

Dawson County

Atlanta MSA

2003 Population Estimate 18,575; +13.9% change from 2000 Census.

Not a Tree City USA.

Dawson County Tree Preservation Committee with 5 members; quarterly meetings required by ordinance.

Buffer, Landscape, and Tree Ordinance

First adopted 2002. No revisions.

Addresses private property.

Includes buffer and landscape requirements.

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**DAWSON COUNTY
BUFFER, LANDSCAPE AND TREE ORDINANCE**

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DAWSON COUNTY

BUFFER, LANDSCAPE AND TREE ORDINANCE

ARTICLE I - INTENT, PURPOSE and TITLE

Section 100. Intent

This Buffer, Landscape and Tree Ordinance shall apply to property or portions thereof located within the unincorporated areas of Dawson County, Georgia. The Board of Commissioners hereby finds based upon information presented through public input and during public hearings that 1) the protection and preservation of trees, 2) the planting of new trees and other landscape material, and 3) buffers between dissimilar uses serve a legitimate and valuable public purpose and provide for the public health and general welfare of the citizens of the unincorporated areas of Dawson County.

Section 101. Purpose

The purpose of this Buffer, Landscape and Tree Ordinance is to preserve and enhance Dawson County's natural environment. This purpose will be accomplished through the preservation, protection and planting of trees and other landscape material, particularly those trees recognized herein as canopy and understory trees and the provisions for natural and/or planted buffers between dissimilar uses of land except for activities stated in Section 501. Exemptions.

The Buffer, Landscape and Tree Ordinance is intended to further Dawson County's policy that all development sites where trees are most commonly removed will achieve upon project completion a uniform standard related to tree coverage, landscaping and buffers.

In addition, trees are important for shading and cooling, reducing noise and wind, preventing soil erosion, protecting water quality, producing oxygen, dust infiltration, fostering air quality through carbon dioxide absorption, protecting wildlife habitat, and contributing to the aesthetic and economic value of real property.

Section 102. Title

This ordinance shall be known as the "Buffer, Landscape and Tree Ordinance of Dawson County, Georgia" and may be referred to generally as "The Buffer Ordinance" or "The Landscape Ordinance" or "The Tree Ordinance" or as used herein "This Ordinance."

ARTICLE II – DEFINITIONS

In construing the provisions hereof and the meaning of each and every word, term, phrase, or part thereof, where the context will permit, the definitions of words as contained in the Land Use Resolution of Dawson County, supplemented by the following definitions shall apply:

All words in these articles have customary definition except as specifically defined herein. The words "shall" and "must" are mandatory, and the words "should" and "may" are recommended practices.

Buildable Area: The portion of a lot that is not located within any minimum required yard setback or buffer; that portion of a lot wherein a building may be located.

Buffer: Land area used to visibly separate one use from another use through screening and distance to shield or block noise, light, glare, or visual or other conditions, to minimize physical passage to non-similar areas, or to reduce air pollution, dust, dirt, and litter.

Canopy Tree: A tree that, under normal forest conditions, will compose the top layer or canopy of vegetation and generally will reach a mature height of greater than 40 feet.

Clear Cut: A timber harvest performed in one cutting operation with any remaining trees having no merchantable or forestry management purpose.

Clearing: The removal of vegetation from a property, whether by cutting or other means, but not including grubbing (removal of trees, stumps or roots) activities.

Construction Buffer: A type of buffer that is temporary and remains in effect during the construction of a development.

County: Dawson County.

Department: The Dawson County Department of Planning and Development as established by the Dawson County Board of Commissioners, and as operated through the actions and administration of the appointed Director of said Department.

Development Regulations: The County regulations providing for the subdivision and development of real property within Dawson County, Georgia, as amended by the Board of Commissioners of Dawson County.

Diameter, Tree: The diameter of a tree measured as follows: 1) for existing preserved trees, at a point 4.5 feet above the ground; 2) for new replaced trees, at a point 6 inches above the ground. If a tree splits into multiple trunks below 4.5 feet, then the trunk is measured at its most narrow point beneath the split.

Director: The Director of the Department of Planning and Development.

Dripline: A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground; i.e., the line enclosing the area directly beneath the tree's crown from which rainfall would drip.

Floodplain, 100-Year: Those lands subject to flooding, which have at least a one percent probability of flooding occurrence in any calendar year; and specifically, the floodplain as shown on the Flood Boundary and Floodway Map as prepared by the Federal Emergency Management Agency (FEMA).

Grading: The placement, removal, or movement of earth by use of mechanical equipment on a property. This includes stripping, cutting, filling, stockpiling, or any combination thereof, and shall include the land itself in its cut or filled condition.

Grubbing: The removal of stumps or roots from a property.

Hardwood Tree: Any tree that is not coniferous (not a cone bearing or a needle leaf evergreen). This definition is based on the colloquialism and does not necessarily reflect any true qualities of the tree.

Hazard Tree: Any tree or tree part that poses a risk upon failure or fracture for damage or injury to property, power lines, or people. Generally recognized as a 0 (no hazard) to 9 (high hazard) score with 0 to 3 points assigned for failure potential, size of part, and target rating.

Historic Tree: Any tree or group of trees, which the Georgia Urban Forest Council has included on The Georgia Landmark and Historic Tree Register.

Land Development Permit: Any permit other than a Land Disturbance Permit or Building Permit issued by Dawson County that authorizes construction activities on a site or portion of a site. Said permit may be a Clearing, or Site Development Permit as defined and authorized under the Development Regulations of Dawson County and/or the Georgia Erosion and Sedimentation Act.

Land Disturbance Permit: Any permit other than a Land Development Permit or Building Permit that authorizes clearing and grading activities only on a site or portion of a site. Said permit may be a Clearing and Grubbing, or Grading Permit only as defined and authorized under the State Environmental Law and/or the Georgia Erosion and Sedimentation Act.

Land Use Resolution: The Land Use Resolution of Dawson County, Georgia, as amended by the Board of Commissioners of Dawson County.

Lot Building Area: The area of a lot encompassed by front, sides and rear yard setbacks or building line as required by the Land Use Resolution of Dawson County.

Landscape Strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

Modification: A type of administrative appeal that may be granted by the Director only if specifically authorized by this ordinance.

Multifamily: Development of property for multifamily purposes (e.g. Townhouses, Apartments and condominiums)

Nonresidential Subdivision: A development intended primarily to provide planned commercial or industrial development.

Overstory Tree: Those species of trees that compose the top layer or canopy of vegetation and will generally reach a mature height of greater than forty (40) feet.

Screening: A method of shielding or obscuring a abutting or nearby structure or use from another use by opaque fencing, walls, berms, or densely planted vegetation.

Shrub: A woody plant of relatively low height, as distinguished from a tree by having several stems rather than a single trunk.

Significant Tree: Any Historic or Specimen Tree that has been determined to be of high value because of its species, size, age, or other professional criteria. Criteria for the determination of historic or specimen trees or stands of trees shall be determined by a certified arborist, registered forester, or landscape architect.

Small Trees: Any tree that typically grows to a mature height of less than forty (40) feet. (Reference Landscape Plant Materials for Georgia, Cooperative Extension Service, University of Georgia College of Agriculture, Bulletin No. 625).

Softwood Tree: Any coniferous (cone bearing or needle leaf evergreen) tree. This definition is based on the colloquialism and does not reflect any true qualities of the tree.

Street Tree: Any self-supporting woody perennial plant, usually having a main stem or trunk and many branches, and at maturity normally attaining a trunk diameter greater than two (2) inches at any point and a height of over ten (10) feet. Trees must be placed in front yard and be visible from the street.

Timber Harvesting: The felling, loading and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clearcutting and selective cutting of timber.

Tree Density Unit: A credit assigned to a tree based on the diameter of a tree in accordance with tables contained in this ordinance.

Tree Density Standard: The minimum number of Tree Density Units per acre that must be achieved on a property.

Tree Protection Area: Any portion of a site where existing trees are proposed to be retained in order to comply with this ordinance. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline of a tree or group of trees collectively.

Tree Protection Plan: A Plan that identifies Tree Protection Area(s) where existing trees are to be preserved and where proposed replacement trees are to be planted to meet the minimum requirements of this ordinance, as well as methods of tree protection to be undertaken on the site and other pertinent information.

Tree Thinning: Selective cutting of trees only for the clear purpose of good forestry management in order to protect said trees from disease or infestation and in no way shall be construed as clearcutting.

Understory Tree: A tree that, under normal forest conditions, grow to maturity beneath overstory trees and will generally reach a mature height of at least 10 feet but less than forty (40) feet.

Zoning Buffer: A buffer, as defined in and required by the Land Use Resolution or as a condition of zoning, special use or variance approval for a specific property.

ARTICLE III – BUFFER REGULATIONS

Section 300. Applicability

Buffers shall be required between dissimilar districts or uses in accordance with the provisions of the Land Use Resolution or as a condition of zoning, special use or variance approval. If 80% of the area to be developed is not visible from the adjoining property throughout the year because of topography or existing vegetation and if the existing vegetation consists of a mixture of deciduous and evergreen vegetation, then the buffer required according to the terms hereof shall be eliminated if the existing topography or existing vegetation is not disturbed. Buffers shall meet the minimum requirements contained in the Land Use Resolution, except as authorized to be reduced or increased by the Dawson County Board of Commissioners, or a properly appointed designee.

Section 301. Screening requirements

- Buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or re-plantings as may be required.
- Buffers shall be of such nature and density so as to screen activities, structures and uses on property from view on an abutting lot and shall further provide a year-round effective visual screen.
- Buffers required along side property lines shall extend to the street right-of-way line unless otherwise required by the Director in order to observe the site distance requirements contained in the Land Use Resolution and the Subdivision Regulations of Dawson County or as authorized by a condition of zoning, special use, or a variance approval.
- In situations where the required buffer width is partially or completely contained within an existing easement (e.g. power or natural gas transmission etc.), the screening requirements of this Ordinance shall be met outside the existing easement if the approval from the utility company cannot be obtained.

Section 302. Supplemental Plantings

- Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this Ordinance shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
- Supplemental plantings and re-plantings shall consist of evergreen trees, shrubs, or a combination thereof, native or adaptable to the region. All trees planted shall be a minimum of 6 feet in height at the time of planting and shall be a species that will achieve a height of 20 feet at maturity. Examples of such trees are Evergreens, Japanese Cedar, Deodar Cedar, Magnolia, Japanese Maple, Chinese Dogwood, Honeylocust, Capitol Pear and Chaste tree. All shrubs planted shall be a large growing species, shall be a minimum of 3 feet in height at the time of planting and shall be a species that will achieve a height of at least 10 feet at maturity.
- All supplemental plantings shall be installed to allow for proper plant growth and maintenance.

Section 303. Non-Vegetative Screening

- Non-vegetative materials utilized to satisfy the screening requirements of this Ordinance, in addition to the use of existing vegetation and/or supplemental plantings, might consist of walls, fences, earthen berms or any combination thereof (minimum height 4 feet).
- If walls, retaining walls, fences or planted earthen berms are to be utilized, then the placement and installation shall cause minimal disturbance of existing vegetation, and the wall, retaining wall, fence, or planted earthen berm shall be located so as to provide an effective visual screen.

Section 304. Disturbance or Encroachments

- Ditches, swales, storm water conveyance systems, storm water detention ponds, sanitary sewer conveyance systems, and any associated easements shall not encroach into a buffer, except as necessary for access and the utility crossing. All storm water or sanitary sewer pipes must encroach into the buffer as near to perpendicular as practical. Grading for storm water detention ponds shall not encroach into a buffer.
- Supplemental plantings or re-plantings of vegetation or authorized non-vegetative screening devices shall be authorized to encroach into a buffer if such supplemental planting or re-planting minimally disturbs any significant existing vegetation.
- Land disturbance is authorized in areas of a buffer that are devoid of significant vegetation provided that the final grade and re-plantings of vegetation meet the screening requirements contained herein.
- Dying, diseased or dead vegetation may be removed from a buffer provided minimal disturbance occurs. Vegetation thus removed shall be replaced where necessary to meet the requirements contained herein.

Section 305. Protection during Land Disturbance Activities

- During authorized land disturbing activities, buffers shall be clearly marked and protected prior to commencement of, and during, construction.
- The method of demarcation and protection utilized shall be in accordance with best management practices or as required by this Ordinance (See Appendix E, Detail 2) the more stringent shall apply.

ARTICLE IV – LANDSCAPE REGULATIONS

Section 400. Non-Residential and Multifamily Uses

Non-residential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:

- In a landscape strip at least 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage; and,
- In areas adjacent or internal to off-street surface parking lot(s) that are required by the Land Use Resolution to contain more than 5 off-street parking spaces; and,
- As required by a condition of zoning, special use or variance approval.

Landscape strips that are to be 10 feet in width shall contain landscaping and plantings within or adjacent to the strip as follows:

- As a minimum one tree for each 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2 inches in diameter and evergreen trees shall be 8 feet in height at the time of planting. Trees shall be a species native or suitable to this region.
- As a minimum one shrub for each 5 linear feet of strip length shall be provided. Each shrub shall be a native species or suitable to this region.
- Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the Director so long as the total number of plantings is achieved.
- The remaining ground area shall be sodded, seeded or hydro seeded with grass, and/or planted with ground cover species and/or provided with other landscaping material, or any combination thereof.

Landscape strips that are to be wider than 10 feet in width shall contain landscaping and plantings within or adjacent to the strip as follows:

- Tree and shrub quantities shall be proportional to their landscape width (e.g. a 20 foot wide landscape strip would require two trees and two shrubs for each 25 linear feet of strip length).

Off-street surface parking lot(s) that are required to contain more than 5 parking spaces shall contain landscaping and planting as follows (See Detail No. 1 – Frontage Parking Strips):

- Trees shall be provided and maintained adjacent to, and in the interior portion of, parking lots in a ratio of 1 tree for each 7 parking spaces. In addition, every parking space shall be within 50 feet of the trunk of a tree.
- Deciduous trees shall be at least 2 inches in diameter and evergreen trees shall be at least 8 feet in height. Trees shall be a canopy or understory tree from the Tree Species List attached to this ordinance. In addition, at least 1 in every 3 trees shall be a canopy tree.
- The minimum planting area or island for each canopy tree shall be at least 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
- The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
- Each planting area or island shall not be less than 4 feet in width in any direction.
- Ground areas shall be sodded, seeded or hydro seeded with grass, and/or planted with ground cover species and/or provided with other landscaping material, or any combination thereof.
- Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.
- A planting area or island shall be located at the end of every parking bay and every 150 linear feet of parking spaces. These islands shall be a minimum of 10 feet X 20 feet in area.
- Islands shall be located in such a manner as to divide and break up the expanse of a parking area. A planting area, which intrudes upon or is located wholly within a general rectangular area that is 1) devoted to parking and 2) either between a lot line and a building or between two buildings will generally serve this purpose.

Section 401. Residential Subdivisions

Residential subdivisions shall provide for and maintain landscape plantings on-site as set forth below in the following circumstances:

- In no-access easements that are by the Land Use Resolution along the line of double frontage lots abutting upon a major thoroughfare; and,
- As required by a condition of zoning, special use, modification, variance or waiver approval.

In accordance with the above, screening shall be as follows:

- Planted with a single line of evergreen trees at least 6 feet in height and spaced no greater than 10 feet apart; or,
- Contain a solid or decorative fence at least 4 feet in height; or,
- Contain such other landscaping treatment or grade changes that will produce a partial screening effect as authorized by the Director.

Section 402. Encroachment into Landscape Strips

Landscape strips shall not be encroached upon by parking spaces, driveway surfaces or storm water detention facilities except that driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may also be located in such strip.

Section 403. Tree Replacement

Trees that must be removed or that have the tops cut to comply with Article 4 of this ordinance shall be replaced with the equivalent inches of removed trees. However, trees removed due to disease or insect infestation upon the written advice and findings of the County Extension Service, the Georgia Forestry Commission, or Certified Arborist shall be replaced in accordance with the minimum standards contained in this ordinance.

ARTICLE V – APPLICABILITY and EXEMPTIONS

This ordinance shall apply to any activity on real property, which requires the issuance of a Land Development Permit except as excluded in this Article.

Section 500. Grand fathered Projects

- This ordinance shall not apply to any portion of property included within the limits of a valid Land Development Permit issued prior to the effective date of this ordinance, provided that all time constraints relating to the Land Development Permit issued shall be observed. In no event shall any grand fathered project be extended for a greater time period than 12 months from the date of enactment of this ordinance.
- Projects which were included within the limits of a Land Development Permit issued prior to the effective date of this ordinance shall be grand fathered from the requirements of this ordinance to the extent of any time constraints imposed upon said permit by the Land Use Resolution.
- The requirements of this ordinance may be waived by the Director of the Department of Planning and Development for a Land Development Permit that is to proceed with development of a project over twenty (20) acres residential and over one (1) acre commercial, at least 75% of the land area of which has already received a permit or permits initiating development activities prior to the enactment of this ordinance.

Section 501. Exemptions

- All intra-family transfers.
- Individual single-family detached and duplex homes on less than three (3) lots.
- The construction of individual single-family detached and duplex dwellings on individual lots

- All plant or tree nurseries and botanical gardens shall be exempt from the terms and conditions of this ordinance in relation to those trees, which are being grown for relocation and continued growth in the ordinary course of business or for some public purpose.
- All orchards of trees in active commercial operation shall be exempt from the terms and provisions of this ordinance for bona fide agricultural purposes only.
- Land clearing or clearing and grubbing activities for agricultural purposes shall be exempt from the provisions of this ordinance.
- Timber harvesting (selective cutting or clear-cutting) for pulpwood or saw timber shall be exempt from the provisions of this ordinance.
- Public utility companies conducting operation on public and utility rights-of-way and easements or on sites for electric substations and similar facilities.
- All government agencies conducting operations on public right-of-way and easements for the purpose of governmental services.
- Subdivisions without any new internal subdivision roads (subdivisions without any land disturbing activity for road purposes).

Section 502. Removal of Disease or Insect Infestation or Natural Disaster

At the time of development upon written advice of the County Extension Service or the Georgia Forestry Commission or Certified Arborist in accordance with commonly accepted forestry practices and upon a finding of disease, insect infestation, or a natural disaster, the Director may authorize the removal of trees to prevent the transmission of disease or infestation, to prevent the danger of trees falling, or to prevent potential injury to life and property. The owner/developer, prior to removal of these trees, shall notify the Director, identifying the location of the property, and shall submit to the Director the written findings of the County Extension service or Georgia Forestry Commission or the Certified Arborist.

Section 503. Tree Thinning and Timber Harvesting

TREE THINNING

For the thinning of trees solely for the purpose of good forestry management all property owners should consult with the Georgia forestry Commission.

TIMBER HARVESTING

Notice shall be required for all persons or firms harvesting standing timber for delivery as pulpwood, logs, poles, posts, or wood chips to any wood yard or processing plant prior to cutting any such timber. Such notice shall consist of the following:

- The name, address, and daytime telephone number of the timber seller.
- The name, address and business telephone number and nighttime or emergency telephone number of the person or firm harvesting such timber.
- A map of the area that identifies the location of the tract to be harvested and information regarding trucks that will be traveling to and from such tract for purposes of picking up and hauling loads of cut forest products, the main point of ingress to such tract from a public road and, if different, the main point of egress from such tract to a public road.
- A bond or letter of credit protecting the county against any damage caused by such person or firm conducting the harvesting operation in the amount of \$5,000.00. Notice shall not be in effect prior to receipt of said bond or letter of credit.

Notice shall be submitted to the Director of the Planning and Development department in person, by transmission of an electronic record via facsimile, or by mail. Notice shall be effective until such time as the person or firm giving such notice has completed the harvesting operation for such tract, provided however that any subsequent change in the facts required shall be reported within three business days after such change.

After timber harvesting, no zoning change will be allowed on the parcel in whole or in part for three years.

Section 504. Zoning Buffer Exclusion

The existing trees proposed to be retained or preserved and new trees proposed to be planted in order to meet the buffer requirements of the Land Use Resolution or conditions of zoning, special use or variance approval shall not be considered in fulfilling the requirements of this ordinance.

Section 505. Easement Exclusion

An owner of a tract of land with easements for natural gas, petroleum or electric power transmission or major sanitary sewer mains (greater than eight inches in diameter) or water distribution lines mains (greater than sixteen inches in diameter) may exclude the land area contained in the easement from the total acreage of the property in fulfilling the Tree Density Standard provided that no improvements (e.g. parking lots, tennis courts, driveways, or storm water detention facilities) are proposed within the easement. If any improvements are proposed within the easement area, then the land so utilized within the easement for the improvements, plus an additional 10 feet of land area surrounding the improvements shall be used to fulfill the Tree Density Standard.

Section 506. Lake and Pond Exclusion

An owner of a tract of land with a proposed lake or pond greater than 1 acre in size may exclude the land area contained in the lake or pond from the total acreage of the property in fulfilling the Tree Density Standard.

ARTICLE VI – TREE PRESERVATION and/or REPLACEMENT PLAN

Land development activities shall not commence until such activities have been authorized by issuance of an appropriate Land Development Permit under the provisions of the Land Use Resolution of Dawson County. Once a Final Plat has been recorded, development activities on residential lots shall not occur until a Building Permit has been obtained.

Section 600. Requirements

For developments not exempt from the provisions of this ordinance, a Tree Preservation and/or Replacement Plan shall be submitted along with the other documents required by the Land Use Resolution for the issuance of a Clearing, Clearing and Grubbing, Land Disturbance or Land Development Permit.

- Tree Preservation and/or Replacement Plans and related documentation shall be reviewed by the Department for conformance to the provisions of this ordinance along with and at the same time as all other plans required for a requested Land Development Permit under the provisions of the Land Use Resolution.
- Clearing, grading and development activities shall conform in all respects with the approved Tree Preservation and/or Replacement Plan. Any revisions to the proposed development of a property, and any changes reflected in a subsequently submitted permit application, shall be shown on a revised Tree Preservation and/or Replacement Plan and be approved as part of the new or revised permit prior to the commencement of such changed activities.

Section 601. Limited Land Development

Projects, which propose only limited development activities, may be issued a Land Development Permit without a Tree Preservation and/or Replacement Plan under the following circumstances:

- Residential, commercial and industrial subdivisions if the proposed land development activities are strictly limited to the provision of the streets, storm water drainage and detention facilities, placement of erosion and sedimentation controls, and the installation of utilities.
- Individual multifamily residential and single family residential projects if the proposed land development activities are strictly limited to clearing only and not trees, stumps, or roots shall be disturbed.

Section 602. Residential Subdivisions

Owners and/or developers of residential subdivisions (except as stated in Section 501) shall comply with this ordinance as follows:

- Individual Lot Trees - A minimum of 2 trees, at least 2 inches in diameter, shall be planted or preserved on each individual lot prior to the issuance of a certificate of occupancy. Roots within the dripline area of preserved trees shall remain undisturbed or the tree cannot be counted as a required tree.
- Street Trees - Street trees shall be at least 2 inches in diameter at the time of planting. The quantity of trees shall be equivalent to 1 tree per 50 linear feet of street for both sides of the street. Trees shall not be planted in the right-of-way.
- Tree Protection Areas - A tree preservation plan shall be prepared and approved indicating compliance with the Tree Density Standard of 20 Tree Density Units per acre. Preserved trees shall be grouped together in Tree Protection Areas consisting of at least 3 trees. Preserved individual 12 inch or greater diameter trees may also receive credit provided a Tree Protection Area protects them.
- Significant Trees - When a choice is available as to which existing historic or specimen trees to save on a property, emphasis shall be given to the preservation of these Significant Trees, even isolated individual trees over the retention of other trees. Non-significant trees, however, should be saved in stands rather than as individual trees scattered over a site.

For Significant trees, the tree protection and preservation requirements are as follows:

- Overstory, Hardwoods – 18 inch diameter, with a life expectancy of 15+ years
- Overstory, Softwoods – 18 inch diameter, with a life expectancy of 8+ years
- Understory/Small trees – 8 inch diameter, with a life expectancy of 15+ years
- All trees are to have a sound trunk, with less than 20 percent radial trunk dieback
- No more than one major and several minor dead limbs (hardwood only) are allowed
- No major insect or pathological problems are present
- Smaller trees can be considered specimen trees if rare or of unusual quality, species or historical interest

For street trees developers shall enter into a performance surety agreement with the Department guaranteeing tree planting within one year of the date of recording the Final Plat. The performance surety shall be provided at the time of recording the final plat. In addition, a Street Tree Planting Plan shall be submitted to and approved by the Department prior to planting by the Developer. Street tree planting shall be delayed from June through August.

Street trees shall be maintained and cared for by the property owners association. Maintenance shall include replacement and trimming as necessary. A maintenance responsibility statement shall be provided on the final plat.

Section 603. Multifamily, Commercial and Industrial Sites

Owners and/or developers of multifamily, commercial and industrial sites shall comply with this ordinance using the following:

- Individual Landscape Strip Trees - As a minimum one tree for each 25 linear feet of strip length shall be planted or preserved on each individual lot prior to the issuance of a certificate of occupancy. Roots within the dripline area of preserved trees shall remain undisturbed or the tree cannot be counted as a required tree.
- Tree Protection Areas - A tree preservation plan shall be prepared and approved indicating compliance with the Tree Density Standard of 20 Tree Density Units per acre. Preserved trees shall be grouped together in Tree Protection Areas consisting of at least 3 trees. Preserved individual 12 inch or greater diameter trees may also receive credit provided a Tree Protection Area protects them.
- Significant Trees - When a choice is available as to which existing historic or specimen trees to save on a property, emphasis shall be given to the preservation of these Significant Trees, even isolated individual trees over the retention of other trees. Non-significant trees, however, should be saved in stands rather than as individual trees scattered over a site.

For Significant trees the tree protection and preservation requirements shall be the same as for residential lots and subdivisions as above.

Section 604. Tree Density Standard

On each property (Multifamily, Commercial, Industrial and Residential) for which a Tree Preservation Plan and/or Replacement Plan is required, existing trees shall be retained and/or new trees planted such that the property shall attain or exceed a Tree Density Standard of 20 Tree Density Units Per Acre, exclusive of any acreage within a zoning buffer, any trees required to be preserved or planted within a zoning buffer, and any other land area allowed to be excluded by this ordinance.

Trees both existing and new shall be reasonably distributed throughout the property, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards.

Section 605. Tree Density Standard Calculation

The Tree Density Standard shall be calculated by adding the following credits and dividing the total acreage of the project included within the limits of the permit application, but excluding any acreage included within a zoning buffer and any other land area excluded by this ordinance.

- Credit for existing trees proposed to be preserved on the site shall be calculated by multiplying the number of trees (by diameter) by the units assigned in **APPENDIX A - CREDIT FOR EXISTING TREES** of this ordinance. Credit shall be given for all trees preserved on a property having a diameter of 3 inches or more, except trees located in a zoning buffer.
- Multi-trunked trees shall only be given credit by measuring the largest single trunk and not the cumulative total of the various trunks. Tree-form shrubs shall not be given credit for satisfying the required Tree Density Standard.
- Credit for new trees proposed to be replaced on the site shall be calculated by multiplying the number of trees (by diameter) by the units assigned in the **APPENDIX B - CREDIT FOR REPLACEMENT TREES**. Credit shall be given for all new trees replaced on a property (except for new trees less than 1 inch in diameter and new trees planted in a required zoning buffer).

Multi-trunked trees shall only be given credit by measuring the largest single trunk and not the cumulative total of the various trunks. Tree-form shrubs shall not be given credit for satisfying the required Tree Density Standard.

- Additional credits shall be granted under the following circumstances:
 - A total tree density credit not to exceed two (2) times the units shown in **APPENDIX A - CREDIT FOR EXISTING TREES** shall be granted by the Department for existing trees twelve (12) inches in diameter or greater for trees to be preserved.

- o Existing trees to be preserved within a 100-year flood plain shall be granted a bonus credit of 50% of the units assigned in APPENDIX A - CREDIT FOR EXISTING TREES unless the tree is located within a required zoning buffer.
- o Existing trees to be preserved that are Significant or Specimen Trees will receive a density credit not to exceed two (2) times the units shown in APPENDIX A – CREDIT FOR EXISTING TREES.

Section 606. Tree Preservation Requirements

The following guidelines and standards shall apply to trees proposed to be preserved for credit towards meeting the minimum required Tree Density Standards on a tract of land.

- Tree Protection Areas – The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a Tree Protection Area shall be established around each tree or group of trees to be retained. The Tree Protection Area shall include no less than the total area the tree canopy as defined by the dripline of the tree or group of trees collectively. Layout of the project site utility and grading plans shall avoid disturbance of the Tree Protection Area. Construction site activities such as parking, materials of storage, concrete washout, burnhole placement, etc., shall be arranged so as to prevent disturbance within the Tree Protection Areas.
- Protective Barriers – Protective tree fencing shall be installed between buffers, Tree Protection Areas and areas proposed to be cleared, graded, or otherwise disturbed on the site before any land development. All Tree Protection Areas are recommended to be designated as such with “tree save area signs” posted in addition to the required protective fencing. All Tree Protection Areas must be protected from soil sedimentation intrusion through the use of silt screens or other acceptable measures placed up-slope from the Tree Protection Area. All protective tree fencing and all erosion control barriers shall be installed prior to, and maintained throughout, the land development and construction process and shall not be removed until final landscaping is installed.
- Encroachment – If encroachment into a Tree Protection Area occurs which causes irreparable damage to the trees, the Tree Preservation and/or Replacement Plan shall be revised to compensate for the loss as per Article IX. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this ordinance, nor shall plan revision activities stop the Department from instituting action for violation of this ordinance.

Section 607. Tree Replacement Requirements

Replacement trees proposed to be planted for credit toward meeting the minimum required Tree Density Standard on a property shall comply with the following requirement guidelines:

- The spacing of replacement trees must be compatible with spatial site limitations and with responsible consideration towards species size when mature.
- Trees selected for planting shall be a species listed on APPENDIX C – CANOPY TREE LIST and APPENDIX D - UNDERSTORY TREE LIST of this ordinance. Standards for transplanting shall be in keeping with those established by the International Society of Arboriculture, as included in the “Tree and Shrub Transplanting Manual,” latest edition, or similar publications. Refer to the American Association of Nurseryman publication “American Standard for Nursery Stock” (ANSI Z60, 1973) for plant material quality specifications. Refer to the “Manual of Woody Landscape Plants” (Michael Dirr, 1983, Castle Books) or similar publications for information on tree species site requirements.
- Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor so as to assure a reasonable expectation of survivability.
- Trees must be replaced with at least fifty percent (50%) overstory trees.
- Replacement trees shall not be more than one third (1/3) in number of one genus (e.g. oak, maples etc.) unless approved by the County Arborist or designee.

Section 608. Tree Species List

Tree species lists are found in **APPENDIX C – CANOPY TREE LIST** and **APPENDIX D – UNDERSTORY TREE LIST** of this ordinance. The Director is authorized to administratively add or delete species to both lists with notice to be provided to the Planning Commission and Board of Commissioners at the next available meeting for ratification by consent. Except as specifically approved by the Director as a modification, only the trees listed shall be given credit towards meeting the requirements of this ordinance.

ARTICLE VII – BUFFER and LANDSCAPE PLAN SPECIFICATIONS

A Buffer and Landscape Plan shall be prepared for any development wherein buffer areas or other landscaping areas or treatment are required by this ordinance, the Land Use Resolution, conditions of zoning, special use or variance approval, or other regulations of Dawson County and shall be approved before the issuance of a Land Development Permit. While the plan shall cover, at a minimum, the required buffer and landscape areas, the plan can be combined with a general landscaping plan for the entire project and/or a Tree Preservation and/or Replacement plan at the developer's option. The Buffer and Landscape Plan shall be shown on a site plan or boundary survey to the same or larger scale as the other plan documents prepared for the Land Development Permit and shall cover the same area.

Section 700. Plan Specifications

The Buffer and Landscape Plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this ordinance will be fully satisfied. The Buffer and Landscape Plan shall contain but need not be limited to the following information:

- Project Name and Land District, Land Lot, and acreage.
- Developer's name and telephone number, with 24-hour contact person.
- The name, address and telephone number of the Registered Landscape Architect, Urban Forester, Arborist, or other individual authorized by the Director responsible for preparation of the plan and the Seal or statement of professional qualifications of said person. The performance of professional services in the preparation of plans required herein shall comply with Georgia law governing the practice of the applicable profession.
- Boundary lines of each buffer or other landscape area to be appropriately labeled.
- Delineation of undisturbed buffer areas, and any other area wherein trees are proposed to be retained to meet Dawson County requirements, along the driplines of the trees or group of trees contained therein. These areas shall be treated in accordance with the Tree Protection Area requirements contained in this ordinance, and labeled as such. Protective barriers and signage as required by this ordinance shall be shown as to location and detailed.
- General location of all proposed trees, shrubs, vines, groundcovers, mulching, and other features proposed within the buffer/landscape area. A scale sufficient to clearly indicate all details shall be used. A north arrow and graphic scale of the selected scale shall also be depicted on the plan.
- Within areas involving or adjacent to land form changes, existing and finish grade topographic lines at an interval of no more than 2 feet will be required.
- For new plant materials to be installed, a plant material list including but not limited to:
 - Common and botanical names of all proposed plants.
 - Plant quantities.
 - Size and condition of plants. (Example: 1-inch diameter, 6 feet height, balled and burlapped).
 - Spacing.
 - Remarks as necessary to insure proper plant selection upon installation.

ARTICLE VIII – TREE PRESERVATION/REPLACEMENT PLAN SPECIFICATIONS

A Professional Landscape Architect, Urban Forester, Certified Arborist, or individual authorized by the Director shall prepare Tree Preservation and/or Replacement Plans in accordance with the specifications for such plans contained herein. Other licensed professionals (e.g. architects, engineers, etc.) may be authorized by the Director provided that such professional demonstrates competency and knowledge in the principles and practices of arboriculture. The performance of professional services in the preparation of plans required herein shall comply with Georgia Law governing the practice of the applicable profession.

The Tree Preservation and/or Replacement Plan shall be shown on a copy of a Preliminary Plat or Site Plan, as appropriate to the proposed development, drawn to the same scale as the other plan documents prepared for a Land Development Permit application on the property and shall cover the same area. The plan may be combined with a required Buffer and Landscape Plan for the project at the option of the developer.

Section 800. Plan Specifications

The Tree Preservation and/or Replacement Plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this ordinance will be fully satisfied. The Tree Preservation and/or Replacement Plan shall contain, but need not be limited to, the following information:

- Project name, land district, land lot, north arrow, and graphic scale.
- Developer's name, address and telephone number, with 24 hour contact person.
- The name, address and telephone number of the Professional Landscape Architect, Urban forester, or Certified Arborist or other authorized individual responsible for preparation of the plan, and the Seal or statement of professional qualifications of said person. The performance of professional services in the preparation of plans required herein shall comply with Georgia Law governing the practice of the applicable profession.
- Delineation of all buffers and landscape areas as required by the Land Use Resolution or condition of zoning, special use or variance approval.
- Total acreage of the site and total acreage exclusive of all zoning buffers areas.
- Delineation of all existing tree areas located within a 100-year flood plain.
- Existing trees to be retained in Tree Protection Areas:
Trunk location and size of individual trees proposed to remain for credit toward meeting the minimum Tree Density Standard on the property. Groups of 3 or more trees whose driplines combine into a single Tree Protection Area may be outlined as a group and their number, by diameter, shown in a Summary Table. If the number and size of all existing trees to remain on site exceeds the required tree density standard for the entire site, only those tree required to meet the minimum Tree Density Standard must be shown. All Tree Protection Areas must be outlined and labeled.
- Tree Protection Measures:
 - A detail of description of the protective tree fencing to be installed, and the location of such measures, which at a minimum shall follow the dripline of all trees to be retained along adjoining areas of clearing, grading or other construction activity.
 - Measures to be taken to avoid soil sedimentation intrusion into Tree Protection Areas, and the location of such devices.
 - Proposed location of temporary construction activities such as equipment or working parking, materials storage, burn holes, equipment washdown areas, and entrance pads.
 - Proposed type and location of any trees save areas signs or other pertinent signage.
- If replacement trees are proposed to be planted in order for the property to achieve the required Tree Density Standard, the replacement trees shall be shown and their spacing and diameter identified, to the extent needed to achieve the minimum requirements. Trees grouped together in tree planting areas may be listed on a Summary Table by total number in the grouping, by size.

- A Summary Table of the number of existing trees to remain and new trees to be planted, by diameter to the nearest inch at 4.5 feet above the ground for preserved trees and at 6 inches above the ground for replaced trees, shall be shown along with the calculations showing the tree density achieved for the site. Additional credits shall be noted where applicable. Groupings of trees in Tree Protection areas and areas for new tree planting may be keyed to the Summary Table by area rather than having each individually labeled on the plan.
- The plan sheet, which shows the grading plan, including existing and proposed contour lines, shall indicate the dripline location of all Tree Protection Areas through the use of shading on the plans. The exact location of each tree is not to be desired to be shown, only the limits of the Tree Protection Area and any other areas, which are not to be disturbed.

Section 801. Tree Protection Devices

Tree detection devices are necessary to eliminate activities detrimental to trees, including but not limited to the following activities:

- Soil compaction in the critical root zone resulting from heavy equipment, vehicular or excessive pedestrian traffic, or storage of equipment or materials;
- Root disturbance due to cuts, fills or trenching;
- Wounds to exposed roots, trunks or limbs by mechanical equipment;
- Other activities such as chemical storage, cement truck cleaning, fire etc.

Tree detection devices are to be installed surrounding the critical zone of all trees to be preserved. The development plans shall indicate whether the tree protection device is to be active or passive.

Active protection is required where tree save areas are located in proximity to construction activity. Active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing, wooden stake and ribbon, or other equivalent restraining material (See Details 2 & 3 – Active Tree Protections).

Passive protection may be used in more remote locations and in all protected zones not designated as tree save areas. Passive tree protection shall consist of heavy mil plastic flagging of a bright color tied round a tree or trees to delineate the bounds of any tree protection or save areas.

The location and installation of all tree protection devices shall be installed prior to or concurrent with the issuance of the land disturbance permit for clearing or clearing and grading. The Department may inspect any installation of tree protection devices.

Once approved tree protected areas are established, any changes are subject to review and approval of the Director.

ARTICLE IX – COMPLIANCE

All artificial plants, trees, shrubs, grass or other vegetation shall be prohibited from fulfilling the requirements of this ordinance.

Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this ordinance and following inspection and acceptance by the Department in accordance with the procedures set forth in the Land Use Resolution, the owner shall either provide proof of warranty or post a maintenance bond or other acceptable surety, warranting the new trees, shrubs or landscape material for a period of no less than 1 year. This stipulation shall not apply to individual residential lot trees.

The Department shall perform a warranty inspection of the plantings and landscape material required by this ordinance prior to the expiration of the 1-year warranty or maintenance period. The owner shall be notified of any replacements or restoration that must be made to maintain compliance with this ordinance.

Required landscape material found to be dead or near death shall be replaced before release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed greater than 45 days from notification.

If the new trees proposed to be planted to achieve the Tree Density Standard as set forth in the Tree Regulations contained herein, or other trees or landscape material required to be planted as set forth in the Buffer or Landscape requirements contained herein, are not installed upon application for a certificate of occupancy or Final Plat approval as appropriate to the project, then a Performance Bond or other acceptable surety in the amount equal to 110% of the value of the new trees or landscape material and their installation shall be posted with the Department in accordance with the performance bonding requirements and provisions of the Land Use Resolution. The surety shall be drawn in favor of Dawson County, be in a form satisfactory to the County Attorney and specify the time for completion of the landscaping, which shall not be longer than three (3) months following approval of the certificate of occupancy or Final Plat approval or be in accordance with such other time table for completion acceptable to the Department of Planning and Development.

An owner of a tract of land who must obtain a permit to conduct land development activities, but does not need to obtain a Certificate of Occupancy or the approval of Final Plat, or if such activities as authorized are completed or if the permit expires, then the owner shall comply with the Tree Density Standard of this ordinance as follows:

- Clearing, Clearing and Grubbing, or Grading Only Permits – Replacement trees proposed to be planted to achieve the Tree Density Standard of this ordinance which are not planted upon completion or prior to expiration of a Clearing, Clearing and Grubbing, or Grading Only Permit, shall be planted within 30 days of the completion or expiration of said permit unless a performance bond is posted with the Department.
- Development Permits – Replacement trees proposed to be planted to achieve the Tree Density Standard of this ordinance which are not planted upon expiration, as opposed to completion, of a Development Permit shall be planted within 30 days of expiration of said permit unless a performance bond is posted with the Department.

ARTICLE X – CONTINUING MAINTENANCE

The owner, occupant, tenant, and respective agent of the owner, occupant, or tenant of each property, if any, shall be jointly and severally responsible for the perpetual maintenance and protection of buffers, trees and landscaping plantings required by this ordinance. Homeowners are exempt from this maintenance requirement for individual lots unless the trees are protected by a conservation easement.

The Department is hereby authorized to order diseased, infested, dying, dead or damaged landscaping required herein to be replaced.

A buffer that, over a period of time, loses the screening ability shall be replanted to meet the requirements of this ordinance.

Replacement trees and landscaping shall be in accordance with the applicable provisions of this ordinance.

ARTICLE XI – ENFORCEMENT, VIOLATION and APPEALS Etc.

Appeals are identified for process in accordance with the procedures set forth in the Land Use Resolution. The Director shall enforce this ordinance. The Director shall have the authority to revoke, suspend, or void any Clearing, Land Development or Building Permit or to withhold issuance of a Certificate of Occupancy or approval of a Final Plat and shall have the authority to suspend all work on a site or a portion thereof if tree removal or damage occurs in violation of this ordinance or the provisions of the approved Tree Preservation and/or Replacement Plan for the site.

Any person violating this ordinance shall be guilty of violating a duly adopted ordinance of Dawson County, and upon conviction by a court of competent jurisdiction, may be punished either by a fine of not less than \$100 per day and not to exceed \$1,000 per day (or \$500 per day if violating timber harvesting notification), or confinement in the Dawson County jail not to exceed 60 days, or both. The court shall have the power and authority to place any person found guilty of a violation of this ordinance on probation and to suspend or modify any fine or sentence. As a condition of said suspension or modification, the Court may require payment of restitution or impose other punishment allowed by law, which may include mandatory attendance at an educational program regarding tree preservation.

The preservation of trees may be considered as a condition peculiar to a piece of property in support of a request for a variance from the literal application of the provisions of the Land Use Resolution under the procedure and requirements contained therein.

Appeals of the interpretation of the requirements of this ordinance by the Director, waiver requests and modification requests shall be filed and processed in accordance with the appeals procedure as set forth in the Land Use Resolution.

ARTICLE XII – ADOPTION and AMENDMENT

Section 1200. Repeal Clause

The provisions of any ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are repealed, save and except such ordinances or resolutions, or parts of ordinances or resolutions, which provide stricter standards than those provided herein.

Section 1201. Severability

Should any section, subsection, clause, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance in whole or any part thereof other than the part so declared to be invalid.

Section 1202. Amendment

This ordinance may be amended from time-to-time by resolution of the Board of Commissioners of Dawson County. Such amendments shall be effective as specified in the adopting resolution.

- Lots of record for which a building permit shall have been issued prior to the effective date of an amendment to this ordinance shall be considered "grandfathered" and may proceed to completion under the terms of the permit and regulations in place prior to the amendment
- Subdivision or projects for which a Land Development Permit shall have been issued prior to the effective date of an amendment to this ordinance shall be considered "grandfathered" and may proceed to completion under the terms of the permit and regulations in place prior to the amendment.
- Subdivisions or projects for which only a Clearing, Clearing and Grubbing, or Grading Only permit shall have been issued prior to the effective date of an amendment to this ordinance shall be made to comply with requirements of the amendment prior to the issuance of a Land Development Permit.
- Subdivisions or projects for which a valid and complete application for a Land Development Permit shall have been received prior to the effective date of an amendment to this ordinance shall be considered "grandfathered" and may proceed to completion under the regulations in place prior to the amendment, provided that a Land Development Permit is obtained within 90 calendar days of the effective date of the amendment and subject to the time limitations of the permit.

So adopted and approved by the Board of Commissioners of Dawson County, Georgia,
this 25th day of November, 2002.

By: 

Don Roberts, Chairman
Dawson County Board of Commissioners

ATTEST:



Cathy Mager, Clerk
Dawson County Board of Commissioner

Vote:

Yes: 4

No: 0

First Reading: October 14, 2002

Second Reading: October 28, 2002

Third Reading: November 11, 2002

Dates of Advertising: September 25, October 2, October 9

APPENDIX A – CREDIT FOR EXISTING TREES

CREDIT FOR EXISTING TREES CONVERSION FROM TREE DIAMETER IN INCHES TO TREE DENSITY UNITS FOR TREES REMAINING ON SITE

DIAM	UNITS	DIAM	UNITS	DIAM	UNITS	DIAM	UNITS
3	0.05	15	1.20	27	4.00	39	8.30
4	0.10	16	1.40	28	4.30	40	8.70
5	0.15	17	1.60	29	4.60	41	9.20
6	0.20	18	1.80	30	4.90	42	9.60
7	0.30	19	2.00	31	5.20	43	10.1
8	0.40	20	2.20	32	5.60	44	10.6
9	0.50	21	2.40	33	5.90	45	11.0
10	0.60	22	2.60	34	6.30	46	11.5
11	0.70	23	2.90	35	6.70	47	12.0
12	0.80	24	3.10	36	7.10	48	12.6
13	0.90	25	3.40	37	7.50	49	13.1
14	1.10	26	3.70	38	7.90	50	13.6

Note: Tree diameter for existing trees is measured at 4.5 feet above the ground.
 Tree diameter fractions may be “rounded up” if 0.5 inches or greater.
 Tree diameter fractions may be “rounded down” if less than 0.5 inches.
 Trees 12 inches in diameter and greater receive a credit of 2 times the above appropriate unit.
 Significant Trees will receive a credit of 2 times the above appropriate unit.
 Specimen trees will receive a credit of 2 times the above appropriate unit.

APPENDIX B – CREDIT FOR REPLACEMENT TREES

CREDIT FOR REPLACEMENT TREES CONVERSION FROM TREE DIAMETER IN INCHES TO TREE DENSITY UNITS FOR PROPOSED REPLACEMENT TREES

DIAMETER	UNITS	DIAMETER	UNITS
1	0.40	8	1.30
2	0.50	9	1.50
3	0.60	10	1.70
4	0.70	11	1.90
5	0.90	12	2.10
6	1.00	13	2.30
7	1.20	14	2.50

Note: Tree diameter for new replacement trees is measured at 6 inches above the ground.
 Tree diameter fractions may be “rounded up” if 0.5 inches or greater.
 Tree diameter fractions may be “rounded down” if less than 0.5 inches.
 Multi-trunked trees shall be given credit by measuring the single largest trunk only.
 Tree-form shrubs shall not be given credit.

APPENDIX C – CANOPY TREE LIST

(40 TO 100 FEET IN HEIGHT AT MATURITY)

BOTANICAL NAME	COMMON NAME	NATIVE TREE	DROUGHT TOLERANT
<i>Acer floridanum</i>	Florida Maple	Yes	No
<i>Acer negundo</i>	Boxelder	Yes	
<i>Acer pensylvanicum</i>	Striped Maple	Yes	
<i>Acer rubrum</i>	Red Maple	Yes	Yes
<i>Acer saccharinum</i>	Silver Maple	Yes	
<i>Acer saccharum</i>	Sugar Maple	No	Yes
<i>Acer spicatum</i>	Mountain Maple	Yes	No
<i>Aesculus glabra</i>	Ohio Buckeye	Yes	
<i>Aesculus octandra</i>	Yellow Buckeye	Yes	
<i>Betula allegheniensis</i>	Yellow Birch	Yes	
<i>Betula Nigra</i>	River Birch	Yes	Yes
<i>Carya cordiformis</i>	Bitternut Hickory	Yes	
<i>Carya glabra</i>	Pignut Hickory	Yes	
<i>Carya laciniosa</i>	Shellbark Hickory	Yes	
<i>Carya ovata</i>	Shagbark Hickory	Yes	No
<i>Carya pallida</i>	Sand Hickory	Yes	
<i>Carya tomentosa</i>	Mockernut Hickory	Yes	
<i>Catalpa bignonioides</i>	Southern Catalpa	Yes	
<i>Celtis laevigata</i>	Sugarberry	Yes	
<i>Celtis occidentalis</i>	Hackberry	Yes	
<i>Cryptomeria japonica</i>	Cryptomeria	No	
<i>Fagus grandifolia</i>	American Beech	Yes	No
<i>Fraxinus Americana</i>	White Ash	Yes	
<i>Fraxinus caroliniana</i>	Carolina Ash	Yes	
<i>Fraxinus pennsylvanica</i>	Green Ash	Yes	Yes
<i>Fraxinus profunda</i>	Pumpkin Ash	Yes	
<i>Ginkgo biloba</i>	Ginko	No	Yes
<i>Juglans cinera</i>	Butternut	Yes	
<i>Juglans nigra</i>	Black Walnut	Yes	
<i>Liquidambar styraciflua</i>	Sweetgum	Yes	No
<i>Liriodendron tulipifera</i>	Yellow Poplar	No	No
<i>Magnolia acuminata</i>	Cumcumbertree	Yes	
<i>Magnolia fraseri</i>	Fraser Magnolia	Yes	
<i>Magnolia grandiflora</i>	Southern Magnolia	Yes	No
<i>Magnolia tripetala</i>	Umbrella Magnolia	Yes	
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	No	No
<i>Pinus echinata</i>	Shortleaf Pine	Yes	
<i>Pinus pungens</i>	Table-Mountain Pine	Yes	
<i>Pinus rigida</i>	Piitch Pine	Yes	
<i>Pinus strobes</i>	Eastern White Pine	Yes	No
<i>Pinus taeda</i>	Loblolly Pine	Yes	Yes
<i>Pinus virginiana</i>	Virginia Pine	Yes	Yes
<i>Platanus occidentalis</i>	American Sycamore	Yes	Yes
<i>Populus deltoids</i>	Eastern Cottonwood	Yes	
<i>Prunus serotina</i>	Black Cherry	Yes	

APPENDIX C – CANOPY TREE LIST

(40 TO 100 FEET IN HEIGHT AT MATURITY)

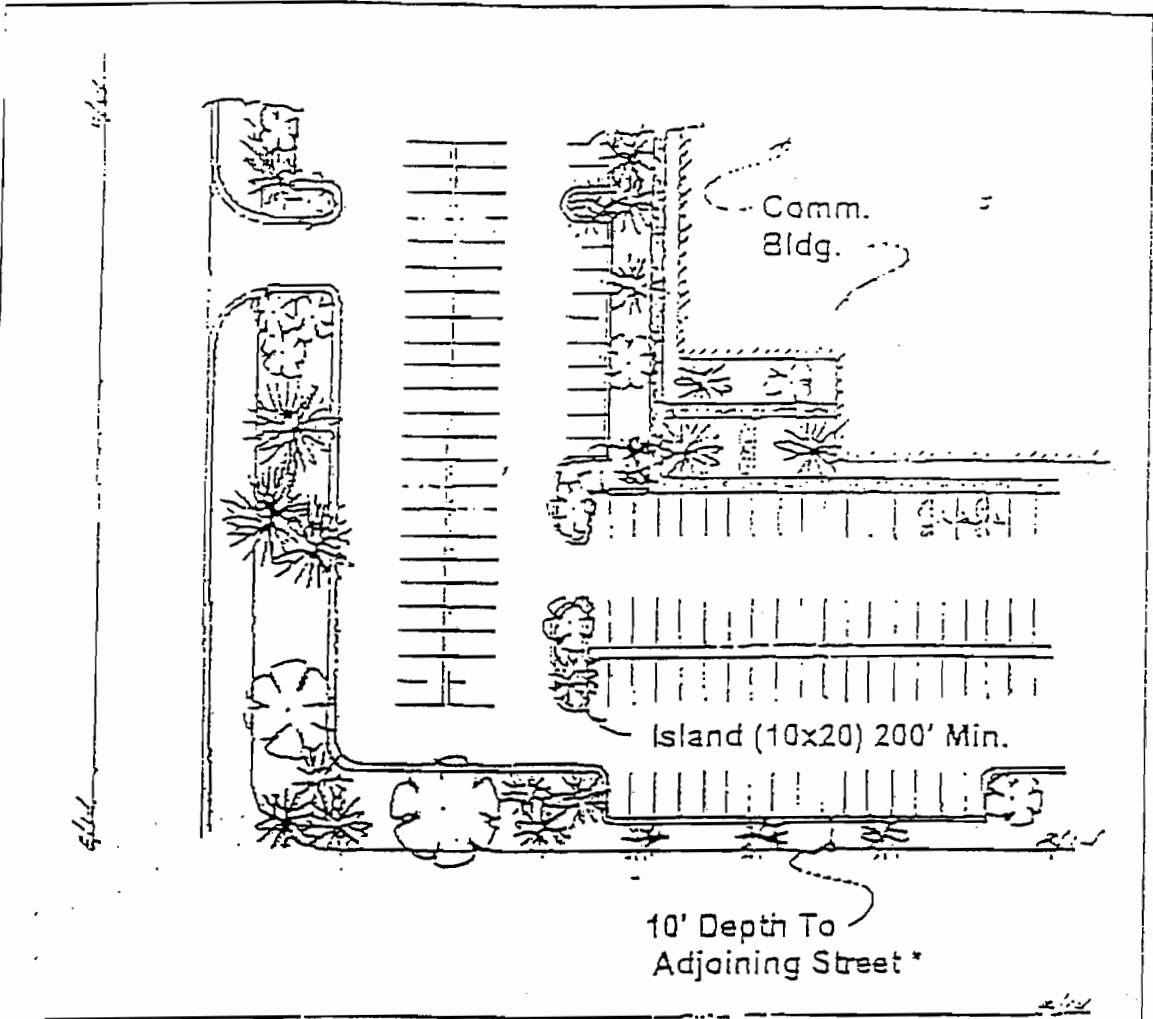
BOTANICAL NAME	COMMON NAME	NATIVE TREE	DROUGHT TOLERANT
<i>Quercus alba</i>	White Oak	Yes	No
<i>Quercus coccinea</i>	Scarlet Oak	Yes	Yes
<i>Quercus durandii</i>	Durand Oak	Yes	
<i>Quercus falcata</i> var. <i>pagodaefolia</i>	Cherrybank Oak	Yes	
<i>Quercus georgiana</i>	Georgia Oak	Yes	
<i>Quercus laurifolia</i>	Laurel Oak	Yes	Yes
<i>Quercus lyrata</i>	Overcup Oak	Yes	
<i>Quercus marilandica</i>	Blackjack Oak	Yes	
<i>Quercus michauxii</i>	Swamp Chestnut Oak	Yes	
<i>Quercus muehlenbergii</i>	Chinapin Oak	Yes	
<i>Quercus nigra</i>	Water Oak	Yes	No
<i>Quercus palustris</i>	Pin Oak	Yes	
<i>Quercus phellos</i>	Willow Oak	Yes	Yes
<i>Quercus prinus</i>	Chestnut Oak	Yes	Yes
<i>Quercus rubra</i>	Northern Oak	Yes	
<i>Quercus shumardi</i>	Shumard Oak	Yes	Yes
<i>Quercus stellata</i>	Post Oak	Yes	
<i>Quercus velutina</i>	Black Oak	Yes	
<i>Robinia pseudoacacia</i>	Black Locust	Yes	Yes
<i>Sassafras Albidum</i>	Sassafras	Yes	Yes
<i>Sophora Japonica</i>	Japanese Pagodatree	No	No
<i>Taxodium disticum</i>	Common Bald Cypress	Yes	No
<i>Tilia caroliniana</i>	Carolina Basswood	Yes	
<i>Tilia heterophylla</i>	White Basswood	Yes	
<i>Tsuga canadensis</i>	Eastern Hemlock	Yes	
<i>Ulmus alata</i>	Winged Elm	Yes	
<i>Ulmus americana</i>	American Elm	Yes	
<i>Ulmus rubra</i>	Slippery Elm	Yes	
<i>Ulmus serotina</i>	September Elm	Yes	
<i>Zelkova serrata</i>	Japanese Zelkova	No	No

APPENDIX D - UNDERSTORY TREE LIST

(10 TO 40 FEET IN HEIGHT AT MATURITY)

BOTANICAL NAME	COMMON NAME	NATIVE TREE	DROUGHT TOLERANT
<i>Acer buergerianum</i>	Trident Maple	No	Yes
<i>Acer ginnala</i>	Amur Maple	No	
<i>Acer palmatum</i>	Japanese Maple	No	
<i>Aesculus pavia</i>	Red Buckeye	Yes	
<i>Aesculus sylvatica</i>	Painted Buckeye	Yes	
<i>Amerlanchier arborea</i>	Downy Serviceberry	Yes	No
<i>Asimina triloba</i>	Pawpaw	Yes	
<i>Carpinus betulus</i>	European Hornbeam	Yes	
<i>Carpinus caroliniana</i>	American Hornbeam	Yes	No
<i>Castanea pumila</i>	Allegheny Chinkapin	Yes	
<i>Ceridiphyllum japonicum</i>	Katsuratree	Yes	
<i>Cercis canadensis</i>	Eastern Redbud	Yes	Yes
<i>Chionananthus virginicus</i>	Fringe Tree	Yes	No
<i>Cornus alternifolia</i>	Alternate Leaf Dogwood	Yes	No
<i>Cornus florida</i>	Flowering Dogwood	Yes	No
<i>Cornus kousa</i>	Chinese Dogwood	No	No
<i>Continue obovatus</i>	American Smoketree	No	No
<i>Cupressocyparis leylandii</i>	Leyland Cypress	No	Yes
<i>Diospyros virginiana</i>	Persimmon	Yes	
<i>Gleditsia triacanthos</i>	Honeylocust	Yes	
<i>Halesia carolina</i>	Silverbell	No	No
<i>Hamamelis virginiana</i>	Witch Hazel	No	No
<i>Ilex opaca</i>	American Holly	No	No
<i>Juniperus virginia</i>	Eastern Red Cedar	Yes	Yes
<i>Koelreuteria paniculata</i>	Golden Raintree	No	No
<i>Maclurap pomifera</i>	Osage Orange	No	Yes
<i>Magnolia macrophylla</i>	Bigleaf Magnolia	Yes	
<i>Magnolia soulangiana</i>	Saucer Magnolia	No	No
<i>Malus angustifolia</i>	Southern Crabapple	Yes	
<i>Malus coronaria</i>	Sweet Crabapple	Yes	
<i>Malus floribunda</i>	Japanese Flowering Crabapple	No	No
<i>Morus rubra</i>	Red Mulbeery	Yes	
<i>Nyssa sylvatica</i>	Blackgum	Yes	
<i>Ostrya virginiana</i>	Eastern Hophornbeam	Yes	
<i>Oxydendron Arboreum</i>	Sourwood	Yes	No
<i>Pistacia chinensis</i>	Chinese Pistache	No	Yes
<i>Prunus americana</i>	American Plum	Yes	
<i>Prunus angustifolia</i>	Chicksaw Plum	Yes	
<i>Prunus pensylvanica</i>	Fire Cherry	Yes	
<i>Prunus serrulata</i>	Japanese Flowering Cherry	No	No
<i>Prunus yedoensis</i>	Yoshino Flowering Cherry	No	No
<i>Pyrus callaryana capitot</i>	Capitol Pear	No	No
<i>Salix nigra</i>	Black Willow	Yes	

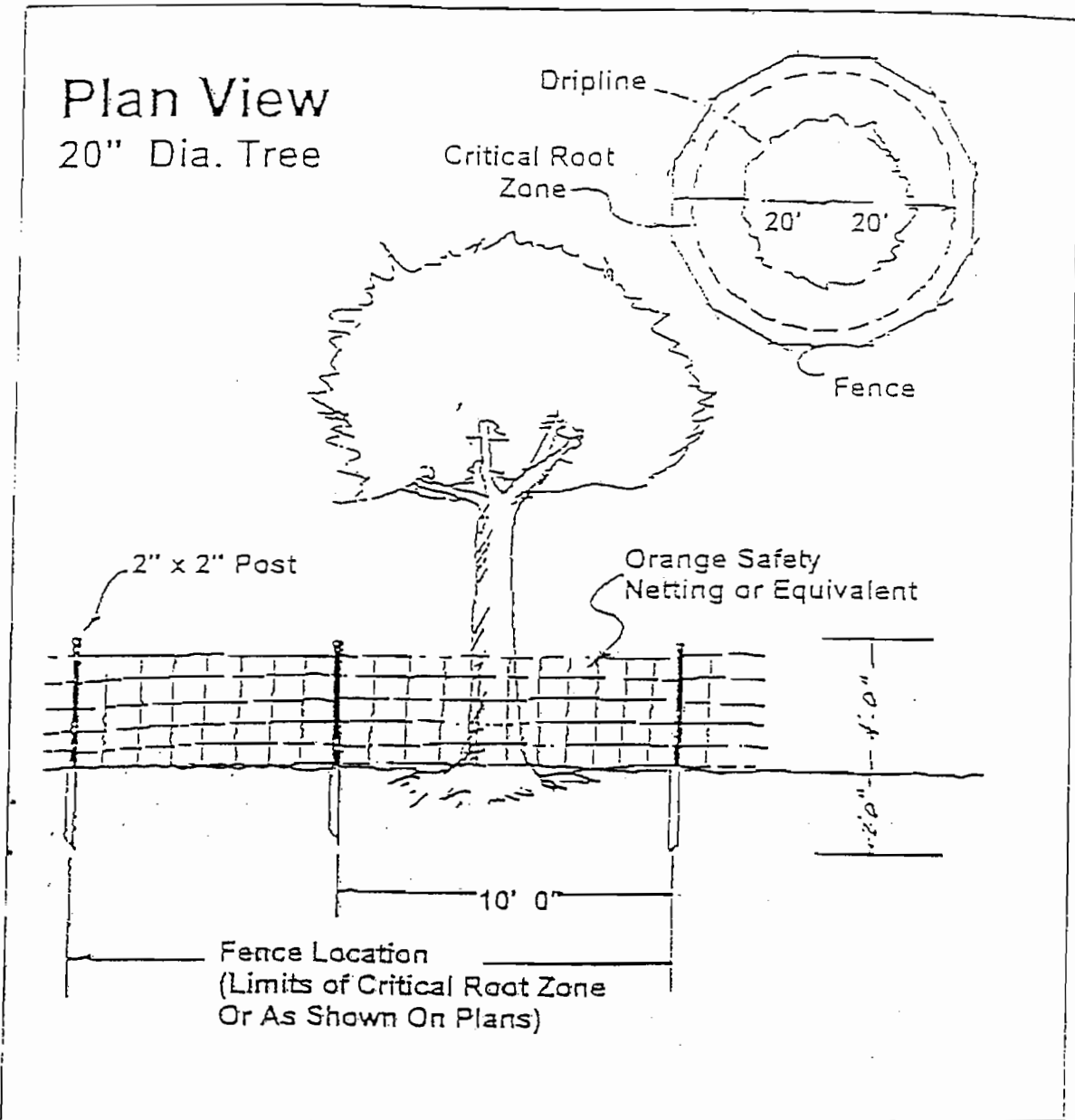
Dawson County Tree Preservation Standards
Detail No.1
Frontage Planting Strips



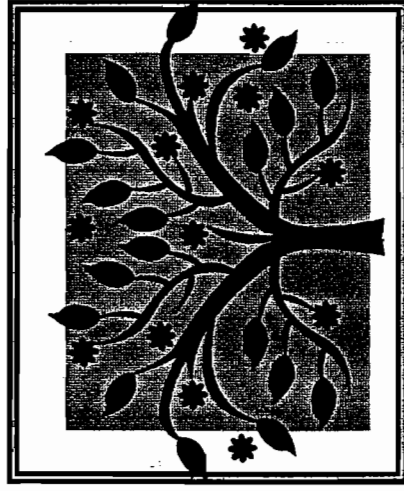
* Planting Strips Change With Zoning
See Standards.
Trees Equivalent To At Least One Unit For Every
75 Linear Feet Of Length Shall Be Saved Or Planted.



Dawson County Tree Preservation Standards
Detail No. 2
Active Tree Protection/Critical Root Zone



Dawson County Buffer, Landscape And Tree Ordinance



*It is good to realize that
if love and peace can
prevail on earth, and if
we can teach our
children to honor
nature's gifts, the joys
and beauties of the
outdoors will be here
forever.--Jimmy Carter*

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Tree Replacement Requirements -
Replacement trees to be planted for credit toward meeting the minimum required Tree Density Standard on a development should comply with the following requirements:

- The spacing of replacement trees must be compatible with spatial site limitations and species size when mature.
- Trees selected for planting shall be a species listed on the CANOPY TREE and UNDERSTORY TREE LIST.
- Trees must be replaced with at least fifty percent (50%) overstory trees.
- Replacement trees shall not be more than one third (1/3) in number of one genus (e.g. oak, maples etc.).

Why A Tree Ordinance?

Growth and development in Dawson County has resulted in the loss of innumerable trees. Tree roots hold soil in place and trees convert carbon dioxide to oxygen. Tree loss thus has contributed to dramatically increased soil erosion and sedimentation. High growth areas have resulted in air and water quality degradation. This ordinance strives to reverse that trend.

*There is a pleasure in the pathless woods,
There is a rapture on the lonely shore,
There is society, where none intrudes,
By the deep Sea, and music in its roar
I love not Man the less, but Nature more.*
--Lord Byron

Tree Density Standard Calculation -
Tree Density Standard shall be calculated by adding the following credits and dividing by the total acreage of the project included within the limits of the development.

- Credit for existing trees (3 inches diameter or more) proposed to be preserved shall be calculated by multiplying the number of trees (by diameter) by the units assigned in the CREDIT FOR EXISTING TREES Table.
- Credit for new trees proposed to be replaced on the site shall be calculated by multiplying the number of trees (by diameter) by the units assigned in the CREDIT FOR REPLACEMENT TREES Table.

Additional credits shall be granted under the following circumstances:

- A total tree density credit not to exceed two (2) times the units shown in CREDIT FOR EXISTING TREES Table shall be granted for existing trees 12 inches in diameter or greater to be preserved.
- Existing trees to be preserved within a 100-year flood plain shall be granted a bonus credit of 50% of the units assigned in CREDIT FOR EXISTING TREES Table.
- Existing trees to be preserved that are Significant or Specimen Trees will receive a density credit not to exceed two (2) times the units shown in CREDIT FOR EXISTING TREES Table.



Intent

The purpose of this Buffer, Landscape and Tree Ordinance is to preserve and enhance Dawson County's natural environment. This purpose will be accomplished through the preservation, protection and planting of trees and other landscape material, particularly those trees recognized as canopy and understory trees and the provisions for natural and/or planted buffers between dissimilar uses of land

The Buffer, Landscape and Tree Ordinance is intended to further Dawson County's policy that all development sites where trees are most commonly removed will achieve upon project completion a uniform standard related to tree coverage, landscaping and buffers.

In addition, trees are important for shading and cooling, reducing noise and wind, preventing soil erosion, protecting water quality, producing oxygen, dust infiltration, fostering air quality through carbon dioxide absorption, protecting wildlife habitat, and contributing to the aesthetic and economic value of real property.



Who is Affected?

This ordinance shall apply to any activity on real property, which requires the issuance of a Land Development Permit. This includes all new Commercial and multi-lot/unit Residential projects.

Exemptions

- All intra-family transfers.
- Individual single-family detached and duplex homes on less than three (3) lots.
- The construction of individual single-family detached and duplex dwellings on individual lots
- All plant or tree nurseries and botanical gardens in relation to those trees, which are being grown for relocation and continued growth.
- All orchards of trees in active commercial operation for bona fide agricultural purposes only.
- Land clearing or clearing and grubbing activities for agricultural purposes.
- Timber harvesting.
- Public utility companies conducting operation on public and utility rights-of-way and easements or on sites for electric substations and similar facilities.
- All government agencies conducting operations on public right-of-way and easements for the purpose of governmental services.
- Subdivisions without any new internal subdivision.



What is Required?

Buffers - Required between dissimilar zoning districts. Shall be natural, undisturbed, and free of encroachments and shall contain the existing tree cover and vegetation as well as any supplemental plantings or re-plantings as may be required.

Landscape (Commercial, Industrial and Multifamily Projects) - Shall provide for and maintain landscape strips at least 10' in width adjacent to any street right-of-way abutting the project. In Off-Street Parking Lots with islands etc.

Tree Preservation and/or Replacement Plan (TPRP) - A Tree Preservation and/or Replacement Plan shall be submitted along with the other development plans and documents required for a Land Development Permit.

Tree Density Standard - On each development existing trees shall be retained and/or new trees planted such that the property shall attain or exceed a Tree Density Standard of 20 Tree Density Units Per Acre. Trees both existing and new shall be reasonably distributed throughout the property, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards.