

- k. A delineation of tree save areas in which trees have been inventoried for density calculations;
- l. If applicable, locations and details of all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.); and
- m. Additional information as required on a case-by-case basis.

The above items may be integrated into the normal application requirements and submittals.

- B. Minor additions to existing development require only a sketch showing changes to be submitted to the Director for review and approval.

3.2.7 Minimum tree density requirement.

- A. All sites within the City other than 'For-Sale' residential lots shall maintain a Minimum Tree Density of twenty (20) units per acre. All sites within the City other than 'For-Sale' residential lots shall maintain a minimum tree density of 20 units per acre. The term "unit" is an expression of basal area as defined herein, and is not synonymous with "tree". The density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in Appendix A to this Ordinance. The developer shall be subject to the minimum tree density requirement set forth in this paragraph, but the developer shall base its density calculations on the net site area excluding the acreage required for Buffers and infrastructure improvements (roads, utility lines, detention ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.
- B. All newly constructed 'For-Sale' residential lots in the City shall maintain a minimum tree density based upon the maximum number of trees that can be maintained within thirty percent (30%) of the lot's plantable area, taking into consideration the standards established in this Ordinance for tree size and separation. The density requirement must be met whether or not the individual lot had trees prior to development. The density requirement is calculated by determining lot size and deducting the impervious area, assigning the necessary root zone for trees (400 sq. ft. for Overstory trees and 200 sq. ft. for Understory trees). All 'For-Sale' residential lots constructed prior to the effective date of this Ordinance are required to maintain the requirements of this Section at a twenty percent (20%) level, rather than the thirty percent (30%) requirement used for new construction.
- C. The density may be achieved by counting existing trees to be preserved, planting new trees according to the minimum standards of this Ordinance, or some combination of the two. In addition, replanting on such lots shall be at a ratio of not less than one (1) Overstory tree (minimum two-inch (2") caliper) for every three (3) Understory trees (minimum one-inch (1") caliper). No more than thirty percent (30%) of any one genus may be included in any replanting plan. Vegetated runoff reduction measures which include trees may count toward the tree density requirement.
- D. Notwithstanding the foregoing, it is required that all reasonable efforts be made to save Specimen trees. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location and the like). Developers shall receive a density credit of two (2) times the assigned unit value for each Specimen Tree saved by utilizing an alternate design. Specimen trees that cannot be saved must be replaced with trees having a total density equal three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Specimen Trees removed without prior approval shall be replaced with trees equal to eight (8) times the unit value with a minimum four-inch (4") tree caliper and subject to the applicable penalties as described in Section 3.2.19.
- E. The intent of these Regulations is to insure that a minimum density of trees is maintained on all developed sites. Occasionally, this intent cannot be met because a project site will not bear the required density of trees. To provide some alternatives in such cases, two alternative methods of