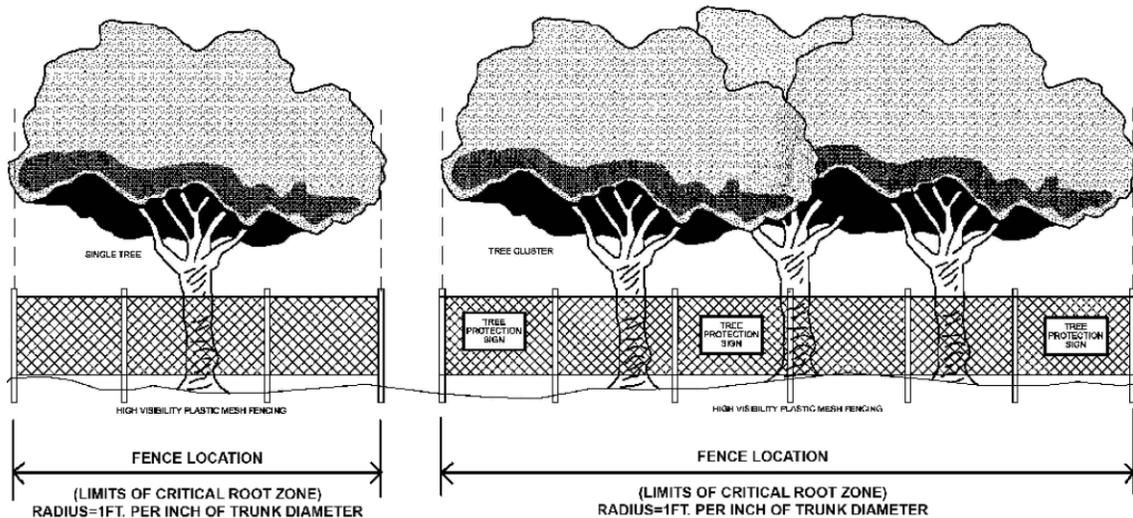
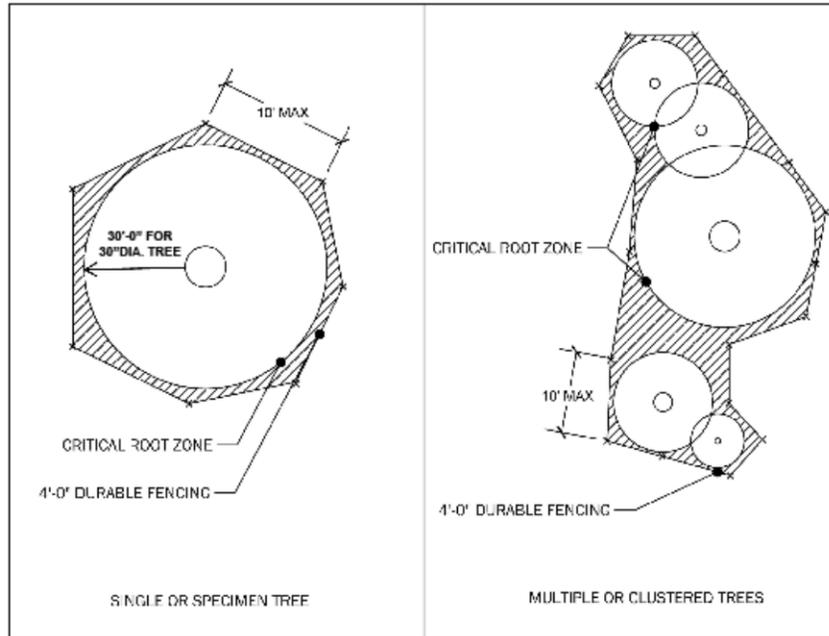
Up to a five percent reduction in the number of off-street parking spaces required on a development site shall be allowed if the reduction in the amount of required pavement will preserve the root zones of existing healthy specimen trees. The amount of reduction can be determined only after taking into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be agreed upon by both the applicant and the City Manager. Alternative paving materials (see Section 30-5.A.8.i, Alternative Materials) may be required by the City Manager in cases where required parking areas encroach upon critical root zones.

Tree Preservation/ Protection-

PRIOR TO CONSTRUCTION:

The contractor or subcontractor shall construct and maintain, for each protected tree or group of trees on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the trees to protect them from construction activity. All protective fencing shall be in place prior to commencement of any site work and remain in place until all exterior work has been completed.

PROTECTIVE FENCING:



Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet (4') high and supported at a maximum of ten-foot (10') intervals by approved methods sufficient enough to keep the fence upright and in place. The fencing shall be of a highly visible material, and shall have a tree protection sign affixed to the fence every two hundred (200) feet in such a manner to be clearly visible to the workers on-site.