

## PART II - CODE OF ORDINANCES

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### CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

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#### Article 30-5: Development Standards

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#### 30-5.B. Landscaping and Tree Protection Standards\*

##### 30-5.B.4. Landscaping Requirements

###### a. Street Trees

Street trees shall be required to serve all development in the City in accordance with the following:

###### 1. *Where Required*

Except where exempted in (b) below, street trees shall be required along both sides of all streets.

###### 2. *Exemptions*

Street trees shall not be required for:

- a. Agricultural uses in the AR district, except when agricultural land is subdivided for new residential development; or
- b. Single-family lots, provided each lot includes one or more canopy trees between the dwelling and the right-of-way. Spacing shall be in accordance with Section 30-5.B.4.a.5, Maximum On Center Spacing, below. Existing healthy, well-formed trees located within 20 feet of the back of curb may be credited toward the requirement of this section, provided the trees meet the requirements of Section 30-5.B.7.a, Tree Preservation Credits and are adequately protected during construction (see Section 30-5.B.8, Tree Protection During Construction).

###### 3. *Location*

- a. Except where authorized by an Alternative Landscape Plan (see Section 30-5.B.4.f), or indicated in the Engineering and Infrastructure Department's approved cross section diagrams for utility installations, all street trees shall be planted between the back of the curb and the sidewalk.
- b. In cases where street trees cannot be planted between the curb and the sidewalk, applicants shall contact the City Engineering and Infrastructure Department for utility installation cross sections which depict approved street tree locations in the public right-of-way.
- c. Street trees shall be located to avoid utilities (both overhead and underground), in accordance with the utility's requirements for clearance, unless specific written consent from the utility owner is provided.

###### 4. *Configuration*

- a. Street trees shall be canopy trees except beneath overhead utilities or other projections into the public right-of-way, where understory trees shall be used instead.
- b. In locations directly under overhead utility lines, two understory trees may be substituted for each required canopy tree.

- c. Within the DT district, other urban areas, or redevelopment areas, street trees may be located within reduced planting strips or tree pits with irrigation and drainage systems or as part of an adopted streetscape master plan. Tree pits may be located adjacent to the back of the curb.
- d. All trees planted along NCDOT right-of-way shall conform to NCDOT guidelines.

5. *Maximum On-Center Spacing*

- a. Understory trees shall be spaced between 15 to 25 feet on center, depending upon the species size at maturity.
- b. Canopy trees shall be spaced between 25 to 40 feet on center, depending upon the species size at maturity.
- c. Wherever possible, small and medium trees shall be placed between large trees to accommodate the canopy growth of large trees over time.
- d. Alternative layout may be considered through the Alternative Landscape Plan procedure in Section 30-5.B.4.f.

b. **Site and Building Landscaping**

Site and building landscaping material is intended to soften the visual impact of the building base and provide for the even dispersal of trees and other plantings across a development site.

1. *Standards*

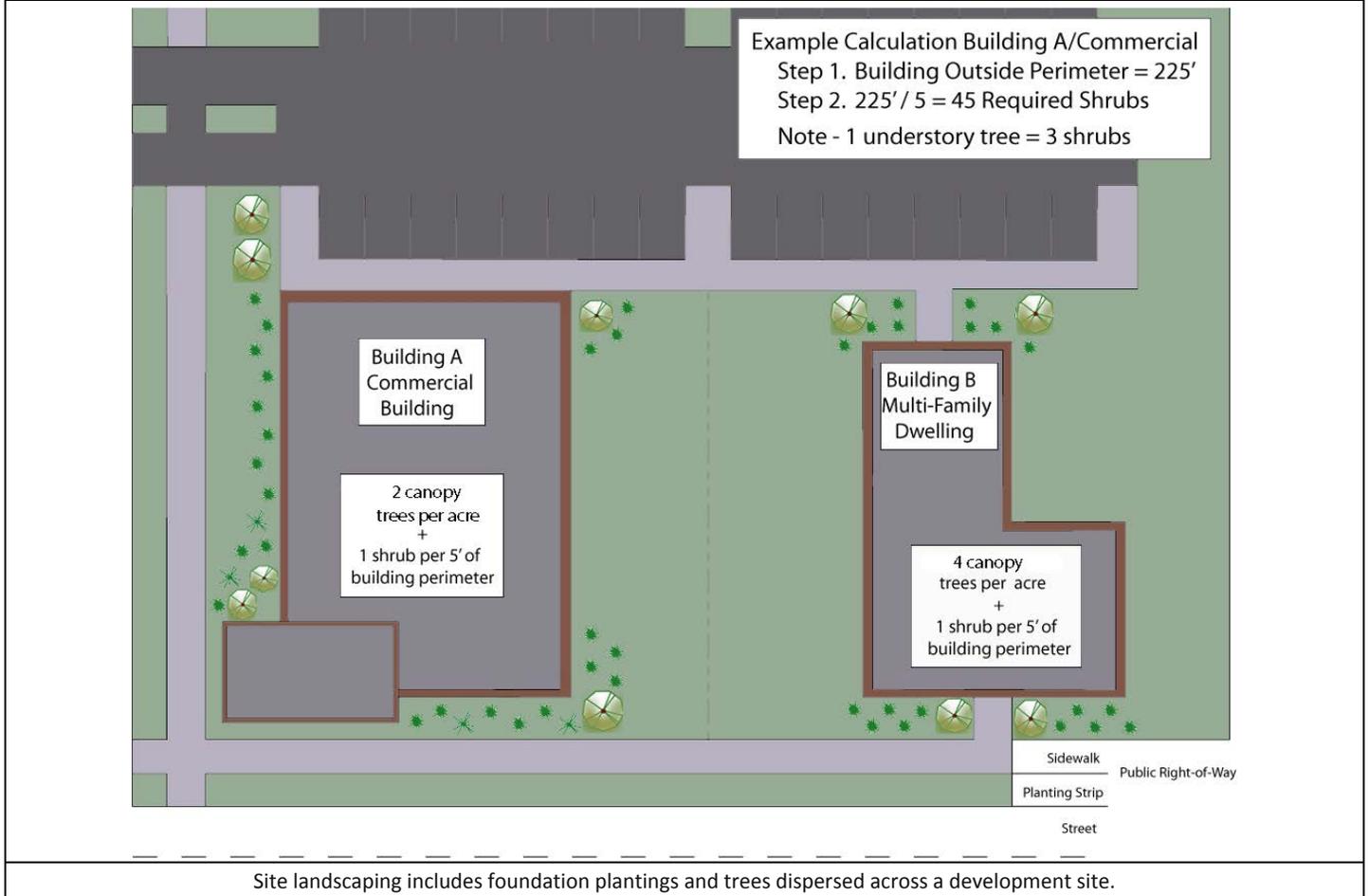
Except for substations and lift stations, single-family detached dwellings and properties in the Downtown (DT) district, site and building landscaping shall be required for all development, and shall be supplied in the amounts identified in Table 30-5.B.4.b, Required Site Landscaping Plantings, below, and Figure 30-5.B.4.b, Site and Building Landscaping Placement. Site landscaping shall meet the minimum size standards for new planting specified in Section 30-5.B.3.e, Planting Standards.

<b>Table 30-5.B.4.b: Required Site &amp; Landscaping Plantings</b>	
TYPE OF USE [1]	REQUIRED PLANTINGS PER SITE [2]
Detached single-family residential uses	Exempt from the requirements of this Section 30-5.4.b, Site & Building Landscaping.
Other household living uses; group living uses	Four canopy trees (including at least one evergreen tree) per acre + at least one shrub per each five feet of outer building perimeter
All other uses	Two canopy trees (including at least one evergreen tree) per acre, + at least one shrub per each five feet of outer building perimeter
NOTES: [1] See Table 30-4.A, Use Table. [2] At least one-half of the required shrubs shall be of an evergreen variety. [3] Understory trees may be substituted for up to 50 percent of the required number of shrubs at the substitution rate of one understory tree for three shrubs.	

2. *Location*

Required shrubs shall be planted around the building perimeter, with emphasis placed on building bases visible from the public right-of-way. Required shrubs may be planted within a five-foot planting strip adjacent to the building or up to 15 feet from the building provided there is a sidewalk located between the planting area and the building wall. Fifty percent of the required shrubbery may be dispersed around the site.

Figure 30-5.B.4.b: Site and Building Landscaping Placement



### c. Vehicular Use Area Landscaping

All vehicular use areas shall include landscaping, both within the interior of the vehicular use area and around its perimeter (see Figure 30-5.B.4.c, Vehicular Use Area Landscaping), as a means of mitigating the parking area's microclimate and visual impacts.

#### 1. Purpose and Intent

It is the intent of this section to visually modify the appearance and break the blight created by large expanses of vehicular use areas; filter and reduce the glare of reflected sunlight from parked automobiles onto adjacent properties and the public street right-of-way; separate the public from the ill effects of fumes and dust; and provide shade, noise attenuation, and filtering of the air of particulate and gaseous pollutants.

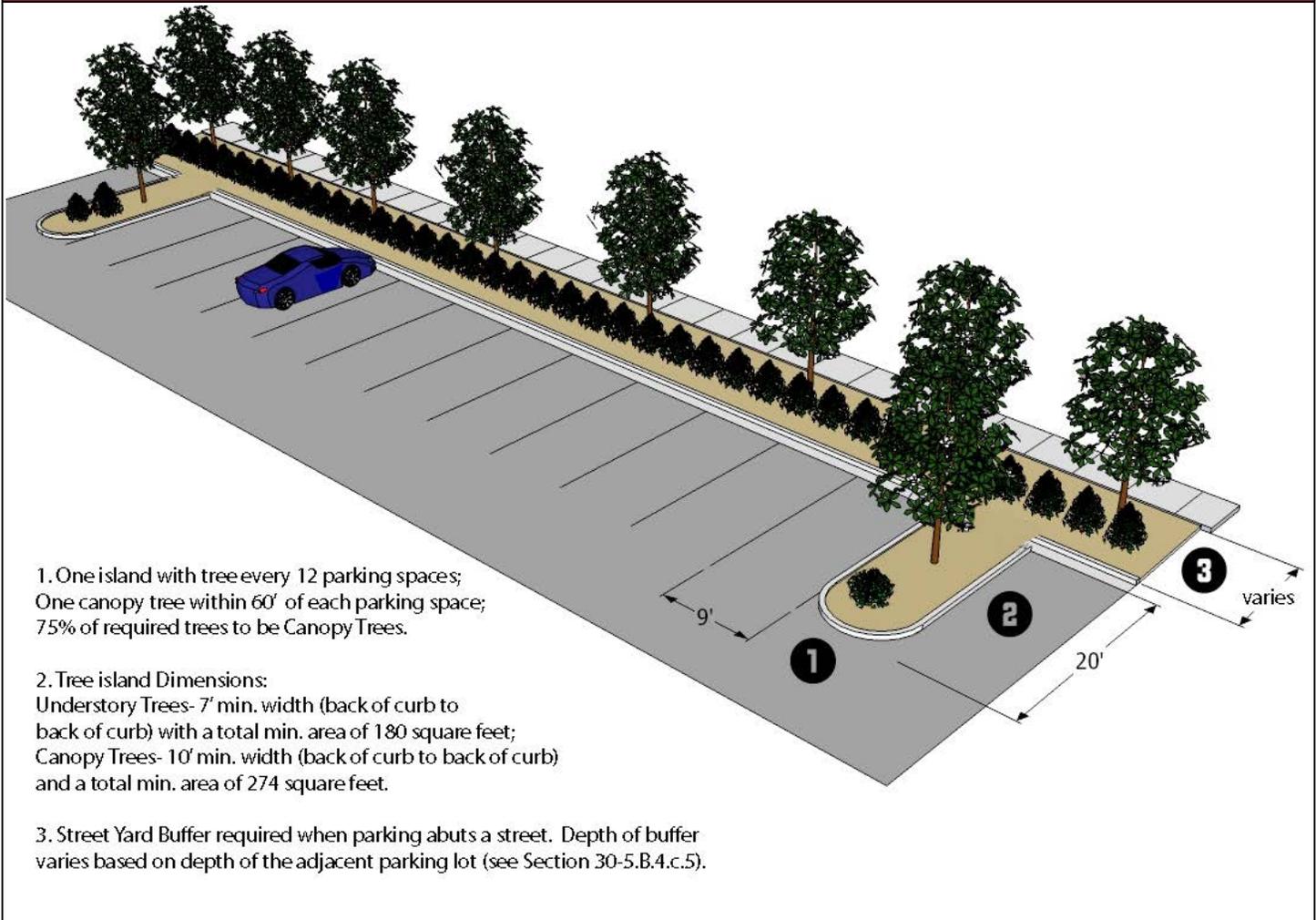
#### 2. Applicability

These standards shall apply to all development in the City with on-site vehicular use areas, except single-family detached, and duplex, triplex or quadraplex dwellings on a single lot.

#### 3. Interior Vehicular Use Area Landscaping Standards

All parking areas with 12 or more spaces shall provide and maintain landscaping areas within the interior of the parking lot in accordance with the standards in this subsection. These standards shall not apply to parking structures or automotive sales or display lots.

Figure 30-5.B.4.c: Vehicular Use Area Landscaping



- a. Landscaped planting areas shall be distributed throughout the parking area for the purpose of heat abatement.
- b. All rows of parking shall be terminated by a tree planted within a landscape island.
- c. One tree shall be required for every 12 parking spaces. All vehicular parking spaces must have at least one canopy tree within 60 feet of each parking space, or one understory tree within 30 feet. Trees planted within perimeter vehicular use landscaping strips may be used to satisfy this requirement.
- d. At least 75 percent of all trees required by this section shall be canopy trees.
- e. Each planting area shall contain sufficient area and backfill soil to accommodate the root growth of the plant material used as discussed in the General Requirements in Section 30-5.B.3.e.3.
- f. When a pedestrian pathway median (see Section 30-5.A.11.f, Pedestrian Pathways) is widened to accommodate trees and the minimum planting area referenced in Section 30-5.B.3.e.3 is observed, the adjacent tree islands that would otherwise be required every 12 parking spaces (see Section 30-5.B.4.c.3.c, above), may be eliminated in this area. Other requirements of this section still apply.
- g. All planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods. The size of the planting area, size of plant material at maturity, and placement of plant material shall allow for a two-and-one-half-foot bumper overhang from the face of the curb when wheel stops are not used. This standard shall not prohibit the use of planting areas as stormwater management devices.

- h. For expansion or renovation projects where the application of these requirements is infeasible or unworkable, the applicant may propose an alternative landscape plan as outlined in Section 30-5.B.4.f, Alternative Landscape Plan.

*(Ord. No. S2013-026, § 1, 11-18-2013)*

4. *Perimeter Vehicular Use Area Landscaping Strips*

Vehicular use areas shall be separated and screened from all adjoining properties by a landscape strip.

a. *Continuous Visual Screen in Non-Residential Areas*

Commercial (non-residential) vehicular use areas shall be separated from adjoining commercial properties with a minimum five foot wide landscape strip. When head-in parking adjacent to the property line includes wheel stops, the minimum width of the landscape strip is reduced to three feet. The landscape strip shall be planted with a continuous visual screen of evergreen shrubs along the property line, with a minimum height of 24 inches at the time of planting. Required sight clearances at driveways and near intersections shall not be subject to this requirement. When a parking lot will be consolidated with an adjacent parcel, the landscaping strip may be eliminated (see Section 30-5.B.4c.4.c, below).

b. *Adjacent to Off-Street Surface Parking on Other Lots*

Parking lots should be consolidated and circulation systematized when possible with more creative and effective landscaping, pedestrian circulation, and lighting, rather than having a series of smaller-sized parking lots divided by arbitrary lot lines with landscaped buffers. To this end, the vehicular use area landscape strip may be eliminated when the proposed parking lot will be combined with an existing or future adjoining parking lot. A recorded Cross Parking Agreement between the cooperating parties is required to provide non-exclusive access (for vehicles and pedestrians) to driveways, maneuvering areas, parking areas, and so on.

c. *Credit Towards Property Perimeter Landscape Buffer Requirements*

Perimeter landscape strips associated with a vehicular use area may be credited towards perimeter buffer standards (see Section 30-5.B.4.d, below), provided the minimum applicable buffer standards are met, and provided the vehicular use area perimeter landscaping is within the area to be occupied by the property perimeter landscape buffer.

d. *Parking Lot Entrance Aisles and Stacking Lanes*

Driveways into parking areas shall include a landscape strip at least ten feet wide along each side of the driveway. At a minimum, the driveway landscape strip shall include one canopy tree for every 25 to 40 linear feet of drive or one understory tree for every 15 to 25 linear feet of drive. A minimum of one shrub shall be planted for every five linear feet of driveway entrance. Plant material may be grouped as an entrance feature rather than planted as a linear border.

5. *Street Yard Buffer*

a. *Purpose and Intent*

The purpose of the street yard buffer is to enhance the streetscape and public environment by abating glare and moderating temperatures of impervious areas; filtering air of fumes and dust; providing shade; attenuating noise; and reducing the visual impact of large expanses of pavement through the provision of a visually modifying screen of plants. The intent is to provide at a minimum an opaque buffer at the ground level up to three feet, with open views available through and between taller plant material. Existing vegetation should be used to satisfy these planting requirements where possible.

b. *Applicability*

A street yard buffer shall be required for all vehicular use areas that are established within 50 feet of any street right-of-way (including controlled access highways) unless separated by an intervening building. When buildings are moved up to the street, the street yard requirement is eliminated.

c. *Minimum Requirements*

The depth of the street yard varies, based upon the size of the adjacent parking lot as described below:

Table 30-5.B.4.c.5.c: Street Yard Buffer Requirements		
Street Yard Depth	Application	Materials A mix of species may be used to create visual interest and diversity
5 Feet	Downtown (DT) Zoning District with < 70 feet of street frontage	Continuous evergreen hedge planted with min. 24 inch height above grade at time of planting
10 Feet	Downtown (DT) Zoning District with > 70 feet of street frontage; Constrained Redevelopment Sites; Automobile Sales or Display Lots	Continuous evergreen hedge planted with min. 24 inch height above grade at time of planting + canopy trees spaced 25 to 40 feet apart or understory trees 15 to 25 feet apart, depending upon mature size of species
15 Feet	1-2 rows of parking [one bay] or pavement with a depth less than 70 feet	35 shrubs per 100 linear feet (75 percent evergreen) + 3 canopy trees and 1 understory tree per 100 linear feet
25 Feet	>2 rows of parking [one bay] or pavement with a depth more than 70 feet	55 shrubs per 100 linear feet (75 percent evergreen) + 5 canopy trees and 3 understory trees per 100 linear feet

d. *Alternative Option for Constrained Sites - Garden Walls*

Masonry garden walls may be constructed on constrained sites in lieu of the vegetated street yard buffer (described above in Table 30-5.B.4.c.5.c) as determined by the city manager. DOT approval may also be required. The garden wall option is particularly well-suited in the Downtown and Hospital Overlay Districts as well for redevelopment sites. Such walls shall comply with the design standards established below.

Table 30-5.B.4.c.5.d. Garden Wall Design Standards	
WIDTH OF STREET FRONTAGE	DESIGN STANDARDS
<70 feet of street frontage	<p>Height &amp; Opacity- Opaque at the ground level up to a minimum height of 32 inches; Maximum height of 48 inches. Height above 32 inches may be ornamental or semi-opaque. Pillars and posts may extend up to six inches beyond top of wall. (Adjacent grade to be considered so that screening is achieved.)</p> <p>No supplemental vegetation required.</p> <p>No jogs or offsets required.</p> <p>No setback required from street right-of-way/property line.</p> <p>Column spacing a maximum of every 20 feet and at terminii.</p> <p>If angled or 90 degree parking is adjacent to the wall, must include wheel stops or sufficient space between curb and wall for bumper overhang.</p>
70+ feet of street frontage	<p>Height &amp; Opacity- Opaque at the ground level up to a minimum height of 32 inches; Maximum height of 48 inches. Height above 32 inches may be ornamental or semi-opaque. Pillars and posts may extend up to six inches beyond top of wall. (Adjacent grade to be considered so that screening is achieved.)</p> <p>If aligned with building façade, minimum five foot planting strip on the street side of the wall, planted with a variety of low shrubbery.</p> <p>If not aligned with a building façade, minimum three foot planting strip on the street side of the wall with five foot jogs or offsets required every 40 feet, planted with a variety of vegetation including understory trees. Each offset shall have a minimum width of ten feet.</p> <p>Column spacing a maximum of every 20 feet and at terminii.</p> <p>If angled or 90 degree parking is adjacent to the wall, must include wheel stops or sufficient space between curb and wall for bumper overhang.</p>

Figure 30-5.B.4.c.5.d: Garden Wall Example



Masonry garden walls may be constructed on constrained sites in lieu of the vegetated street yard buffer described in Table 30-5.B.4.c.5.c.

#### d. Property Perimeter Landscape Buffers

##### 1. *Purpose and Intent*

Perimeter landscape buffers are intended to mitigate potential negative effects of contiguous uses in differing zoning districts by protecting and preserving the appearance, character and value of property within the City. The objective is to exclude visual contact, create spatial separation and to minimize any adverse impacts on adjacent properties. Where topographical changes, the size and shape of existing lots of record, or other spatial considerations exist which would make adherence to the basic requirement either impossible or ineffective in meeting the purpose of the buffer yard, alternate buffer yard plans will be considered or may be required.

##### 2. *Applicability*

All development shall provide a property perimeter landscape buffer at the edge of the development to separate it from differently-zoned adjacent property in accordance with Table 30-5.B.4.d.4, Buffer Types, and Table 30-5.B.4.d.5, Buffer Type Application.

##### 3. *Use of Existing Trees*

Existing healthy, well-formed trees located at the property perimeter shall remain undisturbed (except for the removal of dead wood and invasive vines) and may be credited toward the requirement of this section, in accordance with Section 30-5.B.7.a, Tree Preservation Credits. Additional trees and shrubs may be required to bring the natural buffer up to the full perimeter buffer requirements.

##### 4. *Types of Buffers*

Table 30-5.B.4.D.4, Property Perimeter Buffer Types, describes different buffering options in terms of their function, opacity, width, and planting requirements. Where a particular buffer type is required in Table 30-5.B.4.D.5, Buffer Type Applications, the requirement may be met with the combination of minimum buffer width and minimum screening requirements specified under either Option 1 or Option 2. Trees and shrubs within a 25-foot wide buffer shall be spread in a staggered, off-set pattern to establish a full and opaque buffer. Where an option utilizing a berm or fence is selected, the berm or fence shall comply with the

standards of Section 30-5.B.3.e.6, Berms, or Section 30-5.D, Fences and Walls, as appropriate. All exposed areas of soil within the buffer area must be covered with mulch, groundcover vegetation, or grass.

Table 30-5.B.4.d.4: Property Perimeter Buffer Types			
BUFFER TYPE AND CONFIGURATION	DESCRIPTION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER	
		OPTION 1: MINIMUM FEET [1][2]	OPTION 2: MINIMUM WIDTH 10 FEET [1][2]
TYPE A: BASIC			
	This perimeter buffer functions as a basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	Three canopy trees + three understory trees per 100 linear feet	One canopy tree + five understory trees + 15 shrubs per 100 linear feet
TYPE B: AESTHETIC			
	This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet and creates the impression eliminating visual contact between uses.	Four canopy trees + five understory trees + 15 shrubs per 100 linear feet	One canopy tree + seven understory trees + 35 shrubs per 100 linear feet
TYPE C: SEMI-OPAQUE			
	This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet.	Six canopy trees + seven understory trees + 25 shrubs per 100 linear feet	One 4-foot-high berm or one 4-foot-high solid fence + two canopy trees + eight understory trees + 10 shrubs per 100 linear feet
TYPE D: OPAQUE			
	This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	Nine canopy trees + ten understory trees + 55 shrubs per 100 linear feet	One 6-foot-high solid fence + six canopy trees + 25 shrubs per 100 linear feet
NOTES:			
[1] Any required perimeter buffer width can be reduced to five feet with the provision of a solid masonry wall six feet in height, along with ten shrubs per every 100 linear feet located outside the wall.			
[2] Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with Section 30-5.B.4.f, Alternative Landscape Plan.			

### 5. Buffer Type Application

Table 30-5.B.4.d.5, Buffer Type Application, below, specifies the type of perimeter landscape buffer that new development shall provide between it and adjacent property, based on the zoning district of the development site and that of the adjacent property. The buffer type is indicated by a letter

corresponding to one of the four buffer types depicted in Table 30-5.B.4.d.4, Property Perimeter Buffer Types.

<b>Table 30-5.B.4.d.5: Buffer Type Application [1]</b> <b>A = Type A Buffer</b> <b>B = Type B Buffer</b> <b>C = Type C Buffer</b> <b>D = Type D Buffer</b> <b>N/A = Not Applicable (No Buffer Required)</b>								
<b>ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]</b>	<b>ZONING CLASSIFICATION OF ADJACENT PROPERTY</b>							
	<b>CD AR</b>	<b>SF-15, SF-10, SF-6 OR EXISTING SINGLE-FAMILY DEVELOPMENT</b>	<b>MR-5 MH</b>	<b>OI NC MU</b>	<b>LC CC</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A	N/A
OI, NC, MU	B	B	A	N/A	N/A	N/A	N/A	N/A
LC, CC	D	D	C	A	N/A	N/A	N/A	N/A
BP, LI	D	D	C	B	A	A	N/A	N/A
HI	D	D	D	D	B	A	N/A	N/A

NOTES:  
[1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.4.d.4, Property Perimeter Buffer Types.  
[2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use.  
[3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.

## 6. Responsibility for Buffer Installation

### a. Vacant Parcels

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel may reduce the planting schedule indicated in Table 30-5.B.4.d.4, Property Perimeter Buffer Types, by one-half.

### b. Existing Land Uses

Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 30-5.B.4.d.4, Property Perimeter Buffer Types, and Table 30-5.B.4.d.5, Buffer Type Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel may reduce the planting schedule indicated in Table 30-5.B.4.d.4, Property Perimeter Buffer Types, by one-half.

## 7. Location of Buffers

Perimeter buffers required by this section shall be located along the outer perimeter of the parcel(s) under development and shall extend to the parcel boundary line. In the case of parcel boundary lines along a public right-of-way, solid fencing in excess of 36 inches, if provided, shall not encroach beyond the building setback line unless part of an approved Alternative Landscape Plan. A perimeter buffer may be located along shared access easements between parcels in nonresidential developments. If a utility or drainage easement is needed along a property line where a buffer is required, the buffer will be repositioned to align with the outer edge of the easement, rather than the property line, in order to

accommodate both purposes without conflict. No trees are to be planted within a drainage or utility easement.

8. *Development within Required Buffers*

- a. Unless permitted in this section, the required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation.
- b. Sidewalks and trails may be placed in perimeter buffers if all required landscaping is provided and damage to existing vegetation is minimized according to Section 30-5.B.8, Tree Protection During Construction.
- c. Overhead and underground utilities may cross a perimeter buffer.
- d. If required landscaping material is damaged or removed due to utility activity, the landowner shall be responsible for replanting all damaged or removed vegetation necessary to ensure the buffer meets the standards in this Article, unless otherwise provided for by the subject easement agreement.

e. **Screening**

1. *General Requirements*

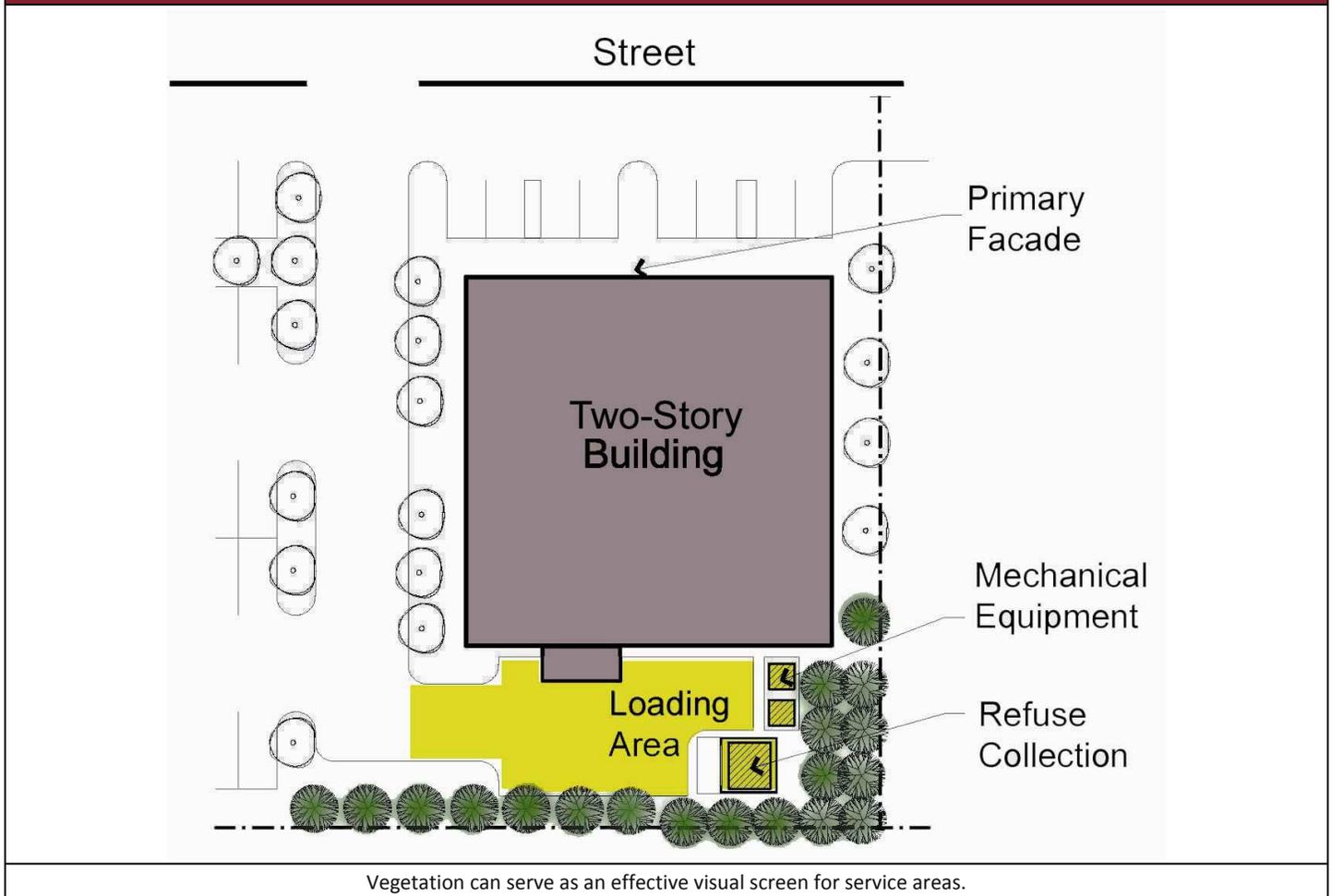
Screening shall be required to conceal specific areas of high visual or auditory impact or hazardous areas from both on-site and off-site views (see Figure 30-5.B.4.e, Screening Methods). Such areas shall be screened at all times, unless otherwise specified, regardless of adjacent uses, districts, or other proximate landscaping material.

2. *Items to Be Screened*

The following areas shall be screened from off-site views in accordance with this section:

- a. Large waste receptacles (dumpsters) and refuse collection points (including cardboard recycling containers);
- b. Loading and service areas;
- c. Outdoor storage areas (including storage tanks);
- d. To the extent feasible given access requirements, ground-based utility equipment in excess of 12 cubic feet; and
- e. Ground level mechanical units, from public streets only.

Figure 30-5.B.4.e: Screening Methods



### 3. Screening Methods

The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if it is determined they are comparable to these screening materials.

- Vegetative materials that meet the minimum vegetative screening requirements for a Type D buffer (see Table 30-5.B.4.d.4, Property Perimeter Buffer Types) and the size standards of Section 30-5.B.3.e.2, New Plantings;
- An earthen berm that is at least two feet in height, covered with grass, and planted with other landscaping materials consistent with the function of and requirements for a Type D buffer (see Table 30-5.B.4.d.4, Property Perimeter Buffer Types)—provided, however, that a berm shall not be used in the DT district or if it will replace existing trees of six inches in caliper or more;
- A solid fence constructed of treated or rot-resistant wood (such as cypress or redwood), or a plastic or vinyl fence, of a minimum height necessary to fully-screen the object being screened; or
- A masonry wall that is the minimum height necessary to fully-screen the object being screened, and that is constructed of brick, textured concrete masonry units, or stuccoed block.
- Use of chain link fencing with wooden or plastic slats does not qualify as a screen.

### f. Alternative Landscape Plan

#### 1. General

Alternative Landscape Plans, materials, or methods may be justified due to natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Lot configuration and utility easements may justify an alternative landscape plan, as well as impractical

situations that would result from application of Section 30-5.B, Landscaping and Tree Protection Standards, or when replacing a tree accidentally damaged in accordance with Section 30-5.B.8, Tree Protection During Construction.

2. *Preparation*

The alternative landscape plan should be prepared by someone who is knowledgeable about plant material.

3. *Allowable Deviations*

With input from the TRC or the City Arborist, the city manager shall approve an Alternative Landscape Plan if it meets the purpose and intent of the landscaping standards in this section. Allowable deviations from the standards of this section include, but are not limited to the following:

a. *Reduced Planting Rates due to Public Facilities*

An adjustment to planting locations or reduction of up to 20 percent in the type or total number of plant material may be allowed at underground and/or above ground facilities operated and maintained by a utility, unless specific written consent is provided by that utility. An adjustment or reduction may also be allowed where public easements or right-of-way, are located upon or in close proximity to the parcel.

b. *Reduction in Standards due to Nature of Parcel*

A reduction in the count, spacing, or species diversity standards by up to 20 percent may be allowed where the reduction is desirable in terms of protection of existing natural resources, better consistency with the goals of the comprehensive plan, or a site design that exceeds the quality of what would otherwise result under a strict application of the standards in this Article.

c. *Redevelopment of Nonconforming Sites*

The installation of required landscaping during redevelopment of existing nonconforming sites shall occur in accordance with Section 30-7.F, Nonconforming Sites.

d. *Location of Street Trees*

1. Deviations in the placement, on-center spacing, or tree type (understory vs. canopy) are allowable from the standards in Section 30-5.B.4.a, Street Trees, when the deviation is consistent with existing street tree placement along the same or adjacent block faces.

2. An applicant may request, or the City may require payment-in-lieu of street trees in cases where a development's frontage is subject to an approved streetscape plan.

*(Ord. No. S2012-016, § 4.0, 9-10-2012; Ord. No. S2012-024, § 14, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, §§ 8, 11, 2-11-2013; Ord. No. S2013-007, § 1, 5-13-2013; Ord. No. S2013-015, §§ 3.7, 3.8, 7-22-2013; Ord. No. S2014-021, § 2, 11-24-2014)*

Effective on: 11/24/2014