



Johns Creek

TREE REMOVAL IN PROTECTED AREAS

ZONING REQUIRED LANDSCAPE STRIPS AND PARKING ISLANDS

BACKGROUND:

The City's Zoning Ordinance requires landscape strips along all major public roadways. Landscape strips vary in width based on the type of major roadway: major arterial, minor arterial, or collector. A minimum 10-foot wide landscape strip is also required on both sides of any interior property line adjacent to a nonresidential zoning.

In addition, parking lots must also maintain a minimum 10-foot wide landscape island at the end of each parking bay and a 10-foot wide landscape island after every 6th parking space.

Landscape strips are required to be planted with 60% trees and shrubs with no more than 40% grass or ground cover. Trees and landscaping installed in required landscape strips and parking lot islands must be maintained however, appropriate pruning and healthy tree management is allowed in accordance with ANSI A300. Tree-topping is prohibited.

1. REMOVAL OF DEAD, DISEASED AND INSECT-INFESTED TREES: The removal of a dead, diseased or insect-infested tree from a required landscape strip may be allowed, provided that an ISA Certified Arborist provides a written report to the City's Community Development Director providing the following information:
 - a. The location of the tree as shown on a site plan or aerial photograph;
 - b. Photos of the tree to be removed and close up photos of the dead tree or areas of the tree that are diseased or infested by insects;
 - c. A description of the tree;
 - d. A description of the disease or insects affecting the tree; and
 - e. If the tree is diseased or infested with insects, a reason, or reasons, why the diseased or insect-infested tree cannot be saved.

The report must be signed by the Arborist and the Arborist's Certification Number must be provided. If you need to find a certified arborist, a good website is: <http://www.isa-arbor.com/faca/findArborist.aspx> . This is the website for the International Society of Arboriculture (ISA), the certification that we require.

2. REMOVAL OF HEALTHY TREES: Trees that are leaning, blocking views or otherwise not wanted, but are not dead, not diseased and not insect-infested, are considered healthy



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trees. HEALTHY TREES CAN NOT BE REMOVED FROM ANY ZONING REQUIRED LANDSCAPE STRIP.

3. REPLANTING OF WRONGFULLY REMOVED TREES: If a tree, or trees, are wrongfully removed from a zoning required landscape strip, then the entity responsible for the removal of the tree(s) shall restore the area by planting trees, shrubs, grass or ground cover to the following guidelines:

4. LANDSCAPE STRIP PLANTING GUIDELINES

- a. The width of landscape strips must, as a minimum, conform with the requirements of the conditions of zoning or the requirements of the Zoning Ordinance, whichever is greater. The width is measured from the newly dedicated right-of-way, or from the property lines of contiguous parcels, as applicable.
- b. No permanent structures are permitted within landscape strips. This includes, retaining walls, curbing, dumpsters, detention facilities, etc. Monument signs, drainage structures, and sidewalks may be allowed with pre-approval.
- c. Curb stops must be used to prevent vehicle overhang into required landscape strips and parking lot landscape islands. One curb stop per parking stall is required.
- d. Signs within required landscape strips are subject to the approval of the Department of Community Development or designated agent(s). These signs may only be located in areas of turf or groundcover and must not conflict with the growth potential of trees and shrubs. Signs are not permitted within required undisturbed buffers.
- e. The deposition of storm water runoff into drainage swales through landscape strips is generally not permitted. Exceptions will be considered only if this standard will create an undue hardship to the property owner. Under no circumstances may the width of a drainage easement through a landscape strip exceed the width of the strip.
- f. Parking lot landscape islands must, at a minimum, conform to the requirements of the Zoning Ordinance. These islands must be planted with at least one 2 inch caliper (minimum) shade tree. Stormwater runoff



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into parking lot landscape islands may be permitted upon approval by the City Arborist.

- g. When fencing is required as a condition of rezoning, the finished surface of the fence must face externally to the project. The exact location for fence placement within the landscape strip will be determined on a case by case basis by the City Arborist or designated agent(s).
- h. All species within required landscape strips must be ecologically compatible with the intended growing site. If ornamental trees are used to satisfy landscape strip requirements, they will not count for satisfying tree density requirements. All plant materials are subject to Department of Community Development or designated agent(s) approval.
- i. Trees within required landscape strips shall be provided as follows:
 - i. Landscape strips 25 feet wide or less; a minimum of one tree for every 30 linear feet of landscape strip.
 - ii. Landscape strips 25 feet wide or more; a minimum of one tree for every 20 linear feet of landscape strip.
 - iii. Grouping of trees is permitted.
- j. All required landscape strips must be designed with at least 60% coverage in trees and shrubs, with no more than 40% coverage in grass or ground cover. Landscape strip coverage will be calculated as follows:
 - i. Calculate the total spatial area of the landscape strip.
 - ii. Count the number of trees within the landscape strip and multiply by 100 square feet for trees less than 6" caliper and 200 square feet for trees 6" or greater (This will allow some credit for the spatial coverage of the tree canopy).
 - iii. Calculate the coverage provided by the shrubs planted on center:

ON CENTER	Equals	COVERAGE PER SHRUB
*3 feet	=	9 square feet
*4 feet	=	16 square feet
*5 feet	=	25 square feet

*At maturity, shrubs must attain this width. Shrub species and spacing is subject to Arborist's approval. **See Attached Recommended Tree List.**

PLEASE ALLOW 30 DAYS FOR STAFF REVIEW AFTER RECEIPT OF TREE REMOVAL REQUEST.



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	BOTANICAL NAME	COMMON NAME		BOTANICAL NAME	COMMON NAME
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RECOMMENDED TREE LIST



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1	<i>Acer barbatum</i>	Southern Sugar Maple	27	<i>Magnolia virginiana</i>	Sweetbay Magnolia
2	<i>Acer rubrum</i>	Red Maple	24	<i>Metasequoia glytostroboides</i>	Dawn Redwood
3	<i>Acer saccharum</i>	Sugar Maple	29	<i>Myrica cerifera</i>	Wax Myrtle
4	<i>Amelanchier arborea</i>	Serviceberry	30	<i>Nyssa sylvatica</i>	Black Gum
5	<i>Betula nigra</i>	River Birch	31	<i>Ostrya virginiana</i>	American Hophombean
6	<i>Camellia japonica</i>	Japanese Camellia	32	<i>Platanus occidentalis</i>	Sycamore
7	<i>Camellia sasanqua</i>	Sasanqua Camellia	33	<i>Quercus acutissima</i>	Sawtooth Oak
8	<i>Carpinus caroliniana</i>	American Hornbeam	34	<i>Quercus coccinea</i>	Scarlet Oak
9	<i>Carya Species</i>	Hickories	35	<i>Quercus laurifolia</i>	Laurel Oak
10	<i>Carya illinoinesis</i>	Pecan	36	<i>Quercus lyrata</i>	Overcup Oak
11	<i>Castanea mollissima</i>	Chinese Chesnut	37	<i>Quercus nuttallii</i>	Nuttal Oak
12	<i>Cedrus deodara</i>	Deodar Cedar	38	<i>Quercus palustris</i>	Pin Oak
13	<i>Cercis canadensis</i>	Eastern Redbud	39	<i>Quercus phellos</i>	Willow Oak
14	<i>Cladrastis lutea</i>	American Yellowwood	40	<i>Quercus prinus</i>	Chesnut Oak
15	<i>Cornus florida</i>	Dogwood	41	<i>Quercus rubra</i>	Northern Red Oak
16	<i>Cryptomeria japonica</i>	Cryptomeria	42	<i>Quercus shumardii</i>	Shumard Oak
17	<i>Fagus grandifolia</i>	American Beech	43	<i>Quercus stellata</i>	Post Oak
18	<i>Fraxinus americana</i>	White Ash	44	<i>Quercus velutina</i>	Black Oak
19	<i>Fraxinus pennsylvanica</i>	Green Ash	45	<i>Taxodium distichum</i>	Common Baldcypress
20	<i>Ginkgo biloba</i>	Ginkgo	46	<i>Tilia americana</i>	Linden / Basswood
21	<i>Juglans nigra</i>	Black Walnut	47	<i>Tsuga canadensis</i>	Canadian Hemlock
22	<i>Juniperus virginiana</i>	Eastern Red Cedar	48	<i>Ulmus americana</i>	American Elm
23	<i>Koelreuteria paniculata</i>	Golden Raintree	49	<i>Ulmus parvifolia</i>	Chinese Elm
24	<i>Liriodendron tulipifera</i>	Poplar	50	<i>Zelkova serrata</i>	Zelkova
25	<i>Magnolia grandiflora</i>	Southern Magnolia			