CHAPTER 23
LANDSCAPE REQUIREMENTS

Section 2300	Purpose
Section 2310	Applicability and Exemptions
Section 2320	Landscape Requirements
Section 2330	Administration
Section 2340	Enforcement

Section 2300 Purpose

The landscaping, screening requirements specified herein are intended to foster aesthetically pleasing and functional development. The regulations are intended to increase the compatibility between adjacent land uses and accessory structures and uses within and between developments. It is also the intent of this Section to establish regulations limiting the removal and ensuring the replacement of trees within the City to safeguard the ecological and aesthetic environment of the community.

The requirements serve to minimize impacts from noise, dust, debris and motor vehicle emissions to surrounding land uses. Therefore, preserving property values and the character of neighborhoods.

Section 2310 Applicability and Exemptions

The landscape requirements herein established shall be effective beginning September 6, 2002 and upon approval by the Coweta City Council and shall be applicable to all land for which a building permit is sought, including new development and expansion of existing uses described as:

A. New Development: The provisions of this Chapter apply to all new tentative plans and development plans submitted after the effective date of this Chapter.

B. Expansion of Existing Uses: Approved plans and development existing prior to the effective date of this Chapter shall comply with the regulations under which approval was given, and shall be subject to the provisions of this Chapter if proposed expansion will exceed twenty-five percent of the gross floor or lot area of the existing development. The area and type of landscaping required shall be determined relative to the entire area of the development.

However, the landscape requirements shall not be applicable to the following:

A. Land used for single family or duplex dwellings where only one such structure is to be constructed on the lot;

B. Restoration of a building constructed prior to September 6, 2002, which is damaged by fire, explosion, floor or other catastrophe:

C. Interior remodeling;

D. Land for which a detailed landscape plan has been approved by the Planning Commission prior to date of approval by the Coweta City Council, pursuant to its review of a Planned Unit Development, provided, however, that landscaping is installed in accordance with the approved detailed landscape plan prior to adoption of this Ordinance by the Coweta City Council;

E. Construction of a structure, other than a building, which does not increase the developed area of a lot more than 30 square feet;

F. Barns and similar types of structures on AG (Agriculture) zoned property.

Section 2320 Landscape Requirements

A. Frontage and Perimeter Requirements

1. Not less than 15% of the street yard shall be established and maintained as landscaped area.

2. Within the lot, a landscaped area shall be established and maintained Which is not less than ten feet in width and which extends along the entirety of abutting street right-of-way, except at points of vehicular access.

3. Within the lot, off-street parking areas shall be separated from an abutting residential district or residential development area in a PUD, by a landscaped area which is not less than ten feet in width.

4. In computing the landscaped area required in number 1 above, landscaped areas established as required by number 2 and 3 above, if located within the street yard, shall be included in the computation.

5. The requirements set forth in Section 2320.A shall not be applicable to properties where no street yard exists or is required.

B. Parking Area Requirements
Within surface off-street parking areas, landscaped areas shall be established and maintained as follows:

1. For lots 2.5 acres or less in size, no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet;

2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

C. Tree Requirements

1. Within the street yard, trees shall be preserved or planted and maintained or replaced as follows:

   One tree for each 1,500 square feet, or fraction thereof, of street yard.

2. For surface parking areas located outside the street yard, one tree for each 10 parking spaces, with at least one tree in each required landscaped area, shall be preserved or planted and maintained or replaced.

3. An existing or planted tree which is at least six inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirement of Subsection 2320.C.1, provided there is no alteration of the soil grade under an existing tree's dripline.

4. Planted trees shall be planted in a pervious area not less than three feet in diameter.

5. Minimum tree sizes at time of planting shall be as follows:

   a. Ornamental trees shall be not less than six feet in height and one inch in caliper:
   b. Conifers and evergreen trees, such as pine, spruce or cedar, shall be not less than five feet in height; and
   c. Canopy trees shall not be less than eight feet in height and 1 ½ inch in caliper.

6. Incentive Credits:

   To encourage preservation of existing mature trees and/or the planting of larger trees, for each tree on site prior to new construction which is retained and/or the planting of a 6 inch caliper tree or greater within the front or side yard building setback will count towards 2.5 trees for each 1,500 square feet of street yard required in Section 2320 C.1. In addition, for each tree preserved on site twelve inches in caliper or greater, shall constitute 1.5 square feet of landscaped area for the purpose of meeting the requirement of 15% street yard landscaping and/or parking area landscaping.

7. Parking Credits:

   In order to encourage the preservation of trees that are already established and growing, an additional credit for existing trees that are preserved rather than

planted, will reduce the required number of off-street parking spaces by one space for each tree in good condition which is greater than twelve inches in caliper and is located within the front or side yard setback of the site.

D. Outdoor Storage Areas

Outdoor storage is used for the storage of garbage, equipment and other materials. The screening of outdoor storage shall consist of a decorative sight-obscuring, or screening fence and/or a solid planting screen predominantly of evergreens. To be no less than 5 feet in height at maturity.

E. Miscellaneous Requirements

1. Required landscaping shall not include artificial plants, trees or other artificial vegetation.

2. Required landscaping shall be irrigated by one of the following methods:

   a. An underground sprinkling system;
   b. A drip system; or
   c. A hose attachment within 100 feet of all landscaped areas.

3. All landscaped areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.

4. Landscaping areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.

5. Required landscaping shall be maintained in a live and healthy condition and shall be replaced as necessary to comply therewith.

6. Required landscaped areas shall be maintained free of debris and litter.

7. Required landscaping shall be installed in accordance with an approved landscape plan.

Section 2330 Administration

A. Landscape Plan: An application for a building permit for uses requiring landscaping, as set forth in Section 2310 shall include a landscape plan which provides the following:

1. Ten (10) copies of all full sized documents and drawings folded not rolled For all graphic and plan drawings, a scale of not less than one inch equals one hundred feet (1" = 100') shall be used.

2. The date, scale, north arrow, project name and name of the owner;

3. The locations and dimensions of all existing and/or proposed parking lots, drives, roadways, and rights of way, sidewalks, bicycle paths, free-standing signs, refuse disposal areas, free-standing electrical equipment, building mounted, heating, ventilating and air circulation equipment, and all fences;

4. The location of property lines and dimensions of the tract;

5. The approximate location of significant drainage features, the location and size of existing and proposed utility easements, overhead utility lines on or adjacent to the lot;

6. Species, planting size and location of proposed plant material required under this chapter and location and size of the proposed landscaped areas;

7. Planting details and/or specifications:

8. Method of protecting the existing trees which are to be retained from damage during construction;

9. Location of hose connections and other water system sources or devices, the location and placement of all proposed waterlines and sprinkler heads of irrigation systems proposed;

10. The following calculations, in square feet, displayed on the landscape plan:

    i. Total site area
    ii. Total area devoted to off-street parking (including access drives)
    iii. Total area devoted to impervious surfaces
    iv. Total landscaped area
    v. Total parking lot landscaped area
    vi. Total internal landscaping

11. The delineation of the sight distance triangle where applicable;

12. The schedule of installation of required landscaping and appurtenances, which shall satisfy installation of all required landscaping and appurtenances, except trees, prior to the issuance of a certificate of occupancy and further specify installation of required trees within the landscape plan within 120 days after issuance of the occupancy permit.

B. Certification of Installation: Prior to the issuance of a certificate of occupancy, written certification shall be submitted to the City by an architect, landscape architect or engineer authorized to do business in the State of Oklahoma that the installation of the landscaping and appurtenances, except trees, are in accordance

with the approved landscape plan. Prior to or within 120 days of the issuance of the occupancy permit, written certification of an architect, landscape architect or engineer authorized for business in the State of Oklahoma that all trees have been installed in accordance with the approved landscape plan shall be submitted to the City.

C. Administrative Review: After receipt of a landscape plan, the designated administrative official shall:

1. Approve the landscape plan as complying with the requirements of this chapter;

2. Approve the landscape plan with conditions which bring it into compliance with the requirements of this chapter; or

3. Reject the landscape plan as failing to comply with the requirements of this chapter.

D. Appeal Process: In accordance with the provisions of Chapter 20 of the Coweta Zoning Code, an appeal to the Board of Adjustment may be taken by any person aggrieved by a determination.

E. Definitions: For purposes of this chapter, the following definitions shall apply:

"Caliper" shall mean the diameter of the tree trunk measured at 6" above ground level for a tree trunk having a diameter of 4" or less and the diameter of the tree trunk measured at 12" above ground level for a tree trunk having a diameter exceeding 4".

"Dripline" shall mean the periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

"Landscaped Area" shall mean the unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rock, pools and planters.

"Street Yard" shall mean the minimum required yard (residential) abutting a public street or the area of a lot contained between the minimum required building setback line (non-residential) and an abutting public street.

"Tree" shall mean a woody plant having one or more defined stems or trunks and having a defined crown and customarily attained a mature height of 8' or greater or a woody plant set forth within a list of trees as defined on the attached list of recommended deciduous and evergreen and broadleaf evergreen trees.

Section 2340 Enforcement

A. Any person, firm, or corporation violating any provisions of this chapter shall be punished in accordance with Chapter 19 Section 1920 of the City of Coweta Zoning Code.

B. For a filing fee of $75.00, an applicant may present to the Coweta Board of Adjustment an alternate landscape plan with a narrative explaining the reasons for proposing the alternative plan. Submittal requirements of Section 2330 A.1 will still apply to any alternate landscape plan submitted. Items not in compliance with this Ordinance must clearly be marked on the plan and discussed in the narrative. The Board of Adjustment will act accordingly under Chapter 20 of the Coweta Zoning Code and hardship must be proven in order to approve the alternative plan, financial reasons is not a valid hardship. Appeals to any ruling by the Board of Adjustment can be filed in District Court according to Chapter 20 of the Zoning Code.

Board of Adjustment filing procedures and property owner notification shall be complied with according to Chapter 20 of the Coweta Zoning Code.