

APPENDIX A

**GEORGETOWN/SCOTT COUNTY
LANDSCAPE AND LAND USE BUFFERS ORDINANCE
(City of Georgetown Ordinance Amended April 26, 1989)**

TABLE OF CONTENTS

1.00 INTENT.....	1
2.00 SITES AFFECTED.....	1
2.10 NEW DEVELOPMENT.....	1
2.20 CHANGE TO EXISTING DEVELOPMENT.....	1
2.30 CHANGE OF ZONE.....	2
3.00 AUTHORITY.....	2
4.00 JURISDICTION.....	2
5.00 CONFLICTING REGULATIONS.....	2
6.00 WHERE LANDSCAPE MATERIALS REQUIRED.....	2
6.10 PERIMETER LANDSCAPING REQUIREMENTS.....	2
6.12 PROPERTY PERIMETER REQUIREMENTS.....	3
6.13 VEHICULAR USE AREA PERIMETER REQUIREMENTS.....	5
6.15 LOCATION OF LANDSCAPE BUFFER AREA (LBA).....	6
6.16 RELATIONSHIP TO YARD REQUIREMENTS.....	6
6.17 RESPONSIBILITY FOR PROVIDING LBAS.....	7
6.171 INCLUSION OF SUBDIVISION PLAT.....	7

6.172 EASEMENT CONFLICTS.....	7
6.173 PROVISION OF PLANTING MATERIALS & BARRIERS.....	7
6.174 TREES ON RIGHT-OF-WAY.....	7
6.18 REQUIREMENT CONFLICTS.....	8
6.19 LANDSCAPING AT DRIVEWAY & STREET INTERSECTIONS.....	8
6.20 JOINT DRIVEWAYS & COMMON VEHICULAR USE AREAS.....	9
6.21 EXISTING LANDSCAPE MATERIAL.....	9
6.22 INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS.....	9
6.221 LANDSCAPE AREA.....	10
6.2211 MINIMUM AREA.....	10
6.2212 MAXIMUM CONTIGUOUS AREA.....	10
6.2213 MINIMUM TREES	10
6.2214 VEHICLE OVERHANG.....	10
6.23 LANDSCAPING FOR SERVICE STRUCTURES.....	11
6.231 LOCATION OF SCREENING.....	11
6.232 PROTECTION OF SCREENING MATERIAL.....	11
6.233 SCREENING OF OUTDOOR STORAGE AREAS	12
6.24 LANDSCAPE MATERIALS.....	12
6.241 WALLS AND FENCES.....	12
6.242 EARTH MOUNDs.....	13
6.243 PLANTS.....	13

6.2431 QUALITY.....	13
6.2432 DECIDUOUS TREES.....	13
6.2433 EVERGREEN TREES.....	14
6.2434 SHRUBS AND HEDGES.....	14
6.2435 VINES.....	14
6.2436 GRASS OR GROUND COVER.....	14
6.25 VEHICLE OVERHANG.....	15
6.26 MAINTENANCE AND INSTALLATION.....	15
6.30 PLAN SUBMISSION AND APPROVAL.....	16
6.31 PLAN CONTENT.....	16
6.32 BUILDING PERMIT & CERTIFICATE OF OCCUPANCY.....	16
6.33 POSTING OF A FULL CASH BOND OR IRREVOCABLE LETTER OF CREDIT.....	17
6.40 PLANTING MANUAL AND PLANT MATERIALS LIST.....	18
7.00 ADMINISTRATION.....	18
7.10 ENFORCEMENT.....	18
7.101 VIOLATIONS.....	18
7.102 PENALTIES.....	18
7.20 VARIANCES.....	18
LANDSCAPE ORDINANCE- PART TWO DEFINITIONS.....	19
LANDSCAPE ORDINANCE - PART THREE LANDSCAPE REVIEW COMMITTEE.....	20
ILLUSTRATION- VEHICULAR USE AREA PERIMETER REQUIREMENTS - REQUIRED EASEMENT WHERE VEHICLES OVERHANG.....	21

GEORGETOWN/SCOTT COUNTY
LANDSCAPE AND LAND USE BUFFERS ORDINANCE
(City of Georgetown Ordinance Amended April 26, 1989)

1.00 INTENT

The intent of this article is to improve the appearance of vehicular use areas (VUAs) and property abutting public rights-of-way; to require buffering between incompatible land uses; to protect, preserve and promote the aesthetic appeal, character and value of the community, and to promote public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial light glare.

2.00 SITES AFFECTED

2.10 New Development - No new site development, building, or structure shall hereafter be constructed or vehicular use area created or used unless landscaping is provided as required by the provisions of this Article.

2.20 Change to Existing Development- No building, structure, or vehicular use area (VUA) shall be expanded, moved, or reconstructed and no use shall be changed to another use or increased in intensity unless the minimum landscaping required by the provision of this Article is provided for the property. Landscaping shall be provided only for any additional structures, parking or VUA over and above that of the existing development, except as follows. If the additional parking or VUA requirement is equal to or greater than the number of parking spaces or VUA area provided by the previous use, then perimeter landscaping shall be provided for the entire vehicular use area serving the property. (See also Section 6.22 concerning interior landscaping requirements when VUA is altered or expanded.) The provisions of this section shall be effective regardless of whether or not new construction is necessary to meet the parking requirements for the new uses.

2.30 Change of Zone - No use of an existing building, structure, or vehicular use area shall be commenced subsequent to a change in zoning unless property perimeter landscaping as required herein has been provided.

3.00 AUTHORITY

The authority to administer these landscape regulations is granted to the Planning Commission under KRS Chapter 100, Sections 201, 203, and 281.

4.00 JURISDICTION

The area for which these regulations apply shall coincide with the jurisdiction of the zoning ordinance of which they are made a part.

5.00 CONFLICTING REGULATIONS

Should the requirements set forth in this section be found in conflict with other provisions of these regulations, the more stringent regulations shall apply. Any regulations adopted as part of a special landscape or urban design plan for particular areas (e.g., road corridor, downtown) shall supercede this ordinance.

6.00 WHERE LANDSCAPE MATERIALS REQUIRED

This section describes the minimum requirements that shall be met in regard to interior and perimeter landscaping for vehicular use areas, perimeter landscaping for incompatible land uses, and landscaping for service areas.

6.10 Perimeter Landscaping Requirements

Unless otherwise provided, landscape materials shall be installed to provide a minimum of fifty (50) percent winter opacity and a seventy (70) percent summer opacity, between one (1) foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within four (4) years after installation. The required landscaping shall be provided along the property perimeter in designated landscape buffer areas (LBAs) as shown in the chart Section 6.12 or adjacent to the vehicular use area as shown in the chart Section 6.13. A "Planting Manual and a Plant Materials List" shall be maintained by the Planning Office and available in the offices of the Building Inspection Office, to provide more detailed information on acceptable plant material.

6.12 Property Perimeter Requirements

A. When the following.	B. Adjoins the following	C. a minimum buffer area *1 of this width is required. *3 *4	D. which will contain this material, to achieve opacity required *7*10
1. Any mobile home park	Any other property	10' adjacent to all common boundaries, including street frontage	1 tree/40' of linear boundary, OFT *2, from Group A, B, B C off Plant List plus continuous 6' high planting, hedge, fence, wall or earth mound
2. Any commercial or office zone	Any residential zone *9	15' adjacent to all common boundaries except street frontage *6	1 tree/40' of linear boundary OFT, from Group or B only, plus' 1) a double row of 6' high hedge, or 21 8' high fence, wall or earth mound
3. Any light industrial zone	Any residential, office or commercial zone *9	15' adjacent to all common boundaries except street frontage *6	Same as 2D
4. Any heavy industrial gone	Any residential, office or commercial zone 19	30' adjacent to all common boundaries except street frontage (may be reduced to 15' where VUA on subject property adjoins common boundary).	1 tree/30', OFT, Group A or B, plus continuous 6' high planting, hedge, wall, fence (not to exceed 8' in height at street grade) or earth mound. Such plantings are to be shown on a unified plan for the development
5. Any double frontage lot (as defined by the Subdivision Regulations) in any zone except A-1, unless the lot is used for vehicle sales facility or a	Any freeway or arterial street not providing direct access to the property	20' for residential zones and 10' for all other zones adjacent to freeway or arterial	Same as 4D

service station			
6. Any zone except agricultural and industrial zones	Railroads (except spur tracks)	Same as 7C, adjacent 02 railroad boundaries *6	Same as 2D
7. Utility substations, landfills, sewage plants, sewage pump stations, or similar uses	Any property boundary including street rights-of-way	15' adjacent to all boundaries, except es, excea only 5' for sewage pump stations measured adjacent to the enclosure	Same as 2D
8. Any multl-family zone except when developed as buildings for single family or two-family occupancy	Any single-family zone *9	10' adjacent to all common boundaries except street frontage	1 tree/40' of linear boundary, OFT *2, from Group B, or C of Plant List plus a continuous 6' high planting hedge, fence, wall, or earth mound
9. Any commercial, office or industrial zone	Any agricultural zone *8	15' adjacent to all common boundaries except street frontage *6	Same as ID, except use only Group A or, 1) one evergreen tree/15' of linear boundary, OFT, planted 15' o.c.; or 2) one tree/20' of linear boundary, OFT, that is A combination of 50% deciduous trees from Group A and 50% small flowering trees or evergreen trees; or, 3) one small flowering tree/15' of linear boundary, OFT, planted 15' a.c.
10. Any residential, office, commercial, or industrial zone	Urban Service Area boundary (including boundaries of impact zones)	6' adjacent to all common boundaries except street frontage *6	Same as 1D, except use only Group A

- *1 Grass or ground cover shall be planted on all portions of the landscape buffer area not occupied by other landscape material.
- *2 O.F.T. means "or fraction thereof." Unless otherwise specified, trees do not have to be equally spaced, but may be grouped.
- *3 To determine required area of landscape buffer area, multiply required width by length of common boundary. Through the plan review process, landscape buffer area width may be averaged as follows, if the Planning Commission determines such averaging to meet the intent of this ordinance: Using items 1C as an example, the 10' required width times an assumed 100' of common boundary equals 1,000 sq. ft. of required landscape area. Thus, if some sections of the landscape buffer area are only 5' in width, other sections will have to be greater than 10' in width in order to attain the required 1,000 sq. ft. of landscape area. Five (5) feet shall be the least dimension.
- *4 A continuous planting of evergreen trees 15' o.c. shall be deemed to meet the requirements for trees and a continuous planting of shrubs provided the trees meet the requirements of Section 6.2433 and an opacity of seventy percent (70%) is achieved.
- *5 No map amendment request, subdivision plat, or development plan shall be approved by the Planning Commission except in compliance with this section. However, the Planning Commission shall not require such landscaping adjoining the Urban Service Area boundary where any of the following conditions exist: major railroad lines, major water bodies (not including streams or farm ponds), public owned parks or open space, public property with a low intensity of use, existing urban development along the Urban Service Area or boundary.
- *6 The 15' Landscape Buffer Area (LBA) may be reduced to 5' when used in conjunction with a 6' high opaque wall or fence, if the Planning Commission determines such reduction to meet the intent of this ordinance.
- *7 In situations where a slope occurs along a boundary, the required landscaping shall be placed (in relation to the slope) where it will most effectively screen the more intensive use from the adjoining property. The maximum allowed slope in a buffer area shall be 3 to 1.
- *8 Screening may be waived with the written concurrence of the adjoining property owner.
- *9 For the purposes of determining buffer easements, established single-family uses and public uses such as parks and schools may be considered by the Planning Commission to be equivalent to single-family residential zones.

*10 When a wall is used to buffer any zone or VUA from a residential zone, it is to be constructed of precast concrete or constructed of/faced with natural stone brick.

6.13 Vehicular Use Area Perimeter Requirements

A. When the following.	B. Adjoins the following	C. a minimum landscape buffer area of this width is required *1	D. which will contain this material, *3 to achieve opacity required
1. Any vehicular use area 2* (VUA) on any 2 2. property	Any property in any zone except industrial or agriculture	5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular over-hang) for other areas, on boundary of portion of vehicular use area that faces adjacent property	1 tree/40' of boundary of vehicular use area OFT 4 from Group A, B, or C, plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area *6
2. Any vehicular use area in any zone except vehicular sales facilities or service stations *6	Any public or private lie or private street right-of-way, access road or service road (except expressways)	Same as 1C above, Same as i above except applies to VUA portion facing public or private street right-of-way, access road, or service road	Same as 1D, except Same as 1D, except use only Group A or B
3. Any vehicular sales facility or service	Any public or private street right-of-way, access road or service road, expressway or arterial street	Same as 2C above	1 Tree/50' OFT from Group A or B plus a 18" average height continuous planting, hedge, fence or wall
4. Financial Institutions with drive-in facilities or night depositories	Same as 2B	Same as 1C	1 tree/40' of boundary OFT from Group A or B (deciduous only) with 5' of clear trunk, plus an 18" average height continuous planting, hedge, fence, or wall adjoining a public or

			private right-of-ofway and a 3' average height planting, hedge, fence or wall adjacent to all other property
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- *1 These provisions may be included within the property perimeter landscaping required by Section 6.12 where landscaping buffer areas are also applicable.
- *2 A vehicular use area (V.U.A.) is any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by five or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading and unloading areas, mobile home parks, and sales and service areas. Driveways are considered to be vehicular use areas.
- *3 Grass or ground cover shall be planted on all portions of the landscape buffer areas not occupied by other landscape material.
- *4 OFT means "or fraction thereof."
- *5 When a wall is used to buffer any zone or VUA from a residential zone, it is to be constructed of precast concrete or constructed of/faced with natural stone or brick.
- *6 Service Station is defined as a facility providing fuel,' service, and repair for vehicles. Fuel/food stores are not service stations.

6.15 Location of Landscape Buffer Area (LBA)

The LBA described in 6.12.1, 2, 3, 4, 5, 7, 8, 9, & 10 of section 6.12 shall apply to all common boundaries. The LBA described in 6.12.6 shall apply to the property line adjacent to the railroad right-of-way. The LBBA described in 6.13.1 shall apply to all common boundaries. The LBA described in 6.13.2, 3, & 4 shall apply to the property line adjacent to the freeway or public right-of-way.

6.16 Relationship to Yard Requirements

Where there are requirements for LBAs and minimum yards, the more stringent requirement shall be complied. with.

6.17 Responsibility for Providing LBAS

The LBA set forth in sections 6.12 and 6.13 shall be provided as a condition of development by the person in charge of or in control of the property, whether as owner, lessee, tenant, occupant, or otherwise,

which creates the incompatible situation, or shall be placed on the activity or parcel being processed when the adjoining property is already developed with the exception of freeways and railroads. An owner securing a change in zone which creates an incompatible situation shall be deemed the one who creates such situation and shall immediately provide the buffer area as a condition of the zone change. If the incompatible situation already exists or is created by a general zone change not sponsored by the property owner, the buffer area shall be provided as a condition of the approval of any future subdivision or development plan of the affected land.

6.171 Inclusion of Subdivision Plat- Areas to be set aside for LBAS shall be shown on preliminary subdivision plats and development plans. Illustrations including trees, shrubs, ground covers, and barriers shall be shown on final subdivision plats and development plans.

6.173 Provision of Planting Materials and Barriers - Such trees, shrubs, ground covers, and barriers as shall be required and/or shown on the final subdivision plat or development plan shall be provided by the owner or developer and considered as any other site improvement. (See Section 6.32 concerning bonding of landscaping.)

6.174 Trees required as a part of the vehicular use area perimeter landscaping may be placed on the right-of-way adjoining such vehicular use area when approved by the Planning Commission and governing agency responsible for right-of-way maintenance with maintenance agreement.

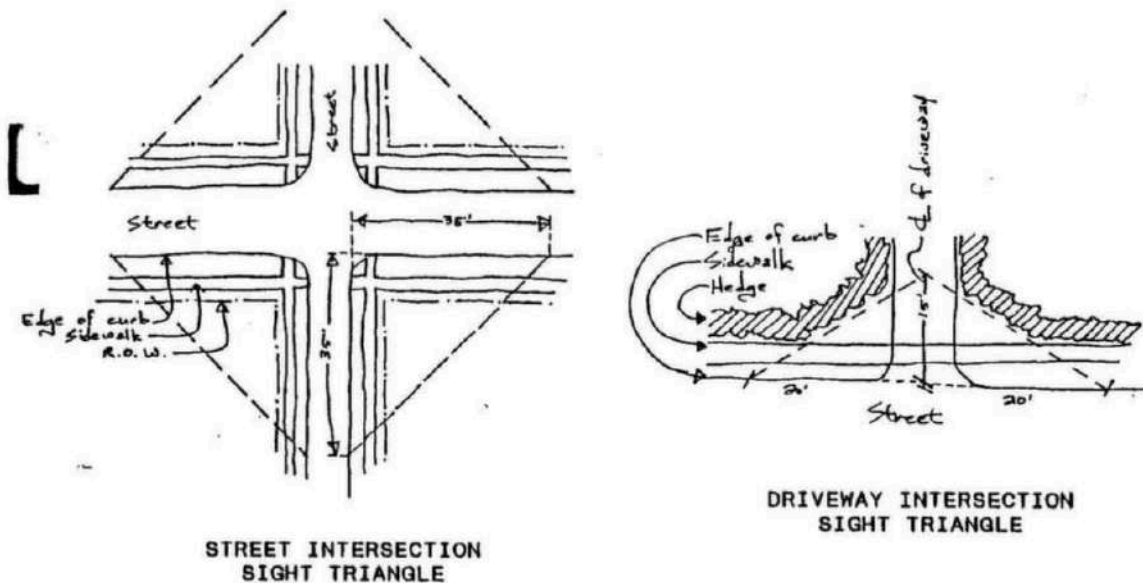
6.18 Requirement Conflicts

Whenever a parcel or activity falls under two or more of the landscape requirements listed in sections 6.12 and 6.13, the most stringent requirements will be enforced.

6.19 Landscaping at Driveway and Street Intersections

To assure that landscape materials do not constitute a driving hazard, a "sight triangle" will be observed at all street intersections or intersections of driveways with streets. At street intersections, the sight triangle shall be formed by measuring from the intersection of the curb lines at least 35' in each direction along the curb lines and connecting these points. At driveway intersections, the sight triangle shall be formed by measuring at least 15' back into the driveway and 20' in each direction along the curb line (forming two triangles). No landscape material shall be placed within the sight triangle that is greater than 18" in height. Trees

having at least 5' of clear trunk (no limbs) or otherwise not presenting a traffic visibility hazard shall be permitted within the sight triangle.



6.20 Joint Driveways and Common Vehicular Use Areas

Vehicular use area screening shall not be required between a vehicular use area and the adjoining property where a property line divides a driveway used for common access to two (2) or more properties nor when both of the following conditions exist: a) the vehicular use areas are for the required parking for the properties or the common use of the properties (as substantiated by a reciprocal parking and access agreement), b) a final development plan for the properties has been approved by the Planning Commission.

6.21 Existing Landscape Material

Existing landscape material which is proposed to be used to fulfill landscape requirements shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the Landscape Inspector such material meets the requirements and achieves the objectives of this article. Existing healthy trees from Group "A" or "B" of the Plant List may be substituted for trees required for property or vehicular use area perimeter landscaping, or for interior landscaping by using the following criteria: 6" to 12" caliper tree surrounded by a minimum of 150 square feet of landscape area may be substituted for two (2) new trees of the required minimum size; a 12" to 24" caliper tree surrounded by a

minimum of 250 square feet of landscape area may be substituted for three (3) new trees of the required minimum size; a 24" or greater caliper tree surrounded by a minimum of 300 square feet of landscape area may be substituted for four (4) new trees of the required minimum size.

6.22 Interior Landscaping for Vehicular Use Areas

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types. Where a vehicular use area is altered or expanded to increase the size to 6,000 or more square feet of area, or twenty or more vehicular parking spaces, interior landscaping for the entire vehicular use area shall be provided and not merely to the extent of its alteration or expansion.

6.221 Landscape Area- For each 100 sq. ft., or fraction thereof, of vehicular use area, five (5) sq. ft. of landscaped area shall be provided.

6.2211 Minimum Area - The minimum landscape area permitted shall be sixty-four (64) sq. ft. with a 4' minimum dimension to all trees from edge of pavement where vehicles overhang.

6.2212 Maximum Contiguous Area - In order to encourage the required landscape areas to be properly dispersed, no required landscape area shall be larger than 350 sq. ft. in vehicular use areas under 30,000 sq. ft. in size, and no required area shall be larger than 1,500 sq. ft. in vehicular use areas over 30,000 sq. ft. In both cases, the least dimension of any required area shall be 4' minimum dimension to all trees from edge of pavement where vehicles overhang. The maximum distance between landscape areas shall be 120' measured from the closest perimeter landscape area curb edge or the closest curb edge of each required interior area. Landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum.

6.2213 Minimum Trees- A minimum of one (1) tree shall be required for each 250 sq. ft. or fraction thereof of required landscape area. Trees shall have a clear trunk

of at least five (5) feet above the ground. The remaining area shall be landscaped with shrubs or ground cover, not to exceed two (2) feet in height.

6.2214 Vehicle Overhang - Parked vehicles may hang over the interior landscaped area no more than two and a half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.

6.23 Landscaping for Service Structures

All service structures shall be fully screened except when located in an industrial zone or when located more than 35' above the established grade (roof-top structures). Service structures in an industrial zone shall be fully screened when located within 100' of any zone except industrial, or when within 100' of a public right-of-way or private access easement. For the purpose of this Article, service structures shall include propane tanks, dumpsters, air conditioning units and condensers, electrical transformers and other equipment or elements providing service to a building or a site.

6.231 Location of Screening - A continuous planting, hedge, fence, wall, or earth mound shall enclose any service structure on all sides unless such structure must be frequently moved, in which case screening on all but one (1) side is required. The average height of the screening material shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed eight (8) feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material, or vehicular use area landscaping material, such walls or screening material may fulfill the screening requirement for that side of the service structure if that wall or screening material is of an average height sufficient to meet the height requirement set out in this section. Whenever service structures are screened by plant material, such material may count toward the fulfillment of required interior or perimeter landscaping if location is appropriate. No interior landscaping shall be required within an area screened for service structures.

6.232 Protection of Screening Material - Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a fixed barrier to contain the

placement of the container shall be provided within the screening material on those sides where there is such material. The barrier shall be at least eighteen (18) inches from the material and shall be of sufficient strength to prevent possible damage to the screening when the container is moved or emptied. The minimum front opening of the screening material shall be twelve (12) feet to allow service vehicles access to the container.

6.233 Screening of Outdoor Storage Areas - All outdoor storage areas in industrial zones shall be screened by a solid wall or fence not less than six (6) feet in height.

6.24 Landscape Materials

The landscaping materials shall consist of the following, and are described in more detail in the Planting Manual and Plant Materials List available at the Planning and Building Inspection Departments.

6.241 Walls and Fences - Walls shall be constructed of natural stone, brick or other weatherproof materials; while fences shall be constructed of wood or other weatherproof, durable materials generally used in the exterior construction of buildings (See also notes #10 and %5, for tables 6.12 and 6.13). Fence posts shall be structurally stable based on the material used, and shall have a maximum spacing of 8' o.c. If wood is used, the posts shall be 4" x 4" minimum. Posts shall be set in or anchored to crowned concrete footers at least 6" larger in each direction than the post it supports. The base of the footer shall be at least 24" below finished grade. If wood is used for any member, it shall be softwood treated with water-borne preservative to the American Wood Preservers Institute standard LP-2 for above ground use or LP-22 for ground contact use, or all heart redwood, or all heart cedar. All cut surfaces of pressure treated lumber shall be waterproofed. If another material is used, it shall be weatherproof. Slats are to be minimum 1/2" in thickness and are to be placed on the outside of the fence unless the design is two-sided (shadow-box, etc.). All hardware is to be galvanized or otherwise rustproofed. Wood horizontal members shall be installed bark-side up. Chain link fencing may not be used to meet the requirements of this Article. Chain link fencing may be installed in the required landscape area only if it is in addition to the required continuous planting, hedge, fence, wall or earth mound. In industrial zones, there shall be no height limitation on walls or fences; in all other zones, however, there shall be a six (6) foot height

restriction for walls or fences in front yards and side street side yards, and an eight (8) foot height restriction in side and rear yards. All walls or fences shall have a minimum opacity of eighty (80) percent. Walls and fences allowed to meet the requirements of this Article shall not be used for the erection or display of any sign or other advertising device.

6.242 Earth Mounds - Earth mounds shall be physical barriers which block or screen the view similar to a hedge, fence, or wall, Mounds shall be constructed with proper and adequate plant material to prevent erosion. A difference in elevation between areas requiring screening does not constitute an earth mound. Maximum slope shall be 3 in 1.

6.243 Plants - All plant materials shall be living plants (artificial plants are prohibited) and shall meet the following requirements:

6.2431 Quality - Plant materials used in conformance with provision of this Ordinance shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations. Bare root plants, with the exception of shrubs and hedges, vines and ground covers shall be prohibited.

6.2432 Deciduous Trees - (Trees which normally shed their leaves in the Fall) - Shall be species having an average mature crown spread of greater than fifteen (15) feet in Scott County and having trunk(s) which can be maintained with over five (5) feet of clear wood in areas which have visibility requirements. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping of the same so as to create the equivalent of a fifteen (15) foot crown spread. A minimum of ten (10) feet overall height or a minimum caliper (trunk diameter, measured six (6) inches above ground for trees up to 4 inches caliper) of at least 1-3/4 inches immediately after planting shall be required. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than fifteen (15) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior container dimensions shall be five feet square and five feet deep and for which the construction requirements shall be four (4) inches thick, reinforced

concrete.

6.2433 Evergreen Trees Evergreen trees shall be a minimum of five (5) feet high with a minimum caliper of one and one-half (1-1/2) inches immediately after planting.

6.2434 Shrubs and Hedges - Shall be at least 12" with three (3) canes for Section 6.13 lines 3 and 5, at least 2' with three (3) canes for all other lines of Section 6.13 and 6.14, and 3' with four (4) canes for Section 6.12 in average height when installed. After approval by the Landscape Inspector and with the exception of the 12" plants, shrubs and hedges may be pruned to one-half the height in accordance with accepted horticultural practices. All plants shall conform to opacity, mature height, and other requirements of the final approval of each planting or replanting. Privet, Ligustrum species, cannot meet the opacity requirements and may not be used to satisfy the requirements of this Article. The height of the planting shall be measured from the level of the surface of the vehicular use area at the edge closest to the screening.

6.2435 Vines Shall be at least 15 inches high at planting, and are generally used in conjunction with walls or fences.

6.2436 Grass or Ground Cover - Grass of the fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in Scott County, and may be sodded, plugged, sprigged, or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, nurse-grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover such as organic materials shall be planted not more than 15" on center and in such a manner as to present a finished appearance and have 75% of complete coverage after two complete growing seasons. In certain cases, ground cover also may consist of rocks, pebbles, sand, and similar approved materials.

6.25 Vehicle Overhang

Parked vehicles shall not be permitted to overhang a landscape buffer area or an interior landscaping area more than two and one-half feet. Curbs or wheel stops shall be provided to permit no greater overhang.

6.26 Maintenance and Installation

All landscaping materials shall be installed in a sound, workmanship-like manner, and according to accepted, good construction and planting procedures. Any landscape material which fails to meet the minimum requirements of this Article at the time of installation shall be removed and replaced with acceptable materials. The person in charge of or in control of the property whether as owner, lessee, tenant, occupant, or otherwise shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in a proper, neat, and orderly appearance, free from refuse and debris, at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first; while other defective landscape material shall be replaced or repaired within three months. 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 considered proper or permitted for the maintenance of trees as required by this Article. Violation of these installation and maintenance provisions shall be grounds for the Building Inspection Department to refuse a building occupancy permit, require replacement of landscape material or institute legal proceedings to enforce the provisions of this Article.

6.30 Plan Submission and Approval

Whenever any property is affected by these landscape requirements, the property owner or developer shall submit a landscape plan to the Planning Office. For any property where a vehicular use area for twenty (20) or more vehicles or 6,000 or more square feet is provided, the landscape plan shall be prepared and sealed by an architect, landscape architect or engineer licensed to practice in the State of Kentucky. The requirements of this Article shall be followed in approving or disapproving any landscape plan required by this Article.

6.31 Plan Content

The contents of the plan shall include the following: (a) plot plan, drawn to an easily readable scale, showing and labelling by name and dimensions, all existing and proposed property

lines, easements, buildings, and other structures, vehicular use areas (including parking stalls, driveways, service areas, etc.) water outlets and landscape material (including botanical name and common name, installation size, on center planting dimensions where applicable, and quantities for all plants used); (b) existing and proposed contours at two (2) foot intervals; (c) typical elevations and/or cross sections as may be required; (d) title block with the pertinent names and addresses (property owner, person drawing plan), scale, date, north arrow (generally orient plan so that north is to top of plan); (e) zone of site and adjacent properties; (f) the location and dripline of any existing significant trees or tree stands, including those in fence rows and drainage areas, a general description of type and size of trees, and any proposed provisions for preserving trees, and (g) calculation of vehicle use area, required and provided interior landscape area.

6.32 Building Permit and Certificate of Occupancy

Where landscaping is required, no building permit shall be issued until the required landscaping plan has been submitted and approved, and no Certificate of Occupancy shall be issued until the landscaping is completed as certified by an onsite inspection by the Landscape Inspector. In instances where the State will issue the Certificate of Occupancy, the development plan shall not be certified until the required landscaping is bonded as outlined below. If the required landscaping has not been completed and a Temporary Certificate of Occupancy is issued, a full cash bond, certified or cashiers check, or irrevocable letter of credit from a banking institution with offices in the State of Kentucky shall be posted at that time and submitted to the Planning Director. The amount of the bond or letter of credit shall be based upon the cost of the proper installation of the uninstalled landscape material shown in the submitted plan with the cost certified by a landscape contractor. The amount of the bond or letter of credit shall also include an inflation factor and/or administrative contingency cost of 25% of the base cost to complete the work in the event of the foreclosure of the bond or letter of credit. Where landscaping is required for a subdivision plat, certification or bonding is required prior to approval of Final Plat.

6.33 Posting of a Full Cash Bond or Irrevocable Letter of Credit

After a full cash bond or irrevocable letter of credit has been posted, the landscaping material required in the approved

landscaping plan shall be installed within three (3) months after the date of posting the full cash bond or irrevocable letter of credit for Final Development Plans, or 12 months after the same date for Final Plats. Extensions of the planting period may be granted by the Landscape Inspector/Planner upon a demonstration by the property owner or developer that such an extension is warranted because of adverse weather conditions or unavailability of required plant materials. No more than three (3) such one (1) month extensions may be granted. The full cash performance bond or irrevocable letter of credit shall be called if the required landscaping has not been installed by the end of the approved planting period and the Planning Office shall apply the proceeds of the bond or letter of credit to have the work completed.