

CHAPTER 17

LANDSCAPE REQUIREMENTS

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SECTION 1700 PURPOSE

The purposes of the Landscape requirements are:

- A. To promote the beautification of the City of Sapulpa and to enhance the quality of life;
- B. To promote reasonable preservation and replenishment of valued trees and vegetation;
- C. To aid in establishing an ecological balance by contributing to air purification, oxygen regeneration, ground water recharge and storm water runoff retardation;
- D. To achieve a meaningful urban forest, while permitting economically feasible urban development to occur.

SECTION 1701 APPLICABILITY AND EXEMPTIONS

The landscape herein established shall be applicable to all land for which a building permit is sought; provided, however, that the landscape requirements shall not be applicable to the following:

- A. Individual single family or duplex lots where only one such structure is to be constructed on the lot; or barns and similar types of structures on AG (Agriculture) zoned property;
- B. Restoration of buildings constructed prior to the adoption date of this ordinance which are damaged by fire, flood or other catastrophe;
- C. Interior remodeling; or
- D. Construction of a structure, other than a building, which does not increase the developed area of a lot more than 30 square feet.

SECTION 1702 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 seven and one-half (7.5) feet in width and which extends along the entirety of the abutting street right of way. For lots abutting arterial streets a landscaped area shall be established which is not less than ten (10) feet in width.

3. Within a lot used for office, commercial, industrial, or multi-family residential purposes, off street parking shall be separated from an abutting residential district or residential development area (as in a PUD) by a landscaped area of not less than ten (10) feet in width.
4. Required building setbacks shall be landscaped with street yard standards.
5. Street yard landscaped areas shall be included in the minimum computation of Section 1702.A.1.
6. New single family or duplex residential additions abutting arterial streets shall provide a landscaped buffer of not less than ten (10) feet in width. Setbacks from the arterial, which are larger than ten (10) feet, will be provided at each side of the project entry, drive at its intersection with an arterial.
7. For lots abutting state highway rights of way, a landscaped area shall be established which is not less than fifteen (15) feet in width and which extends along the entirety of the abutting arterial.
8. Landscaping shall not be required in vehicular access points and shall not be allowed to obstruct site triangles.

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 which contains at least 30 square feet having a minimum width or diameter of five feet. A landscaped area must contain at least one tree.
2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area which contains at least 100 square feet having a minimum width or diameter of seven feet. A landscaped area must contain at least one tree; however, all landscape areas 200 square feet or more on size shall contain at least two trees.

C. Tree Requirements – trees, as defined herein, shall be selected from those listed in appendix C. Additional tree requirements include the following:

1. Within the street yard, trees shall be preserved, planted and maintained, or replaced as follows:
 - a. One tree for each 1000 square feet, or fraction thereof, of street yard.
 - b. Each existing tree in the required street yard which is at least six inches in calioer and which is removed for the development of the parking area, shall be replaced at a 2:1 ratio within the required street yard. In other words, two (2) replacement trees shall be counted as one (1) tree purposes of compliance with street yard planting requirements.
2. One tree for each ten (10) parking spaces shall be required for surface parking areas, located outside the street yard, in all zoning districts except CBD. Each required landscape area shall require at least one tree.
3. If surface parking areas, located in the CBD zoning district and designed for 20 or more spaces, have parking areas within 25 feet of a public street right of way, then trees shall be preserved, planted and maintained, or replaced as follows:
 - a. One tree for each 35 lineal feet of parking area located along and parallel to the street boundary; and

- b. Required trees shall be located within 10 feet of the public street right of way.
 - 4. An existing or planted tree which is at least 6 inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirements of subsection 1702.C.1., provided that there is no alteration of the soil grade under the existing tree's drip line.
 - 5. Planted trees shall be planted in pervious area not less than three feet in diameter.
 - 6. Minimum tree sizes at the time of planting shall be as follows:
 - a. Ornamental trees shall not be less than 6 feet in height and 1 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 2 inches in caliper.
 - 7. Surface parking areas designed for 10 or more and located within 25 feet of state highway rights of way trees shall have trees planted, preserved and/or replaced as follows:
 - a. One tree for each lineal foot of parking area which is located along and parallel to the street boundary; and
 - b. Each existing tree in the required street yard which is less than six (6) inches in caliper and which is removed for development of the parking area shall be replaced at a 3:1 ratio within the required street yard. In other words, three (3) trees shall count as one (1) for the purpose of compliance with street yardplanting requirements.
 - 8. Landscaped buffers separating new single family or duplex residential additions from arterial streets shall be treated as follows:
 - a. A minimum of one tree shall be planted for each 50 feet of lineal street frontage.
 - b. Tree sizes shall conform to the standards outlined in this section.
 - c. Each existing tree which is removed, or caused to be removed by the developer of the addition during grading or utility placement and which is larger than six inches in caliper when measured at three feet above the ground, shall be replaced at a 2:1 ratio with trees sized as designated in this section. The new trees shall be located within the 10 foot landscaping buffer area adjacent to the arterial street or the expanded entry area setbacks. Two (2) replacement trees count as one (1) tree toward the satisfaction of the 1 per 50 linear foot requirement in Section 1702.C.8.a.
 - d. Preservation or planting of trees, larger than six (6) inches in caliper, within the required landscaped areas shall be considered as two (2) for the purpose of determining compliance with the requirements of subsection 1702.C.8.a., provided there is no alteration of the soil under the existing tree's dripline.
- D. Miscellaneous Requirements
- 1. Artificial vegetation of any type will not satisfy the requirements of this chapter.
 - 2. Required landscaping will be irrigated by one of the following methods:
 - a. An underground sprinkler 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 shall not obstruct traffic visibility.

5. Required landscaping shall be maintained in alive and healthy condition and shall be replaced as necessary to comply herewith. In addition landscape area will be neatly trimmed and mowed and free of weeds.
6. Required landscaped areas shall be maintained free of debris and litter.

E. Incentive Credits

To encourage preservation of existing mature trees and or planting of larger trees, each square foot of landscaped area which is permeable and within the drip line of a tree of at least six inches in caliper shall constitute 1.5 square feet of landscaped area for the purpose of meeting the 15% street yard landscaping requirement. The following conditions shall apply:

1. Overlapping drip line areas shall be counted only once.
2. At least one-half of the drip line shall be permeable.
3. The original grade of the drip line shall not be changed.
4. The 1/5 square foot credit shall not constitute more than 25% of the landscape requirement.

- F. Parking Credits – All nonresidential development, requesting a building permit prior to the adoption date of this ordinance shall be given one acre or less in size, the following parking credit:

The required number of off street parking spaces shall be reduced by one space for each 300 square feet of street yard which is required to be landscaped by Subsection 1702.A.1.

SECTION 1703 ADMINISTRATION

- A. Landscape Plan – An application for a building permit for uses requiring landscaping, as set forth in Section 1701, shall include a landscape plan which provides the following:
1. The date, scale, north arrow, project name and name of owner.
 2. The location of the property lines and dimensions of the tract.
 3. The approximate center line of existing water courses; the approximate location of significant drainage features; the location and size of existing and proposed utility easements and overhead utility lines on or adjacent to the lot; and the existing and proposed sidewalks on or adjacent to the lot.
 4. The location, size and type (trees, shrub, ground cover, or grass) of proposed landscaping and the location and size of the proposed landscaping areas.
 5. Planting details and or specifications.
 6. The method of protecting damage to the existing trees which are to be retained during construction.

7. The proposed irrigation system, including a drawing of the nature and the location of the system.
 8. The schedule of installation of required landscaping and appurtenances shall occur prior to the hookup of utilities. The planning staff may grant approval of hook up prior to the completion of tree installation, based upon a specific tree planting schedule, not to exceed a temporary occupancy permit time limit.
- B. Certification of Installation – Prior to utility hook up, the owner, an architect or a professional engineer licensed to practice in the State of Oklahoma shall certify in writing to the City that the installation of the landscaping and appurtenances has been accomplished in accordance with the approved landscape plan.
In the event that the Urban Development Staff has granted approval for hook up of utilities prior to the completion of tree planting, the owner, an architect, landscape architect or a professional engineer licensed to practice in the State of Oklahoma shall provide written certification that all trees have been installed in accordance with the approved plan. Such certification shall be provided prior to issuance of the occupancy permit or within the time frame approved in the specific tree planting schedule, and shall not exceed the time allowed in the temporary occupancy permit. If certification is not received within this time frame, it will be considered a violation of the Zoning Code and the developer will be subject to fines until certification has been received.
- C. Administrative Review – After receipt of the landscaping plan, the Urban Development staff shall:
1. Approve the landscaping plan as complying with the requirements of this Chapter; or
 2. Approve the landscape plan with conditions which bring it into compliance with the requirement of this Chapter; or
 3. Reject the landscape plan as failing to comply with the requirements of this Chapter.
- D. Alternative Compliance – If the City Planner rejects the landscape plan, the application may request, after payment of a \$50 fee, that the Board of Adjustment review the plan and determine that the plans as presented implements the intent of the Chapter although it does not meet the technical requirements of this Chapter. However, in the case of such an appeal, public notice shall be given to abutting property owners and a notice published in the paper.
- E. Right-of-Way Use Agreements Required
1. Any construction subject to this chapter that is adjacent to or will affect the City owned right-of-way must have an approved Right-of-Way Use Agreement prior to the beginning of construction.
 2. The Right-of-Way Use Agreement shall be in the form as approved by the City.