

City of Hampton

Henry County

Atlanta MSA

2003 Population Estimate 4,458; +12.4% change from 2000 Census.

Tree City USA for 14 years.

No tree board established by ordinance.

ARTICLE XI-A REQUIREMENTS FOR LANDSCAPING OF DEVELOPMENTS

First adopted 1989. Year of last revision unknown.

Addresses private property.

Includes buffer and landscape requirements.

TABLE OF CONTENTS

Section 67-216	Purpose and applicability.
Section 67-217	Definitions.
Section 67-218	Landscape plan standards.
Section 67-219	Landscape plan.
Section 67-220	Selected species.
Section 67-221	Exemptions.
Section 67-222	Maintenance.
Section 67-223	Enforcement.

For more information, contact:

Donald G. King

Planning Director

770.946.4356 voice / 770.946.4356 fax

dking@cityofhamptonga.com

- a. Each loading stall shall be a minimum of ten feet (10') in width and thirty feet (30') in length with fourteen feet (14') of overhead clearance, except that for wholesale and industrial uses loading stalls shall be a minimum of ten feet (10') wide and fifty feet (50') in length.
- b. All off-street loading stalls shall have access from a public street.
- c. All off-street loading stalls and access shall be provided with a paved, dust-free surface. If loading stalls are to be used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. Lighting shall be designed to preclude light spill into adjacent properties.
- d. Loading stalls are not to hinder movement of pedestrians or vehicles over a public street, sidewalk or alley, or to and from an off-street parking area.

Section 67-215 Curb cut requirements and design standards.

Within any zoning district where the lowering or cutting away of any curbs for purposes of ingress and egress is required, such curb cut shall be subject to the following provisions:

- (1) No more than two (2) combined entrances and exits shall be allowed any parcel of property, the frontage of which is less than two hundred feet (200') on any one (1) public street. Additional entrances or exits for parcels of property having a frontage in excess of two hundred feet (200') shall be permitted after showing of actual requirements of convenience and necessity and upon approval of the Planning and Zoning Commission. Where frontage is fifty feet (50') or less, only one (1) combined entrance-exit shall be permitted.
- (2) At public street intersections, no curb cut shall be located within fifty feet (50') of the intersections of two (2) curb lines or such lines extended, or within fifteen feet (15) of the intersection of two (2) property lines extended, whichever is least restrictive. When a culvert is required it must be approved by the Henry County DOT.
- (3) The distance between any two (2) curb cuts on the same side of the public street and located on one (1) property shall be not less than ten feet (10'). Said distance shall be measured between the points of tangency of the curb return radii and the established curb line of the abutting public street.
- (4) All driveways shall be constructed so as to be at least two feet (2') from any property line.
- (5) The maximum width of any driveway shall not exceed forty feet (40') measured at the right-of-way line.

- (6) The maximum width of any curb cut including curb returns shall not exceed fifty feet (50'), except that a bona fide truckstop may exceed the maximum figure as determined by the Planning and Zoning Director.
- (7) The sum of the two (2) curb return radii for any one (1) curb cut shall not exceed fifteen feet (15').

ARTICLE XI-A REQUIREMENTS FOR LANDSCAPING OF DEVELOPMENTS

Section 67-216 Purpose and applicability.

*Does not apply to
~~FF~~ roads. districts!*

- (a) The purpose of this article is to provide requirements for the landscaping of developments in industrial, commercial, office professional, multifamily residential, and mobile home zoning districts, in order to enrich the urbanized and natural environment of Hampton, Georgia. The article also applies to institutional uses such as churches, schools, day care centers, and nursing homes which are allowed in residential zoning districts pursuant to a conditional use permit. It is the intent and purpose of this landscape article to reduce the adverse visual, environmental and aesthetic effects of parking lots, drives, loading areas, and other development through the introduction of trees and other plant materials in order to:

Minimize the rate of stormwater runoff;

Maximize the capability of groundwater recharge in urban or suburban areas;

Increase air filtration and the removal of particulate and gaseous pollutants through plant materials;

Provide shade and noise attenuation;

Filter and reduce the glare of headlights and reflected sunlight from parked automobiles onto the public street rights-of-way;

Improve the appearance of parking areas and vehicular surface areas; and

Minimize the visual blight created by large expanses of paved surface area.

- (b) This article shall apply to all properties or portions thereof located within the City limits of Hampton, Georgia provided the City councils in those cities properly adopt it.

Section 67-217 Definitions.

- (a) **Buffer:** A protective area consisting of trees, shrubs, grass, fences, or some combination thereof, as defined in and required by Article X of this chapter for

various land uses, or as a condition of zoning approval for a specific property.

- (b) Buffer strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping and upon which only limited encroachments are authorized.
- (c) Building department: (or City of Hampton Building Department): The City department responsible for the issuance of building permits and inspections of developments.
- (d) Hampton Planning and Zoning Department: the City department responsible for the enforcement of this ordinance.
- (e) Interior landscape area: An area to be landscaped which is located in the interior area of a development or building site where vehicular parking spaces are to be provided or which is otherwise to be covered with impervious surface.
- (f) Landscape plan: A detailed plan depicting proposed landscaping which will accompany all site plans submitted for development approval for uses affected by this article.
- (g) Perimeter landscape area: An area to be landscaped which is located between the buffer area required by Article X of this Chapter and the interior landscape area, as defined in this section.
- (h) Shade tree: Any tree, evergreen or deciduous, whose mature height can be expected to exceed thirty-five feet (35') and whose crown spread can be expected to exceed thirty feet (30'). Shade trees existing or planted, shall be at least eight feet (8') in height and two inches (2") in diameter, measured at six inches (6") above grade for new trees and measured at four and one-half feet (4 ½') above grade for existing trees.
- (i) Tree: Any live, self-supporting green plant, usually having a single trunk, and at maturity normally attaining a trunk diameter greater than four inches (4") at any point and a height over twelve feet (12').
- (j) Tree diameter: The widest cross-sectional dimension of a tree trunk measured at diameter breast height (dbh) or at a point below diameter breast height for new trees or multitrunk species, but in no case less than six inches (6") from the ground.
- (k) Canopy tree: Any tree having reached a relatively tall height compared to surrounding trees and vegetation and providing shade from its foliage mass; also individual or tree groups forming an overhead cover.

- (l) Vehicular use areas: Any area, paved or unpaved, used for egress or ingress, or to store or park motor vehicles.

Section 67-218 Landscape plan standards. *ok*

- (a) A landscape plan shall be required in all zoning districts in connection with all applications for development or building permits, except where one (1) residence is being constructed on a structure of land, not part of a subdivision.
- (b) A landscape plan shall also be required in connection with any application for a development or building permit for a church, school, day care center, nursing home, or similar institutional use permitted in a single-family residential or agricultural district pursuant to a conditional use permit.
- (c) The landscape plan shall be included as a separate plan sheet along with other plan sheets for other site improvements when an application is made for a development permit. The landscape plan shall include information as required by Code section 67-219.
- (d) A minimum of twelve (12) percent of the total developed area in any parcel shall be devoted to landscape development.
- (e) Landscaped area requirements are in addition to required buffer areas as indicated in the zoning ordinance.
- (f) Within the front and side yard setback perimeter landscape areas a minimum of one (1) tree for each twenty-five linear feet (25') of lot public street frontage or major portion thereof shall be required, with no less than fifty (50) percent of said trees being shade trees.
- (g) Grass or other ground cover shall be placed on all areas within the front, side and rear setback perimeter landscape areas. Grass appropriate to the season shall be planted in all yard areas not occupied by building, driveways and vehicles parking areas.
- (h) Within the interior of a site, a two-hundred-fifty-square-foot planting area shall be required for each five thousand square feet (5,000 sq. ft.) or major portion thereof of vehicular parking area. Vehicular use areas designed to accommodate more than twenty (20) automobiles are required to install interior landscaped areas such as islands, peninsulas, and medians so that no more than twelve (12) adjacent parking spaces exist without a landscaped separation at least five feet (5') in width. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic, and shall be no less than six feet (6') in width.
- (i) Perimeter landscape areas shall be a minimum of ten feet (10') in width.

- (j) Buffer areas required by Article X of this Chapter shall also be subject to the landscaping requirements of this article. Within the buffer area a minimum of one (1) tree for each twenty-five linear feet (25') of required buffer strip, or majority portion thereof shall be required, with a minimum of fifty (50) percent of said trees being shade trees. Trees shall be spaced so as to allow mature growth of shade trees. Retention of existing trees on site in order to meet this requirement is encouraged. Grass or other ground cover species shall be planted on all areas of the buffer strip required by this section which are not occupied by other landscape material.

Section 67-219 Landscape plan.

- (a) A landscape plan shall be submitted upon application for a development permit. The plan shall include sufficient information to determine whether the proposed landscape improvements are in conformity with this article, including the following:
- (1) Identification of all trees, natural features and manmade structures that will be retained upon the site;
 - (2) A description of proposed landscaping improvements and plantings, including the species, size, quantity, and location of trees, shrubs, and other landscaping materials;
 - (3) Identification of all proposed structures, vehicle use areas, sidewalks, wheel stops or curbs, walls and fences; and
 - (4) A depiction of adjoining public streets and parcels sufficient to identify the same and to demonstrate the relationship between the development and the same.

Section 67-220 Selected species.

- (a) The following plants are approved for landscaping requirements:

- (1) Large trees (Mature height: thirty-five feet (35') or greater):

Willow Oak
Sugar Maple
Scarlet Oak
Red Maple
English Oak
Bald Cypress
Schumard Oak
Dawn Redwood
White Oak

Chinese Elm
Darlington Oak
Littleleaf Linden
Gingko (male only)
Bradford Pear
Japanese Cedar
Tulip Poplar
Japanese Katsura Tree
London Plane-Tree (Sycamore)
Japanese Pagoda
American Beech
Japanese Zelkova
Southern Magnolia
Deodar Cedar
Sequoia
Loblolly Pine

(2) Medium trees (Mature height: twenty-five feet (25') to thirty-five feet (35')):

Mountain Silverbell
Saucer Magnolia
Sourwood
Weeping Cherry
Leyland Cypress
Yoshino Cherry
Golden Rain Tree
Kwansan Cherry
Mountain Ash
Redmond Linden
Yellowwood
American Holly
Pistachio
Japanese Black Pine

(3) Small trees (Mature height: less than twenty-five feet (25')):

Japanese Maple
Star Magnolia
Japanese Dogwood
Golden Chain Tree
Flowering Dogwood
Crape Myrtle
Eastern Redbud
Wax Myrtle
Amur Maple
Yaupon Holly
Crabapple

- (4) Large screening shrubs:
American Holly
Japanese Black Pine
Burford Holly
Osmanthus
Nellie R. Stevens Holly
Thorny Eleagnus
Savannah Holly
Leyland Cypress
Hetz Juniper
Ligustrum
Arborvitae
Russian Olive
Eastern Red Cedar
- (5) Interior shrubs (Mature height: approximately thirty-six inches (36")):
Evergreen
Warty Barberry
Dwarf Burford Holly
Dwarf Chinese Holly
Japanese Holly
Dwarf Yaupon Holly
Mugo Pine
Juniper
Oregonholly Grape
Nandina
Dwarf Nandina
Leatherleaf Vinburnum
Winter Honeysuckle
Deciduous
Forsythia
Dwarf Burning Bush
Spirea (all varieties)
Viburnum
Oakleaf Hydrangea
Japanese Flowering Quince
Weigela
Azalea
Flowering Jasmine
Winter Jasmine
Chinese Privet
Chinese Witchhazel
- (6) Ground cover (planting areas, berms, wall planters):
Shore Juniper
English Ivy (shade)

Periwinkle (shade)
Purpleleaf Wintercreeper
Dwarf Roses
Aaronsbeard St. Johnswort
Evergreen Candytuft (border)
Rockyspray Cotoneaster
Lily-Turf
Willowleaf Cotoneaster
Creeping Lilyturf (shade)
Pachysandra (shade)
Hybrid Daylily
Ornamental Grasses

- (7) Grasses:
Fescue
Bermuda
Centipede
Zoysia
- (b) Grasses may be sodded, sprigged, plugged or seeded except that solid sod shall be used in drainage swales or other areas subject to erosion. Lawn grasses shall be planted so as to achieve complete coverage within two (2) calendar years from the time of planting.
- (c) Other plant materials with similar growth characteristics may be substituted upon approval of the community development department.

Section 67-221 Exemptions.

This article shall not apply to any portion of a parcel for which a valid development permit or building permit was issued prior to the effective date hereof, provided all time constraints relating to the permit are observed.

Section 67-222 Maintenance.

The owner of each parcel subject to the requirements of this article shall be responsible for the perpetual maintenance and protection of buffers and landscape plantings required thereby. The Planning and Zoning Department may require that diseased, infested, dying, dead or damaged landscaping be replaced.

Section 67-223 Enforcement.

It shall be the responsibility of the Planning and Zoning Department to enforce this article. Upon review, inspection, and coordination of a site(s), the Planning and Zoning Director may utilize his authority to revoke, suspend, or void any development permit or building permit or to withhold issuance of a certificate of occupancy for any