

ARTICLE 6: DESIGN AND IMPROVEMENT STANDARDS FOR MAJOR SUBDIVISIONS

6-10 LANDSCAPING AND TREE PLANTING STANDARDS - The requirements for landscaping, land use buffers and tree planting shall be as follows:

6-10(a) LANDSCAPE AND LAND USE BUFFERS - All land subdivision plans shall conform to the requirements of Article 18 of the Zoning Ordinance.

6-10(b) STREET TREE PLANTINGS FOR RESIDENTIAL LOCAL AND COLLECTOR/CONNECTOR STREETS - Street plantings shall be required on all collector/connector and local streets in all residential subdivisions in accordance with the following provisions:

6-10(b)(1) TYPE AND NUMBER - Trees to be planted shall be of the deciduous type, and shall be of a type of root growth pattern that minimizes potential damage to street and utility facilities. A listing of approved trees shall be included in the Planting Manual. Trees shall be required at the standard of one (1) tree per 45 feet of street frontage for large trees, 35 feet for medium trees, and 25 feet for small trees.

6-10(b)(2) LOCATION CRITERIA - Two options shall be permitted at the developer's discretion. The first option shall be to place the trees within a planting easement with a minimum width of 5', to be located immediately adjacent and parallel to the street right-of-way. The second option shall be to plant the trees within the street right-of-way between the street curb and the sidewalk in the area, commonly called the "utility strip." The developer's choice shall be shown on the appropriate subdivision and development plans, and shall be consistent on any given street. Large and small trees may be planted in a utility strip with a width of seven (7) feet or greater. Medium trees may be planted in a utility strip with a width of five (5) feet or greater. No street tree shall be located in the right-of-way within ~~forty (40)~~ seventy-five (75) feet of the street intersection.

6-10(b)(3) PLATTING REQUIREMENT - The cross-section to be utilized shall be determined at the time of Commission action on the preliminary sub-division plan, and shall also be reflected on the final subdivision plan. The final subdivision plan shall contain a note stating that the maximum number of any one species of trees to be used is 25, or 25 percent of the total number of trees, whichever is greater. At least four (4), and no more than six (6), alternative species shall be listed on the final plat. The final plan will also indicate (by symbol) the number of trees required on each lot, based on Section 6-10(b)(1) above, and their general location. The final sub-division plan shall also contain a note stating that the street trees required herein, within either the right-of-way or designated easement, shall be maintained by the property owner in accordance with Section 6-10(b)(5) herein below. A note stating that no tree may be removed without the approval of the Urban Forester shall also appear on the final plan. A fee in the amount of ten dollars (\$10.00) per tree shown on the plat, payable to the Lexington-Fayette Urban County Government, shall be paid by the developer and collected at the time of the recording of the final record plan.

6-10(b)(4) PLANTING - It shall be the responsibility of the developer to plant the required street trees in accordance with the Engineering Manuals.

6-10(b)(5) MAINTENANCE - The developer shall maintain all trees for a period of one year from the date of their planting and shall replace any required tree that dies within one year of its planting. Upon the expiration of one year from the date of planting, the owner of the subject property shall be responsible for the continued proper maintenance of all street trees and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times. Topping trees or the severe cutting of limbs to stubs larger than three (3) inches in diameter within the tree crown to such a degree as to remove the normal canopy shall not be permitted for the maintenance of trees required by this section.

6-10(c) STREET PLANTINGS ON ARTERIAL STREETS - Street plantings shall be required for any double frontage lot in any zone, except A-R, A-B, A-N and A-U, that adjoins an arterial street not maintained by the state and which does not provide direct access to the adjoining property.

6-10(c)(1) TYPE, NUMBER, AND LOCATION - A continuous 6' high hedge shall be required with the same species to be used for the entire frontage of the development. Where possible, the hedge should be planted in the right-of-way, and 3' from the right-of-way fence. Trees should be planted in the right-of-way with the exact location to be approved by the Traffic Engineer and the Commercial Landscape Examiner. All trees are to be planted a minimum of 10' from the right-of-way fence. Where there is less than 10' between the right-of-way fence and the sidewalk, or where there is no sidewalk, less than 10' feet between the right-of-way fence and the curb line of the arterial street, no trees are required. No street tree shall be

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located in the right-of-way within ~~fifty (50)~~ seventy-five (75) feet of the intersection. Trees shall be required as described in Table B. (The Planting Manual and Plant Materials List shall be used to meet the minimum requirements set forth herein).

Where, due to site restrictions, the planting cannot be placed in the right-of-way, the Commission may allow the landscaping to be placed on the adjacent property.

6-10(c)(2) PLATTING REQUIREMENT - The cross-section to be utilized and tree species shall be determined at the time of Commission action on the preliminary subdivision plan, and shall also be reflected on the final subdivision plan. Tree species shall be consistent for any given development, and at least one alternative species of the same genus shall be specified. The final subdivision plan shall also contain a note stating that the arterial street plantings required herein shall be maintained by the developer for one year from the date of planting. Such maintenance shall include replacing required plantings that die within the first year. After the first year, the Urban County Government shall maintain the plantings.

6-10(c)(3) COMPLETION OF THE ARTERIAL STREET PLANTINGS - The required arterial street plantings shall be considered a public improvement and, as such, shall be fully installed prior to Commission consideration of the final record plan. The Commission may, however, permit the plan to be approved and recorded prior to the completion of the plantings with the posting of a surety as provided in Article 4 herein.

6-10(d) STREET TREE PLANTING IN THE AGRICULTURAL RURAL (A-R), AGRICULTURAL BUFFER AREA (A-B) AND AGRICULTURAL NAT-URAL AREAS (A-N) ZONES - Rural street tree plantings shall be required for any subdivision of land in an A-R, A-B or A-N zone involving the construction of a public street or private street or utilizing an access easement. Such plantings shall conform to the following standards:

6-10(d)(1) TYPE AND NUMBER OF TREES - Rural street trees shall be required at the standard of one (1) tree for every twenty-five (25) feet of lineal street length. Trees to be planted shall be of the deciduous type, and shall be large tree species as specified in the Planting Manual; however, up to 25% of the total number of trees may be of the small or medium flowering variety.

6-10(d)(2) LOCATION CRITERIA - Developers are encouraged to group rural street trees rather than arrange them in a straight line. The Commission may require the planting of any or all of the trees to adjoin the existing rural road

6-10(d)(3) PLANTING REQUIREMENT - The tree species to be utilized shall be determined at the time of Commission action on the preliminary subdivision plan and shall also be reflected on the final record plan. Tree species are not required to be consistent for the entire length of the street; however, species that are biologically compatible are to be used. The final plan shall indicate by symbol the number of trees and the general location where they shall be planted. The final subdivision plan shall contain a note stating that the rural street trees required herein shall be maintained by the property owner in accordance with 6-10(b)(5) above. A note stating that no tree may be removed without the approval of the Urban Forester shall also appear on the final plan. A fee in the amount of ten dollars (\$10.00) per tree shown on the plat, payable to the Lexington-Fayette Urban County Government, shall be paid by the developer and collected by the Division of Planning at the time of the recording of the final record plan.

6-10(d)(4) PLANTING AND MAINTENANCE - Planting and maintenance of rural street trees shall be as provided in 6-10(b)(4) and (5) herein above.

TABLE B: TYPE, NUMBER AND LOCATION OF TREES

| LOCATION DESCRIPTION | REQUIRED TREES |
|---|---|
| (a) The elevation of the arterial is more than 10' above the elevation of the adjacent property | 1 Evergreen tree/20' OFT planted 20' O.C. |
| (b) The elevation of the arterial is not more than 10' above or is below the elevation of the adjacent property | 1 Tree/50' OFT from Group A of the plant list, alternated with 1 flowering tree for every 50' OFT |
| (c) The intersection of a collector/connector street with the arterial | Three evergreen trees planted in a triangular pattern 20' O.C., three deciduous trees from Group A of the plant list planted 40' O.C., and three flowering trees 25' O.C. |
| (d) Culverts and other wet locations | 1 riparian tree/40' OFT |