

City of College Park

Clayton and Fulton Counties

Atlanta MSA

2003 Population Estimate 18,940; -7.1% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

Chapter 5 BUILDINGS; CONSTRUCTION AND RELATED MATTERS

Article XIII. Trees

ARTICLE XI-C. OFF-STREET PARKING AREA LAYOUT, CONSTRUCTION AND MAINTENANCE, AND LANDSCAPE REQUIREMENTS FOR VEHICULAR USE AREAS

Section 3. Landscape requirements for vehicle use areas.

Year first adopted or last revised unknown.

Addresses private property.

Includes buffer and landscape requirements (parking areas).

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ARTICLE XI-C. OFF-STREET PARKING AREA LAYOUT, CONSTRUCTION AND MAINTENANCE, AND LANDSCAPE REQUIREMENTS FOR VEHICULAR USE AREAS

Section 3. Landscape requirements for vehicle use areas.

Chapter 5 BUILDINGS; CONSTRUCTION AND RELATED MATTERS*

***Cross references:** Approval of reserved open space and recreation areas by building inspector, App. A, Art. X, § 8, Art. XI, § 8; plot plans required, App. A, Art. XXIII, § 1, building numbering, § 16-1; smoke detectors, § 7-23; disposal of building rubbish, § 10-114; permit to install power-producing equipment, § 11-20.

- Art. I. In General, §§ 5-1-5-19
- Art. II. Building Code, §§ 5-20-5-26.3
- Art. II-A. Existing Building Code, §§ 5-27-5-29
- Art. IV. Electrical Code, §§ 5-30-5-69
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- Art. VI. Housing, §§ 5-80-5-109
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- Art. VII. Mechanical Code, §§ 5-110-5-119
- Art. VIII. Plumbing Code, §§ 5-120-5-159.4
 - Div. 1. Generally, §§ 5-120-5-149
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- Art. IX. Moving and Demolition of Buildings, §§ 5-160-5-169
- Art. X. Soil Erosion and Sedimentation Control, §§ 5-170-5-189
- Art. XI. Signs, §§ 5-190-5-239
- Art. XII. Swimming Pool Code, §§ 5-240-5-249
- Art. XIII. Trees, §§ 5-250-5-269
- Art. XIV. Flood Damage Prevention, §§ 5-270-5-309
- Art. XV. Stormwater Management, §§ 5-310-5-329
- Art. XVI. Downtown Business District, §§ 5-330-5-360
- Art. XVII. Mausoleums and Columbaria, §§ 5-361-5-368

ARTICLE XII. TREES

Sec. 5-250. Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

Annual tree permit: That written consent given by the building official to a person, public or private, to prune, treat or remove any tree in the city.

Tree: Any woody plant except dogwood that has a single trunk with a caliper of five (5) inches or more at six (6) inches above the ground. A dogwood with a caliper of two (2) inches or more at six (6) inches above the ground is defined as a tree.

Tree protective zone: That portion of any lot covered by the front, side and rear yard requirements as established by the city zoning ordinance, as the same may, from time to time, be amended.

(Code 1963, § 21B-2)

Cross references: See also App. A, Art. XI-C, § 3.

Sec. 5-251. Purpose and intent.

(a) The purpose of this article is to establish protective regulations for trees in the city in order to better control problems of flooding, soil erosion, air pollution, and noise in the city and to make the city a more attractive, healthier and safer place in which to live.

(b) The intent of this article is to encourage the protection of trees within the city which the city stands to lose unless protective measures are taken. The intent is not punitive, or to cause hardship to any individual or governmental agency, or private or public company, who uses every care and diligence to protect trees within the city; nor is it meant to inflate the cost of development over a reasonable value of the trees involved.

(Code 1963, § 21B-1)

Sec. 5-252. Enforcing authority.

The building official shall be charged with the enforcement of this article.

(Code 1963, § 21B-6)

Sec. 5-253. General duty of building official regarding trees.

The building official shall direct, regulate, and control the care of and necessary removal of all trees now or hereafter growing in the city.

(Code 1963, § 21B-3)

Sec. 5-254. Preparation of tree planting and maintenance regulations.

The building official may prepare tree planting and maintenance regulations, supplementary to this article, subject to the approval of the governing body after a public hearing with reasonable notice of the hearing to those affected, to implement this article.

(Code 1963, § 21B-4)

Sec. 5-255. Submission of site plans for development required; approval; requirements.

(a) A site plan for the development or improvement of any tract of land in excess of fifty thousand (50,000) square feet located in the city, shall be submitted to the city along with the application for a building permit. No building permit shall be issued until the site plan has been reviewed and approved, in writing, by the building official and a permit as provided in section 5-256 has been issued. Such plans shall be reviewed and either approved or denied and a permit as provided in section 5-256 issued or denied within fourteen (14) days of submittal. Otherwise such plans shall be considered approved and such permit considered issued by the building official. In the event such plans are denied, the reasons therefor shall be reported, in writing, to the applicant. The site plan shall show, in addition to the usual requirements, the following information:

- (1) All existing trees within the tree protective zone which are at least five (5) inch caliper at six (6) inches above the ground and all dogwood trees which are at least two (2) inch caliper at six (6) inches above the ground.
- (2) Trees to be removed and trees to be maintained.
- (3) Specifications for the removal of existing trees and protection of existing trees during construction.
- (4) Grade changes or other work adjacent to a tree which would affect it adversely, with specifications on how the grade, drainage and aeration will be maintained around the tree.

(b) The function of the building official in the review of site plans will be to assure that trees are retained in lawn or paved areas within the tree protective zone without making demands on the owner which would deny such owner the reasonable use of the land.

(Code 1963, § 21B-5)

Sec. 5-256. Permit--Required.

A written application for and issuance of a permit by the building official is required for any work on or affecting trees as listed in section 5-255.

(Code 1963, § 21B-7)

Sec. 5-257. Same--Exemptions.

(a) Public utility companies and private companies employing tree experts shall be exempted from the provisions of this article; provided, however, that such companies or agencies shall obtain from the building official an annual permit.

(b) Such permit shall certify the familiarity of such companies or agencies and their agreement to comply with any supplementary tree planting and maintenance regulations following the issuance and approval.

(c) The owners of property, or their authorized representatives, of areas zoned R-1 through R-5 will not be subject to obtaining permits for work to be performed on trees located on such property under the provisions of sections 5-255, 5-256 and 5-262; provided, however, that where more than fifty thousand (50,000) square feet are being developed at one time, this exemption shall not apply.

(Code 1963, § 21B-8)

Sec. 5-258. Same--Waiver in emergencies.

In case of emergencies such as windstorms, ice storms or other disasters, the requirement of section 5-256 may be waived by the building official during the emergency period so that the requirements of this article would in no way hamper private or public work to restore order in the city.

(Code 1963, § 21B-9)

Sec. 5-259. Building moving permits.

The building official shall review and approve all applications for building moving permits before the city will grant a tree work permit.

(Code 1963, § 21B-10)

Cross references: For fee, see § 5-21.

Sec. 5-260. Protection within tree protective zone.

To prevent the unnecessary destruction of trees during development or redevelopment of any tract or lot within the city, trees shall not be cut, otherwise damaged or destroyed within the tree protective zone except in accordance with the provisions of this article, or to permit vehicular and pedestrian access upon approval of the building official; nor shall any person pave with concrete, asphalt, or other impervious material within five (5) feet of the outside diameter of trees. This section may, from time to time be supplemented by tree planting and maintenance regulations.

(Code 1963, § 21B-11)

Sec. 5-261. Tree protection prior to development.

To prevent the unnecessary destruction of trees on land where a building permit or subdivision approval has not been issued, the destruction, within any five (5) year period, of more than twenty-five (25) per cent of the trees on any one parcel of real property within the city, without prior approval of the building official, is prohibited.

(Code 1963, § 21B-12)

Sec. 5-262. Tree protection during development.

During any building, renovating or razing operations, the builder shall erect suitable protective barriers around all trees specified to be maintained and shall not allow storage of

equipment, materials, debris or fill to be placed in this area except as may be necessary for a reasonable time if no other storage space is available. This section may, from time to time, be supplemented by the tree planting and maintenance regulations.

(Code 1963, § 21B-13)

Sec. 5-263. Appeals.

In the event any person is dissatisfied with a decision of the building official adversely affecting such person involving the application of this article, such person may make a written appeal of such decision to the board of zoning appeals. After a full and complete hearing of the complaints of such person, the board of zoning appeals shall render its written opinion affirming, overruling or modifying the decision of the building official as may be fit and proper under the existing circumstances.

(Code 1963, § 21B-15)

Secs. 5-264--5-269. Reserved.

**ARTICLE XI-C. OFF-STREET PARKING AREA LAYOUT, CONSTRUCTION
AND MAINTENANCE, AND LANDSCAPE REQUIREMENTS FOR
VEHICULAR USE AREAS**

Sec. 1. Intent.

It is the intent of this regulation to provide standards for the layout, construction and maintenance of off-street parking areas, and to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays and service areas are provided. The provisions of this regulation are intended to supplement and to operate in conjunction with the tree protection regulations of the City of College Park as set forth in sections 5-250 through 5-263 of the City Code. It is the further purpose of this regulation to improve and protect the appearance, environmental and ecological conditions, character, design and value of the total urban area, thereby promoting the public health, safety and welfare.

(Ord. No. 80-2, § 1, 1-7-80)

Sec. 2. Off-street parking area standards.

Wherever off-street parking is required, such parking area shall be laid out, constructed and maintained in accordance with the following regulations:

- (1) Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided for vehicles. All drives and aisles shall be surfaced in a manner equivalent to that which is hereinafter provided for the parking area.
- (2) Adequate off-street storage lanes and areas shall be provided for vehicles entering the parking facility so as to avoid back up and congestion on adjacent public streets.
- (3) Parking areas shall be drained so as to eliminate surface water unless the parking area or some portion thereof is approved as a retention area by the city engineer.
- (4) The surface of the parking area, except for landscaped areas, shall be constructed of dustless and durable portland cement, concrete or asphaltic concrete complying with specifications established by the building inspector and maintained in a usable condition.
- (5) Landscaped areas shall be provided and maintained around the perimeter and within the parking area as set forth below in section 3, "Landscape requirements for vehicle use areas." Portland cement, concrete, or asphaltic concrete curbs of a design approved by the building inspector shall be installed around the perimeter of all parking lot areas and around the perimeter of all landscaped areas.
- (6) Plans for layout of the parking area must be approved by the building inspector.
- (7) Parking areas on lots used for multifamily dwellings, two-family dwellings, apartment complexes, rooming and boarding houses, and other multi-residential

uses shall only be in those areas designated on site plans submitted to and approved by the building inspector; and in no event shall such areas be located on unpaved areas in the front or side yards of any such lot. This provision shall apply to present uses as well as projected or future uses.

(8) In order to prevent the unjustified destruction of natural ground cover and other negative consequences, whenever the plans for layout of a parking area are submitted to the building inspector for review, and such plans indicate that the number of parking spaces and/or other paved areas are more than ten (10) per cent in excess of the amount necessary to meet specified off-street parking requirements, those plans shall be forwarded to the planning commission for approval or disapproval, and the applicant shall be required to present his jurisdiction to the planning commission for such proposed excess parking capacity and/or paved areas.

(Ord. No. 80-2, § 2, 1-7-80; Ord. No. 83-19, 8-15-83; Ord. No. 87-9, § 1, 3-16-87; Ord. No. 88-19, § 1, 7-5-88)

Sec. 2A. Handicapped parking.

(a) *Access to buildings.*

(1) Accessibility to such buildings shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for access by wheelchairs.

(2) A parking lot servicing such entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above-grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than twelve (12) feet in width.

PARKING SPACES FOR HANDICAPPED

TABLE INSET:

<i>Total Spaces and Lot</i>	<i>Required No. of Reserved Spaces</i>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

[(b) *Location.*] Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

(Ord. No. 83-12, 6-6-83)

Sec. 3. Landscape requirements for vehicle use areas.

Whenever vehicular use areas are provided, including off-street parking and open lot sales, displays and service areas, but excepting such use areas serving single-family or duplex developments, they shall conform to the minimum landscaping requirements hereinafter provided:

(1) *Procedure for the development of vehicular use areas.*

(a) *Permit requirements.* No building permit (Code section 5-21), grading permit (Code section 5-173) or tree removal permit (Code section 5-256) shall be issued until approval of a required landscape plan for vehicular use areas.

(b) *Submission of a required survey and proposed landscape plan.* (See Code sections 5-256 through 5-259). The applicant or applicant's authorized agent shall submit to the building inspector three (3) copies of each survey and landscape plan at a scale no greater than one inch equals fifty (50) feet unless, in the case of very large developments, smaller scale drawings are approved by the building inspector. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawings are the same scale. Each survey and landscape plan shall include the following:

- (i) Name, signature, address and telephone number of property owner, surveyor and/or designer.
- (ii) North arrow and scale.
- (iii) All dimensions.
- (iv) All required information and date listed on drawings.

(c) *Survey.* The required survey shall include the following information:

- (i) Legal description of the property.
- (ii) The location of all existing dogwood trees with a diameter of two (2) inches or more measured six (6) inches above the ground; and the location of all other trees with a diameter of five (5) inches

or more measured six (6) inches above ground. (See Code section 5-255(a)(1))

(iii) Existing and proposed structures, buildings, parking spaces, access ways and public streets.

(iv) Above ground and below ground utility lines and easements.

(v) Existing natural features and topography at one-foot contour intervals. In areas where slopes are twenty (20) per cent or greater, a five-foot contour interval may be substituted.

(d) *Landscape plan.* The proposed landscape plan shall include the following information:

(i) All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.

(ii) All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size and name of proposed landscape materials shall be listed on the plan.

(iii) Comments regarding site preparation, tree preservation methods of installing, and methods of maintenance shall be listed on the plan. (See Code sections 5-261 and 5-262)

(iv) Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops and/or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system hose bibs, proposed planting areas, decorative and/or screening walls, and related buildings shall be shown.

(2) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

(a) *Perimeter landscape requirements.* All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five (5) feet. A decorative masonry wall, earth, berm, natural landscaping screen and/or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public right-of-way. Screening areas shall be maintained at a minimum height of three (3) feet and a maximum height of ten (10) feet, except that trees may be a maximum height of forty (40) feet. All required perimeter landscaped areas shall have at least one tree for every two hundred and fifty (250) square feet or fraction thereof:

(i) *When abutting a public street right-of-way.* Landscaped areas along a public street right-of-way shall have a minimum average dimension of ten (10) feet from the right-of-way line to the vehicle use area. Within this ten (10) foot landscaped area adjacent to a public street right-of-way or within the existing right-of-way, as determined by the city engineer, the developer shall provide a sidewalk with a width of four (4) to five (5) feet, as directed by the city engineer. Sidewalks shall be installed in accordance with standards of the city engineer. In addition,

planting and landscape materials shall be so arranged and/or reduced in height adjacent to driveway entrances/exists and at corners adjacent to public street intersections so as to maintain vision clearance for motorists.

(ii) *When abutting adjacent properties.* Required perimeter landscape areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.

(b) *Interior landscape requirements.* An area or combination of areas equal to ten (10) per cent of the total vehicular use area inclusive of perimeter landscaped areas shall be devoted to interior landscaping area. Each separate interior landscaped area shall contain a minimum of twenty-five (25) square feet and shall have a minimum dimension of at least five (5) feet and shall include at least one tree having a clear trunk of at least five (5) feet, with the remaining area adequately landscaped with shrubs, ground cover or other authorized landscaping material not to exceed three (3) feet in height. Interior landscaped areas shall be exclusive of and separated by paved driveway and/or parking areas from perimeter landscaped areas.

(c) *Permitted modification to the landscaping requirements.* In cases where the landscaped area requirements of subsections (2)(a) and (2)(b) above may exceed twenty (20) per cent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to residential uses or zones to equal a twenty (20) per cent maximum, provided a method of vegetative and/or masonry screening is maintained and is approved by the building inspector. All instances where proposed innovative designs, landscaping techniques and site amenities are determined to fulfill the intent of this article, the strict application of the requirements of this section, may be modified by the board of zoning appeals. In instances where healthy plant material exists, the requirements outlined in subsections (2)(a) and (2)(b) of this section may be adjusted and thereby allow credit for the preservation of existing plant material. The building inspector may make such adjustments so long as the intent of this section is preserved.

(d) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures:

(i) *New plant materials.* All new living plant materials shall satisfy the requirements of "No. 1" or better as defined in the most current edition of "American Standards for Nursery Stock." All separate landscape areas shall have a minimum variety of two (2) living plant materials other than trees; total landscaping areas required shall include a minimum variety of three (3) landscape materials other than trees. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.

-- *Trees.* A tree shall attain an average crown spread over fifteen (15) feet at maturity. Trees having an average crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread. All trees shall be of a species which can be maintained with a minimum of five (5) feet of trunk height. Trees shall have a minimum of one inch d.b.h. (diameter at breast height) measured four and one-half

(4 1/2) feet above the ground and shall be a minimum of six (6) feet in overall height immediately after planting.

-- *Shrubs*: Shrubs shall be a minimum of one foot in height when measured at the time of planting, except where they are to act as screening for residential uses or districts, in which case they shall be a minimum of three (3) feet in height at the time of planting and maintained at a minimum height of five (5) feet at maturity.

-- *Lawn grass and ground covers*: Grass may be sodded, plugged, sprigged or seeded, except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass are used a fast growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonably complete coverage at the time of planting may be used in lieu of grass sod.

(ii) *Existing plant materials*. Existing living plant materials to be preserved shall be in accordance with the city's tree protection regulations as set forth in Chapter 5 of the City Code.

(iii) *Earthwork*. Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for on-site retention of storm water, provided they are approved by the city engineer. (See Code sections 5-170 through 5-180)

(iv) *Encroachment*. Landscaped areas, walls, structures and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brickwork and/or other devices. Placement of these devices shall be located at least two and one-half (2 1/2) feet from walks, walls and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of more than one and one-half (1 1/2) feet of landscaping area, which may be counted as part of the required depth of each parking space.

(v) *Maintenance*. The owner or the owner's agent shall be responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a sprinkler system or readily available water supply with at least one outlet located within fifty (50) feet of all plant material to be maintained. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.

(vi) *Planting bed*. The planting bed for all landscaping materials shall be free of weeds, debris and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage and nutrients for the plants and thus may require the incorporation of sand, peat and/or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one-half (1 1/2) as deep as the depth of the plant ball.

(3) *City review of landscape plan.* The building inspector shall approve or reject the required landscape plan. The decision of the building inspector shall be deemed final administrative action, but may be appealed to the board of zoning appeals. (See Code section 5-252).

(4) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plan. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to one hundred (100) per cent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

(Ord. No. 80-2, § 3, 1-7-80; Ord. No. 80-32, 12-1-80; Ord. No. 89-12, § 1, 3-6-89)