

# City of Peachtree City

Fayette County

Atlanta MSA

2003 Population Estimate 33,010; +3.8% change from 2000 Census.

Not a Tree City USA.

Tree Board with 10 members; no meeting frequency required by ordinance.

## ARTICLE XI. VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE

Year first adopted unknown. Last revised 2004.

Addresses public and private property.

Includes landscape and buffer requirements.

### TABLE OF CONTENTS

#### DIVISION 1. GENERAL

- Section 1101. Purpose.
- Section 1102. Definitions
- Section 1103. Treatment and removal of infected and infested trees.

#### DIVISION 2. PROTECTED AND SPECIMEN TREES

- Section 1104. Preservation of protected and specimen trees.
- Section 1105. Action on application.
- Section 1106. Application not required, when.
- Section 1107. Enforcement.

#### DIVISION 3. LANDSCAPE PLAN PROCEDURES FOR RETAIL, COMMERCIAL AND INDUSTRIAL PROPERTIES

- Section 1108. Landscape plan requirements.
- Section 1109. Parking lot design and landscape requirements.
- Section 1110. Screening requirements.
- Section 1111. Landscape plan check sheet.
- Section 1112. Landscape plan submittal process.
- Section 1113. Maintenance criteria.
- Section 1114. Plant guarantee requirements.

#### DIVISION 4. TREE PROTECTION ON PUBLIC PROPERTY

- Section 1115. Purpose.
- Section 1116. Creation and establishment of a tree board.
- Section 1117. Administrative guidelines.
- Section 1118. Permits required.
- Section 1119. Administrative review.
- Section 1120. Enforcement.
- Section 1121. Application of ordinance to private property.

#### GUIDELINES FOR TREE PRESERVATION ON PUBLIC PROPERTY IN THE CITY OF PEACHTREE CITY, GEORGIA

- Section 1122. Tree species to be planted.
- Section 1123. Spacing.
- Section 1124. Distance from streets, sidewalks and paths.
- Section 1125. Distance from street corners, fire hydrants and utility boxes.
- Section 1126. Utilities.
- Section 1127. Minimum requirements for planting trees on public property.
- Section 1128. Public tree care.

#### DIVISION 5. TREE PRESERVATION ON RESIDENTIAL PROPERTY

- Section 1129. Purpose.
- Section 1130. Procedures for removal of trees and other vegetation on residential property (following issuance of a Certificate of Occupancy).
- Section 1131. Safety standards for tree removal contractors.
- Section 1132. Pruning of vegetation adjacent to streets and/or paths.
- Section 1133. Removal of trees and vegetation within designated buffers and greenbelts, prohibited.

For more information, contact:

**David E. Rast, ASLA**  
City Planner

770.487.5731 voice / 770.631.2552 fax

[planner@peachtreecity.org](mailto:planner@peachtreecity.org)

[www.peachtree-city.org](http://www.peachtree-city.org)

Sec. 707. Buffer Standards  
for Major Thoroughfares  
also included.

**AN ORDINANCE TO AMEND ARTICLE XI  
VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS  
OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE IN  
ITS ENTIRETY PROVIDING FOR DEFINITIONS; PROVIDING FOR  
PRESERVATION OF PROTECTED AND SPECIMEN TREES;  
PROVIDING FOR LANDSCAPE PROCEDURES FOR RETAIL,  
COMMERCIAL AND INDUSTRIAL PROPERTIES; PROVIDING FOR  
TREE PROTECTION ON PUBLIC PROPERTY; PROVIDING FOR  
PRESERVATION ON RESIDENTIAL PROPERTY, AND FOR OTHER  
PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Article XI Vegetation Protection and Landscape Requirements be repealed in its entirety and amended as follows:

**ARTICLE XI.**

**VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS OF THE  
PEACHTREE CITY LAND DEVELOPMENT ORDINANCE**

**DIVISION 1. GENERAL**

**Section 1101. Purpose.**

*Intent of article and declaration of public policy.* The guiding presumption behind this article is the belief that the natural environment has significant value in and of itself, and that all reasonable measures available should be used in the preservation of that environment, consistent with the continued development of a viable Peachtree City.

The city council of Peachtree City, therefore, declares it to be public policy to:

- (a) Aid in stabilizing the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retardation, while at the same time aiding in noise, glare, and heat abatement.
- (b) Assist in providing adequate light and air by preventing overcrowding of land.

- (c) Provide visual buffering and enhance beautification of the city.
- (d) Safeguard and attempt to enhance property values and, in so doing, protect private and public investment.
- (e) Preserve, protect and further the unique identity and environment of the City of Peachtree City, and, thereby, preserve the economic base attracted to the city by such factors.
- (f) Recognize that the protection and enhancement of the natural beauty, environment, and greenspace within Peachtree City contributes to the economy, as well as provides a truly necessary aesthetic balance to the development of an urban setting.
- (g) Conserve an ever-dwindling supply of energy, by the preservation and enhancement of the natural environment.
- (h) Protect the atmosphere, lands, and water from pollution, impairment or unnecessary destruction.
- (i) Protect natural vegetation except where its removal is necessary for responsible property development or control of disease and infestation. This article shall serve to dissuade the unnecessary clearing of land and its disturbance, so as to preserve, insofar as possible, the natural and existing growth of vegetation, and to replace whenever possible the removed foliage with new vegetation.
- (j) Protect vegetation within the intermediate regional floodplain and for a minimum ten feet from the banks of those streams not having defined intermediate regional floodplain elevation contours, so as to assist in the retention of stormwater runoff and the control of erosion, including particularly the protection of stream bank stability by vegetation or restoration.
- (k) Preserve protected and specimen trees or stands of trees which are exceptional representatives of their species either in terms of size, age or unusual botanical quality, and encourage the good care of same through properly applied forestry practices.
- (l) Protect and supplement existing vegetation within greenbelts, open space, recreation areas, protected areas, and scenic roads where feasible.
- (m) Encourage and promote the use of native and drought tolerant plant material on all development sites.

**Section 1102. Definitions.**

- (a) *Administrative guidelines.* The written guidelines incorporated into this Article by reference, as may be adopted, amended, altered or revised hereafter which constitutes the rules for implementation of this Article.

- (b) *Buffer.* An area consisting of landscaping, walls, fences or berms designed to visibly separate one use from another through screening and distance to shield or block noise, light, glare, or visual or other conditions or to reduce air pollution, dust dirt or litter.
- (c) *Caliper.* A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of six inches (6") above the ground for trees up to and including four-inch (4") caliper and twelve inches (12") above the ground for trees larger than four inches (4") caliper.
- (d) *City.* The City of Peachtree City, a municipal corporation wholly located within Fayette County, Georgia.
- (e) *Clearing.* The removal of vegetation from a property, whether by cutting or other means.
- (f) *Clear cutting.* The broad removal of all trees or vegetation from a particular area.
- (g) *Developable area.* That area of an overall project site that can be developed with buildings, parking lots, driveways, service courts or other impervious surfaces. The developable area does not include those areas designated as tree save and/ or landscape buffers, undisturbed buffers, no impervious buffers, delineated wetland or floodplain areas, stream buffers, designated open space, watershed protection buffers or other areas of a project site that cannot be developed.
- (h) *Development activity.* Any alteration of the natural environment which requires the approval of a development or site plan and issuance of a development permit.
- (i) *Development permit.* A permit issued by the city that authorizes development activity and includes, but is not limited to, a clearing permit, grading permit, land disturbance permit or building permit.
- (j) *Diameter at breast height (dbh).* The standard for measuring the size of existing trees on a site, where the diameter of the tree trunk is measured at a height of four and one half feet (4 ½') above the ground.
- (k) *Drip line.* A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground.
- (l) *Drip line area.* The total area underneath a tree which would encompass all drip lines.
- (m) *Greenbelt.* An area of land owned by the city which shall remain undisturbed, insofar as possible, from its natural state to form a screen or buffer.
- (n) *Groundcover.* Natural plant material such as vines, shrubs, or grasses which would not normally attain a height of more than two feet.

- (o) *Impervious surface.* A surface which does not percolate water, or any man-made structure or device which is designed to hold water. These include all buildings and asphalt or concrete parking areas, driveways, roads, service courts, sidewalks, stormwater detention ponds or similar structures, and any areas of concrete or asphalt and/ or water bodies.
- (p) *Infected tree or vegetation.* Any tree or plant that, due to evidence or existence of disease, pests, or other infectious elements may, in the opinion of the city landscape architect, would be a detriment to other vegetation, roads, right-of-way, easements or structures.
- (q) *Infested tree.* See infected tree.
- (r) *Landscape plan.* A written plan with drawings by the applicant or his agent with details of tree locations, tree removals, and tree replanting, with each tree designated as to species or common name on each parcel to be developed. Plan shall comply with this tree ordinance and administrative guidelines.
- (s) *Landscaping.* Any additions to the natural features of a plot of ground to restore construction disturbance and to make it more attractive, as by adding lawns, trees and shrubs, etc., to the natural environment.
- (t) *Major thoroughfares.* For the purposes of this division the following streets in Peachtree City are classified as major thoroughfares:

Aberdeen Drive	Holly Grove Road	Peachtree Parkway
Braelinn Road	Huddleston Road	Riley Parkway
Cameron Trail	Kedron Drive	Robinson Road
Crosstown Drive	Kelly Drive	Rockaway Road
Dividend Drive	Kelly Green	Stevens Entry
Ebenezer Road	Line Creek Parkway	TDK Boulevard
Fishers Luck	Log House Road	Walt Banks Road
Flat Creek Road	McIntosh Trail	Windgate Road
GA Highway 54	Northlake Drive	Wisdom Road
GA Highway 74	Old GA Highway 74 (Senoia Road)	
Georgian Park	Paschall Road	

- (u) *Natural vegetation.* Natural vegetation shall connote a generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses, and trees.

- (v) *Natural vegetation area.* That area within the boundaries of a given lot which is devoted to natural vegetation.
- (w) *No impervious buffer.* An area where no manmade structure or surface which prevents the infiltration of stormwater into the ground below the structure or surface may be located. Structures or surfaces which are constructed so as to only minimally affect the infiltration of stormwater are not considered impervious surfaces. These include; playground equipment, picnic tables, and specially designed decks and patios which allow for infiltration of stormwater.
- (x) *Open space.* The total area on a zoning not covered with buildings, driveways, parking areas, service courts, etc. that can or will be landscaped with plant material or maintain natural vegetation.
- (y) *Pervious surface.* All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by manmade materials or structures such as buildings and paving.
- (z) *Private lands.* All real properties lying within the city limits of Peachtree City, Georgia less and except lands hereinafter designated and defined as "Public Lands."
- (aa) *Protected areas.* Those areas having unique biological communities including unique wildlife or exceptional vegetation possessing outstanding botanical qualities.
- (bb) *Public lands.* The rights of way of all major thoroughfares within the city, all other lands owned by the city except for the rights-of-way of minor residential streets, and all lands to which the public has free access.
- (cc) *Replacement trees.* Trees that are planted pursuant to this ordinance to replace trees that are removed for any reason.
- (dd) *Scenic roads.* Those roads designated by the city council as deserving special protection from land development because of their scenic beauty, extent of vegetation, or geological formations.
- (ee) *Scenic viewshed.* Those areas designated by city council as deserving special attention to promote and enhance views of existing natural features throughout the city.
- (ff) *Screening.* A method of shielding or obscuring one abutting structure or use from another by opaque fencing, walls, berms, densely planted vegetation or a combination of these materials.
- (gg) *Shrub.* A woody plant or bush of relatively low height (two to six feet), distinguished from a tree by having several stems rather than a single trunk.
- (hh) *Stream buffer.* An area along the course of any state waters to be maintained in an undisturbed and natural condition.

- (ii) *Tree.* A self supporting woody plant having one or more well-defined stems or trunks, a more or less definitely formed crown, usually attaining a mature height of at least ten feet, and a trunk diameter of at least two inches measured at a point four feet above the ground.
- (jj) *Tree board.* That body established by this ordinance and appointed by the City Council of Peachtree City, Georgia
- (kk) *Tree, canopy.* 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. Examples include oaks, red and silver maples, hickory, beech, pecan, sycamore, sweetgum, poplar, ash, river birch, long leaf pine, loblolly pine and Virginia pine.
- (ll) *Tree damage.* Any act which causes a tree to die within two (2) years after commission of the act, including but not limited to damage inflicted upon the root system or trunk as the result of:
  - (1) The improper use of machinery on the trees;
  - (2) The storage of materials on or around the trees;
  - (3) Soil compaction;
  - (4) Altering the natural grade to expose the roots or to cover the tree's root system with more than four inches (4") of soil;
  - (5) Causing the infection or infestation of the tree by pests, fungus or harmful bacteria;
  - (6) Pruning judged to be excess by the city landscape architect or not in accordance with the standards set forth by the International Society of Arboriculture (ISA);
  - (7) Paving with concrete, asphalt or other impervious surface within such proximity as to be harmful to the tree or its root system; or, application of herbicides or defoliant to any tree without first obtaining a permit.
- (mm) *Tree, deciduous.* Those trees that shed their leaves in fall or winter.
- (nn) *Tree, evergreen.* Those trees, including broadleaf and conifer evergreens, that maintain their leaves throughout the year.
- (oo) *Tree, protected.*
  - (1) Any deciduous canopy tree 15 inches dbh;
  - (2) Any evergreen canopy tree 18 inches dbh;
  - (3) Any understory tree four inches dbh.
- (pp) *Tree protection.* Barriers constructed around trees at construction sites sufficient to prevent damage or injury to tree trunks, limbs, and roots.

- (qq) *Tree protection zone.* The area around a tree corresponding to the larger of the drip line or ten feet from the base of the tree as determined by the city landscape architect.
- (rr) *Tree removal permit.* That written authorization or certificate issued by the city planner or his authorized agent to allow an applicant to plant, cut, prune, or remove trees on public property (not to be confused with a business license to perform such operations on a contract basis).
- (ss) *Tree save and landscape buffer.* The portion of a recorded tract of land that shall remain in its natural undisturbed state where no vegetation can be removed or planted without approval of the city landscape architect. The city may permit the trimming of tree branches and the removal of some understory vegetation, noxious weeds and woody plants to open views into the site from adjoining roadways and properties. The city will permit the installation of vegetation in this area which will, in the opinion of the city landscape architect, enhance the appearance of the buffer.
- (tt) *Tree, specimen.* Any tree reaching the upper range of the mature diameter and height for that species of tree.
- (uu) *Tree, understory.* Any tree, which is of relatively lesser height and spread than surrounding canopy trees, but still provides shade and a degree of protection to the earth and vegetation beneath it. Examples include dogwood, cherry, red bud, sassafras, crabapple, pear, American holly, red cedar, and magnolia.
- (vv) *Undisturbed natural buffer.* The portion of a recorded tract of land that shall remain in its natural undisturbed state where no vegetation can be removed or planted without first obtaining a permit from the city. No herbicides, pesticides, or other chemicals, either natural or manmade can be used in this buffer. The city may permit the trimming of tree branches and the removal of noxious weeds, woody plants or other undesirable vegetation that will not adversely impact water quality. The city will permit the installation of vegetation (not grasses commonly used for lawns) in this area which will, in the opinion of the city, enhance water quality.

**Section 1103. Treatment and removal of infected and infested trees.**

- (a) Public property. If any tree on public property is infested with insects or infected with a disease detrimental to surrounding vegetation, the city may remove the tree and otherwise control such infection and infestation.
- (b) Private property. It shall be the responsibility of any person having trees on his property to treat and/or remove any infected or infested tree.

## **DIVISION 2. PROTECTED AND SPECIMEN TREES**

### **Section 1104. Preservation of protected and specimen trees.**

It shall be unlawful for any person or corporation to remove or cause the removal of any protected or specimen tree without having first received approval either through the process of site plan review, in the case of new development, or in the form of a tree-removal permit.

- (a) *Approval through site plan review.* When site plan review by the Planning Commission is required for any development, the actual or schematic locations of all protected or specimen trees shall be shown on all site plans by location, species and size. The site plans shall be submitted to the city planner for evaluation and recommendation before submission to the Planning Commission. All site plans shall also include those requirements listed under tree removal application requirements (1103(b)). Final approval of the site plan shall constitute approval for removal of any protected or specimen trees impacted by development on the site plan.
- (b) *Application for permit to remove protected or specimen trees.* The application for a tree removal permit shall be on a form provided by the city for this purpose. An application for the removal of any protected or specimen trees on public or private property shall include the following:
  - (1) The approximate location of the tree(s);
  - (2) The dbh of the trunk of each tree;
  - (3) The approximate crown size of each tree (measured drip line to drip line) and any distinguishing characteristics of the tree(s);
  - (4) The species and common name of the tree(s);
  - (5) The reason for the proposed removal; and
  - (6) Such other information as may reasonably be required by the city planner. This could include, but is not limited to, a professional arborist's appraisal of the tree's viability and projected life span.

### **Section 1105. Action on application.**

The city planner may approve an application for the removal of a protected or specimen tree provided at least one of the following conditions is met:

- (a) The location of the tree prevents the opening of reasonable and necessary vehicular traffic lanes;

- (b) The location of the tree prevents the construction of utility lines or drainage facilities which may not feasibly be relocated;
- (c) The location of the tree prevents reasonable access to the property, if no alternate access exists;
- (d) Allowing the tree to remain would impose an economic burden upon the owner of the property entirely out of proportion with the benefit gained by retaining the tree;
- (e) The tree is diseased, dead or dying to the point that repair or restoration is not practical or the disease may be transmitted to other trees as determined by the city landscape architect or a licensed arborist; and
- (f) There is no reasonable assurance that if the tree is saved with proper construction precautions, it will continue to live as an asset to the site.

**Section 1106. Application not required, when.**

Approval for removing a protected or specimen tree is not required when at least one of the following conditions is met:

- (a) When removal of a protected or specimen tree is specifically approved by site plan review;
- (b) When any protected or specimen tree sustains irreparable damage and, therefore, constitutes an immediate hazard to human life or property;
- (c) When trees on commercial horticultural properties are to be removed as a direct part of the business conducted on those properties; or
- (d) When public service companies perform normal construction and maintenance.

**Section 1107. Enforcement.**

Each protected or specimen tree removed without approval, as provided herein, shall be considered a separate offense, which is subject to citation and a penalty as determined by the judge of the municipal court.

For evaluation purposes, the criteria of \$100.00 per caliper inch of trunk as measured at the top of the remaining stump should be used. This dollar evaluation of the damaged tree may be required to be invested on the site as commensurate replacement plantings.

It could also be considered permissible to replace a removed tree with a number of smaller trees of the same species, provided the combined caliper measurements of the smaller trees is at least equal to the measurement of the protected or specimen tree which was removed.

**DIVISION 3.**  
**LANDSCAPE PLAN PROCEDURES FOR RETAIL, COMMERCIAL AND**  
**INDUSTRIAL PROPERTIES**

**Section 1108. Landscape plan requirements.**

A landscape plan is required for any development in Peachtree City, other than the development of individual lots for single-family residential purposes, and shall comply with the following requirements:

- (a) A Registered Landscape Architect licensed to practice in the State of Georgia shall prepare the plan.
- (b) All areas not devoted to structures, site development features, and natural vegetation shall be landscaped.
- (c) The plan shall include a detailed calculation of all impervious area on a project site, including total square footage of all buildings, accessory structures, parking areas, drive aisles, service courts, sidewalks, patios, etc. or any area where water cannot penetrate the earth. Stormwater detention ponds or other structures designed to hold water shall be considered impervious surfaces.
- (d) The plan shall include one canopy tree with a minimum trunk caliper of 2 ½ inches measured at 6" above finish grade for every 1,000 square feet of impervious area on the site.
- (e) The plan shall include one understory tree for every 1,000 square feet of impervious area on the site.
  - (1) Deciduous understory trees shall be a minimum of 2" in caliper measured at 6" above finish grade.
  - (2) Multi-trunk trees used as understory trees shall have a minimum of three canes, each of which shall be a minimum of 1" in caliper measured at 6" above finish grade.
  - (3) Evergreen understory trees shall be a minimum of 15-gallon in size or a minimum of six feet (6') in height above finish grade at the time of planting.
- (e) Preservation of existing vegetation within a project site, other than those trees or other vegetation located within tree save and/ or landscape buffers, undisturbed buffers, no impervious buffers, delineated wetland or floodplain areas, stream buffers, designated open space, watershed protection buffers or areas identified for future development is highly encouraged on every development site. For those projects that designate and maintain tree save areas, up to a fifty

percent (50%) reduction in the total number of canopy trees may be awarded.

Tree credit shall be determined as follows:

$$\frac{\text{Total SF of project site designated as tree save area}}{\text{Total SF of project site that can be developed}} \times 100 = \text{Potential tree credit (\%)}$$

For example, if the total developable area of a 2.3-acre tract is 1.4 acres (60,984 SF) and the Applicant is proposing to designate 6,500 SF as a permanent tree save area, the potential tree credit is calculated as follows:

$$\frac{6,500}{60,984} \times 100 = 11\% \text{ of potential tree save credit}$$

Tree save credit shall apply to canopy tree replacement requirements only. All understory trees required by this ordinance shall be provided on a project site.

- (g) If a development involves an addition or modification to the side or rear of an existing building or structure which is already properly landscaped, and the addition is not visible from any street, the landscape plan for the new development shall be prepared assuming a 50 percent reduction in the canopy tree replacement requirements. All understory trees required by this ordinance shall be provided for the new development.
- (h) All required landscaping shall be maintained in a horticulturally healthy and aesthetically pleasing manner. All planting beds and lawn areas should include an underground irrigation system with a programmable timer and operational rain shut-off device. If an underground irrigation system is not available, all planting areas shall be located no more than one hundred feet from a watering source and assurances shall be furnished to the city landscape architect that water will be available and appropriate watering shall take place.
- (i) The city landscape architect, upon site inspection and conceptual landscape plan review, may require an applicant to naturalize areas which visually impact public rights-of-way. The intent of this requirement is to supplement tree requirements with small caliper material (one-gallon maximum) in areas where screening or landscape visual continuity is required.

#### **Section 1109. Parking lot design and landscape requirements.**

In an effort to ensure the provision of sufficient landscaping within and adjacent to parking areas and buildings, the following criteria has been established:

- (a) All landscaped areas within parking lots shall include curb and gutter and shall be one hundred percent (100%) landscaped with canopy trees, understory trees, evergreen shrubs (not to exceed 3' in height at maturity), groundcover and/ or flowers in mulched beds. Sod or lawn areas shall not be permitted within landscaped islands.
- (b) All internal tree planting islands shall have a minimum width of ten feet (10') measured from back of curb. Planting islands on the end of rows of parking shall be a minimum of twelve feet (12') in width measured from back of curb. The corners of all parking islands shall have minimum curve radii of three feet (3').
- (c) Landscaped areas within and around parking lots must be large enough to provide for the health and continued growth of the vegetation. Curbing shall be provided around all landscaped areas. Trees and shrubs shall be planted a minimum of 30" inside the curb to avoid injury by the overhang of vehicles.
- (d) Parking areas designed to accommodate more than 20 automobiles must install interior landscaped areas so that no more than 12 adjacent parking spaces exist without a landscaped separation of at least ten feet (10') in width measured from back of curb. The city landscape architect and the Planning Commission may allow the placement of more than twelve (12) parking spaces in a continuous row if the landscaped islands are wider than required and designed to accommodate several canopy trees, shrubs and/ or groundcover.
- (e) Linear planting areas may be used instead of the interior landscaped areas to separate rows of parking. The linear planting areas must be a minimum of ten feet (10') in width measured from back of curb and installed in every other row of parking.
- (f) Landscaping shall not obstruct the view between 24 inches high and 60 inches high on access drives, streets or parking aisles.
- (g) The perimeter of all parking areas shall be landscaped to screen views of cars from adjoining roadways and properties. Evergreen shrubs shall be a minimum of 24" in height from finish grade to the top of the shrub at the time of planting, and shall be installed in staggered rows at no less than four feet on center with no more than two feet between rows of shrubs. A planting area with a minimum width of ten feet (10') measured from back of curb shall be located between all parking lots, driveways or service courts and the adjoining property line.
- (h) Wherever practicable, planting areas shall be located in front of and on each side of all retail, commercial and industrial buildings. Planting areas along the front of buildings shall be a minimum of ten feet (10') in width and planting areas along the sides of buildings shall be a

minimum of six feet (6') in width. These areas shall be irrigated and planted with groundcover, shrubs and/ or grass.

- (i) Where sidewalks occur adjacent to parking areas, parked vehicles shall not overhang or extend over the sidewalk. Concrete wheel stops shall be installed within these spaces so that there is no more than eighteen inches (18") between the centerline of the wheel stop and the face of the curb. The city will accept the provision of a six-foot (6') wide sidewalk as long as there is a minimum of four feet (4') of clearance on all areas of the sidewalk.
- (j) Permanent off-street automobile parking shall not exceed 125 percent of the minimum number of spaces required for the approved land use or development as identified in Section 909 of the City's Zoning Ordinance. Should a higher number of parking spaces be provided, the tree replacement requirements calculated for the additional paved surfaces (both impervious and pervious) shall be doubled and reflected on the landscape plan. For those developments that exceed the minimum number of parking spaces required, no more than 60% of the total number of additional parking spaces shall be impervious. Pervious paving shall be required within the remaining parking spaces up to, but not exceeding 125% of the minimum number of parking spaces required.
- (k) Lighting poles and fixtures within landscape islands shall be located and designed in such a manner to accommodate the mature stage of the plant material located within the landscaped island.

#### **Section 1110. Screening requirements**

In an effort to properly screen views of parking areas, dumpster enclosures, mechanical equipment and detention areas from off-site and from adjoining properties, the following criteria has been established:

- (a) Heating, ventilation, air conditioning and other mechanical and utility equipment, which is located on, beside or adjacent to any building or development, shall be fully screened from view from streets and adjoining properties. The screen shall exceed the height of the equipment, shall not interfere with the operation of the equipment, and shall utilize building materials and design which are compatible with those used for the exterior of the building.
- (b) Where mechanical and utility equipment is located on the roof of a structure, all devices shall be fully screened from view from streets or adjoining property after grading or other improvements are made outside or adjacent to the site. Site line studies shall also be prepared which indicate this equipment will be screened from major thoroughfares and collector roads. The city planner may require mufflers or some other noise reducing technique on mechanical and

utility equipment on developments adjacent to existing or future residential projects to mitigate noise impact. Utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility shall be screened, to the greatest extent possible, with evergreen plantings or another alternate approved by the city landscape architect. It is noted that certain areas around mechanical equipment and utilities must remain clear based on each utility company's guidelines.

- (c) All trash containment devices, including waste grease containers, compactors and dumpsters, shall be located and designed so as not to be visible from the view of adjacent streets and properties. This type of screening shall be determined based on the proposed location of the trash containment area, existing site conditions, and the type and amount of existing and proposed vegetation on the site. If the device is not visible from off-site, then no screening is required.
- (d) All trash containment areas shall meet the following standards:
  - (1) All trash containment areas shall be enclosed so as not to be seen from off-site and be enclosed with solid metal gates to screen the dumpster and to contain windblown litter.
  - (2) The enclosure shall be a minimum of eight (8) feet in height or two (2) feet taller than the highest point of the waste grease containers, compactors or dumpsters, whichever is greater.
  - (3) The enclosure shall be constructed of material that is opaque and compatible with the design, materials and color selections used on the principal building. The building materials shall be masonry with solid metal gates. Where the interior of the dumpster enclosure will be visible from within or off-site, all unfinished surfaces on the interior of the dumpster enclosure shall be painted or stained black or dark brown.
  - (4) All compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and designed to allow positive drainage. The concrete pad must also extend a minimum of eight feet (8') in front of the enclosure to provide support for the front wheels of the service vehicle. All dumpster pads must conform to Peachtree City Water and Sewerage Authority and Fayette County Health Department regulations.
  - (5) The dumpster enclosure shall contain gates for access and security, which must be maintained in good working order and kept closed when the dumpster is not being used.
  - (6) Where trash containment areas are located adjacent to residential areas, rubber lids shall be specified on all dumpsters. Additionally rubber inserts and rubber feet shall be used on the

dumpster to assist in reducing noise when the dumpsters are being emptied.

- (e) Culverts, riprap structures and other storm water-related devices must be landscaped to reduce their visual impact. This landscaping must be evergreen material and approved as a part of the overall landscape plan.

**Section 1111. Landscape plan check sheet.**

Any landscape plan required by these regulations shall contain the following information:

- (a) Title of project, address of site.
- (b) Site location map, north point, and scale of drawings.
- (c) Name, address and telephone number of owner/ developer.
- (d) Name and seal of Landscape Architect who prepared the plan.
- (e) Planting key: botanical and common name of all plant materials proposed; quantity of each species; size of plant material (caliper, height, width); condition, (i.e., balled and burlapped, container grown, bare root, collected, etc.); and special remarks (number of stems, color or bloom, etc.).
- (f) Estimated cost of landscape improvements: \_\_\_\_\_.
- (g) Name and location of existing trees to be saved and protected during construction. Indicate all protected and specimen trees to be saved or removed.
- (h) A detailed calculation of all impervious area on a project site, including total square footage of all buildings, accessory structures, parking areas, drive aisles, service courts, sidewalks, patios, etc. or any area where water cannot penetrate the earth.
- (i) Stormwater detention areas, drainage inlets and structures. Floodplain limits shall be shown whenever subject property is within such areas.
- (j) Show names of adjacent property owners, and adjacent land uses. Indicate all required greenbelt and screened areas.
- (k) Provide that planting does not obscure sight distances at intersections. Keep planting below 24 inches and tree limbs above 60 inches.
- (l) Show all pertinent site features: buildings, walks, drives, signs, lighting drains, meter boxes, underground utility lines, curbs, and the available water source for plant maintenance.
- (m) Show calculations on the plan for: total area, area permanently disturbed, and landscaped area (in acres and square feet). Indicate numbers of canopy and understory trees required by ordinance.

**Section 1112. Landscape plan submittal process.**

For any landscape plan required by these regulations, the following procedures shall be followed:

- (a) A developer shall submit three copies and one 11" x 17" reduction of the landscape plan to the city planner at least fifteen (15) days prior to a Planning Commission meeting.
- (b) The landscape plan shall be submitted once the site is cleared and graded and after the building is under construction.
- (c) The city landscape architect will review the landscape plan. If the landscape plan does not meet the requirements of these regulations, the plan will be returned to the developer with comments and suggestions for correction. If the plan meets the requirements, the landscape plan shall be placed on the next available Planning Commission agenda.
- (d) The city planner shall submit the results of the city landscape architect's review in writing to the Planning Commission.
- (e) The Planning Commission will review the landscape plan, taking into consideration the requirements of these regulations and the city landscape architect's report.
- (f) If the Planning Commission approves the landscape plan, a copy will be returned to the developer with the approval inscribed thereon, along with a notation of any appropriate conditions or review comments.
- (g) If the Planning Commission does not approve the landscape plan, the developer may resubmit, with necessary changes, following the same procedures as if it were an original application, or he may appeal the decision using the procedures set out in section 1301 of these regulations.
- (h) An approved landscape plan must be implemented prior to the issuance of a certificate of occupancy; or the developer may choose to provide the city planner with a cash bond or other acceptable security in an amount equal to 125 percent of the city's estimated cost of the required improvements which have not been installed or are not installed in a satisfactory manner.

Upon posting this bond or security, the developer shall have a one-year period in which to complete the required improvements in a satisfactory manner, or the bond or other security shall be forfeited and revoked, and the city shall then take whatever action is necessary to complete the required improvements.

When a developer has installed the required landscaping improvements, he shall request that the city planner schedule an

inspection by the city landscape architect. If the city landscape architect approves the installation, he shall submit a written report to the city planner, and the project will be released for a Certificate of Occupancy. If the city landscape architect does not approve the plan, he shall submit a report stating his reasons for disapproval so the developer can make the necessary corrections. A fee of \$50.00 each shall be charged for any required re-inspections, and the fee shall be payable in advance of the re-inspection.

- (i) Trees which are used to meet tree replacement requirements and all plant material used to meet the requirements of the approved landscape plan shall be guaranteed for two (2) years after the date of final inspection. Thereafter, it is the responsibility of the property owner to water and fertilize all plant material in order to maintain health and vigor. Failure to maintain the plant material identified on the approved landscape plan at any time during the life of the project shall be a violation of this Ordinance.

**Section 1113. Maintenance criteria.**

Once the landscape plan has been installed and accepted by the city, the following procedures shall be followed:

- (a) It shall be the duty of any person or persons owning or occupying property subject to this ordinance to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched with a minimum of three (3) inches of fresh mulch at least once each year to prevent weed growth and to maintain soil moisture. Plant materials shall be pruned as necessary to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.
- (b) The following notes shall be required on all landscape plans submitted for review:

*“Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.”*

- (c) The following statement regarding a landscape maintenance/management plan shall be placed on each landscape sheet prior to

plan approval along with any other specific details applicable to site landscaping:

*“A maintenance inspection of trees shall be performed periodically within and at the end of two full years from the date the Certificate of Occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance.*

*The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not be limited to, fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this ordinance and shall result in issuance of appropriate citations and/ or fines.”*

- (d) All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. A violation of this section shall subject the violator to a fine as specified within the Land Development Ordinance. In addition to this fine, the owner of the property where a violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.

**Section 1114. Plant guarantee requirements.**

In order to ensure the plantings approved as a part of the overall landscape plan remain in good health, the following procedures shall be followed:

- (a) The property owner shall guarantee all plant material for a minimum of two (2) years from date of acceptance by the city landscape architect and the issuance of a Certificate of Occupancy. Thereafter, the city landscape architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The Owner shall be notified by letter of any replacements or restoration that

must be made to maintain compliance with this Ordinance. All unhealthy and dead plant material shall be replaced within forty-five (45) days of receipt of such letter in conformance with the approved landscape plan.

- (b) After development is complete, the city landscape architect shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and/ or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.

#### **DIVISION 4. TREE PROTECTION ON PUBLIC PROPERTY**

##### **Section 1115. Purpose.**

The purpose of this division is to protect, through proper care and policy, the existing urban forest in Peachtree City, Georgia by regulating and controlling the planting, preservation and replacement of trees and shrubbery on public lands within the city, thereby maintaining and enhancing the quality of life for which Peachtree City, Georgia is noted; to reconfirm that the public lands of this city and all trees and other woody vegetation thereon are and shall remain the sole and exclusive property of all of the citizens of this community for their use and enjoyment; to preserve and protect said public lands and vegetation from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage the citizens of the community to preserve and respect our urban forests and to encourage the replacement of trees on public and private lands in order to maintain this valuable resource as an integral part of this community's environment.

##### **Section 1116. Creation and establishment of a tree board.**

There is hereby created and established a tree board for the City of Peachtree City, Georgia ("tree board") which shall consist of the following:

- (a) The chairman of the Planning Commission, or a designee;
- (b) The city public services director, or a designee;
- (c) The city superintendent of public works;
- (d) The city planner;
- (e) The city public information specialist; and
- (f) A maximum of five (5) citizens appointed biannually by the mayor.
  - (1) Compensation. Members of the tree board shall serve without compensation.

- (2) Duties and responsibilities. It shall be the responsibility of the tree board to study, develop, update and administer a written plan for disposition of trees and shrubs on public lands within the city. Such plan shall be presented annually to the mayor and city council and upon their acceptance and approval shall constitute the administrative guidelines for tree preservation and planting within the city. The tree board shall also examine plans submitted pursuant to the administrative guidelines and monitor compliance therewith. The tree board, when requested by the mayor and city council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work. Any person dissatisfied with a decision of the tree board shall have the right, upon proper notice to the tree board, to request a hearing before the city council pursuant to the city's established appeal procedures.
- (3) Operation. The tree board shall elect a chairperson, a vice-chairperson and a secretary. The secretary shall maintain official minutes of all meetings and proceedings. The board shall meet as often as necessary in regular or special meetings. Meetings shall be called and conducted in accordance with the Georgia Open Meetings Law and minutes shall be maintained in accordance with the Georgia Open Records Law. A majority of active members shall be a quorum for the transaction of business.

**Section 1117. Administrative guidelines.**

The tree board shall be responsible for preparing, approving and administering a set of administrative guidelines for tree preservation and planting within the City of Peachtree City. Said administrative guidelines shall provide for the preservation and planting of trees on public lands within the City of Peachtree City and all matters relating thereto including, but not limited to, the requirements for planting and maintaining trees within the city, limitations on paving public lands for driveways or parking, use of pesticides, and applications for grading, building and change of use, permitting, and development and similar matters affecting Peachtree City's urban forest. The administrative guidelines, when approved as provided for herein, shall be considered as a part of this division and be enforceable as such. Upon the failure of the tree board to submit to the mayor and city council a new set of administrative guidelines by March 1 of each year, the existing administrative guidelines shall be considered as the guidelines for the current year.

Funding for the tree plan shall be included as a line item in the City of Peachtree City's 5-year public improvement plan, which is approved annually by the city council.

**Section 1118. Permits required.**

A permit must be obtained from the city before any person, corporation, or association removes, destroys, cuts, sprays, prunes, or plants any tree on public land or performs any work or function which results in disturbing, digging into, compacting or displacing said property, or contracts with another person or corporation to perform such acts. Cutting is defined as the removal or cutting back of limbs from trees or shrubs.

Such permit shall be in addition to all other permits, authorizations, and procedures required by law for work within or along public lands. A written plan for the planting, pruning, cutting, removal or spraying of trees or trenching on public lands must be submitted to the city planner prior to any work being performed. All such plans shall conform to the administrative guidelines. Failure to submit such a plan and/ or commencing work on public lands without the aforesaid permit shall be considered a violation of this division, except for the City or entities performing work for the City. The city planner or his designee shall approve the plan and issue the permit. Any application for a permit that is not denied in writing within ten business days of its submission shall be deemed to be granted. The city may impose such permit fees as approved from time to time by the mayor and city council.

Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions should be reported to the city for corrective action. Likewise, it shall be a violation of this division for any person to attach to any tree on public land any rope, wire, chain, sign or other device whatsoever.

Individual permits shall be required for the City of Peachtree City, licensed public utilities, or the Georgia Department of Transportation, in accordance with the preservation and protection requirements contained in this division and the administrative guidelines. Public and private utilities, which maintain and install overhead and underground utilities, including cable television, water, sewer, etc., shall be required to accomplish all such work on public lands subject to this division and administrative guidelines to ensure proper pruning and cutting of trees, including roots.

**Section 1119. Administrative review.**

Any person may appeal any adverse ruling or order of the city planner to the tree board, who shall hear the matter and make a final decision. Any ruling not appealed within ten (10) business days shall be deemed final.

Any person may appeal any decision of the tree board to the city council, provided such appeal is made within ten business days of the decision being appealed.

Appeals to the city council shall be in writing and shall set forth in sufficient detail the ruling objected to and the basis for objection. Appeal hearings shall be conducted in accordance with the policies and procedures established for the operation of the board.

**Section 1120. Enforcement.**

The Peachtree City code enforcement division shall have primary responsibility for enforcing this division. Violation of the provisions of this division shall be an offense against the city and punishable in the manner provided therefore below by citation to the municipal court under section 1-11. In addition to any fine imposed, any person or firm violating the same shall:

- (a) Upon the first offense, replant and maintain for a minimum of one year from the date of installation, trees at the same site equal in size to two times the tree (s) removed, measured at a point four (4) feet above ground.
- (b) For the second offense, and thereafter, by the same party, said party shall be required to plant and maintain for three years trees equal in size to three times the tree(s) removed, measured at a point four feet aboveground.

The type of tree (s), the location of said tree(s), and the time of planting shall be in conformity with a landscaping plan submitted to the tree board and approved by it.

**Section 1121. Application of ordinance to private property.**

The provisions of this ordinance shall not apply to private property; however, in addition to landscaping requirements imposed by the city's development codes and ordinances, developers and owners of private property are strongly encouraged to promote, develop and protect the existing urban forest within the City of Peachtree City and to use the administrative guidelines in the landscaping of their properties.

**GUIDELINES FOR TREE PRESERVATION ON PUBLIC PROPERTY IN THE CITY OF PEACHTREE CITY, GEORGIA**

**Section 1122. Tree species to be planted.**

The following list constitutes the recommended tree species for City of Peachtree City, Georgia. Trees included on this list may be planted on public lands pursuant to a work permit as provided in Section 4 of these guidelines. Other varieties may likewise be approved by the tree board.

<b>Small Trees</b>	<b>Medium Trees</b>	<b>Large Trees</b>
Crabapple (flowering)	Honey locust (thornless)	London Plane
Golden Rain Tree	Cherry (flowering)	Sugar Maple
Callery Pear	English Oak	Willow Oak

Star Magnolia	Red Oak	Sycamore
Redbud	Yellow Poplar	Red Maple
Purpleleaf Plum	River Birch	Sawtooth Oak
Dogwood	Chinese Elm	White Oak
Crape Myrtle	American Hornbeam	Black Tupelo
Saucer Magnolia	Mountain Ash	Southern Magnolia
Wax Myrtle	Sourwood	Bald Cypress
Washington Hawthorn	Double Flowering Peach	American Beech
Nellie Stevens Holly	Serviceberry	Pin Oak
Lace Bark Elm	Zelkova	Scarlet Oak
Smoketree	American Holly	Trident Maple
Yaupon Holly	Yoshino Cherry	October Glory Maple

**Section 1123. Spacing.**

When the intent of replanting trees is to re-naturalize public land, the spacing of trees will be in accordance with the three (3) size classes listed above. Small trees, 10-15 feet; medium trees, 20-40 feet; and large trees, 30-50 feet; unless otherwise approved by the city planner.

When the intent of planting trees is to achieve a formal landscape, a landscape plan indicating tree spacing shall be submitted to the city planner for approval, and may require the additional approval from the city landscape architect.

**Section 1124. Distance from streets, sidewalks and paths.**

Trees shall be planted a minimum of 12 feet from all streets, a minimum of six feet from all sidewalks, and a distance from the pavement edge on the city's recreational paths in accordance with the three (3) size classes listed above, with no tree planted closer to the pavement edge of the path than the following: small trees, three feet; medium trees, four feet; and large trees, six feet.

**Section 1125. Distance from street corners, fire hydrants and utility boxes.**

No street tree shall be planted closer than 25 feet from any street corner, measured from the point of nearest intersecting rights of way. No tree shall be planted closer than ten feet from any fire hydrant. No tree shall be planted closer than six feet from any utility box.

**Section 1126. Utilities.**

No trees or other vegetation shall be planted within a utility easement, including sanitary sewer, storm sewer, and drainage easements. The person planting trees or doing any other work as herein described on public lands shall be responsible for determining in advance the location of all underground utilities in the immediate area, including compliance with the "Call Before You Dig Law." When the permitted work is performed, care shall be taken to avoid damaging or breaking any underground or above ground utility lines. If damage is done to any utility line, the person to whom the permit was issued shall be solely responsible for its repair. No tree shall be planted under or near overhead utility lines which will, when fully grown and mature, conflict with those overhead lines and as a consequence require pruning.

**Section 1127. Minimum requirements for planting trees on public property.**

Unless otherwise approved by the city planner, plans for planting required by the tree ordinance shall provide for:

- (a) Planting holes which are two times the diameter of the root ball or container and one and one-quarter (1 1/4) the depth of the root ball or container height;
- (b) Trees staked if they are less than two inches in caliper dbh;
- (c) Planting surrounded by a two-inch soil saucer at the ground line and covered with a minimum of two inches of mulch or appropriate landscaping material;
- (d) The mature size or species shall be considered and in no case shall planting be closer than 30 feet for large trees, 20 feet for medium size trees, and ten feet for small trees. Species selected shall be from the list contained in this ordinance and found to be adaptable, environmentally suitable to the region and in keeping with good landscape and architectural principles.

**Section 1128. Public tree care.**

The city may plant, prune, maintain, and remove trees, shrubs, or other plantings on public lands, as necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public lands.

The city shall remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is damaging sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pests. This section does not prohibit the planting of trees by adjacent property owners providing that the selection and location of said trees is in accordance with these guidelines.

## **DIVISION 5. TREE PRESERVATION ON RESIDENTIAL PROPERTY**

### **Section 1129. Purpose.**

The purpose of this division is to encourage the preservation of existing trees and other vegetation on residential property in Peachtree City, Georgia by regulating and controlling the removal of native and planted trees and other vegetation, thereby maintaining and enhancing the quality of life for which Peachtree City, Georgia is noted; to preserve and protect existing vegetation on public lands from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

### **Section 1130. Procedures for removal of trees and other vegetation on residential property (following issuance of a Certificate of Occupancy).**

There is hereby created and established policies and procedures for removal of existing trees and other vegetation on residential property which shall consist of the following:

- (a) Removal of any trees or vegetation over three (3) caliper inches in caliper dbh conducted on any property within the city limits of Peachtree City shall require a tree removal permit. Tree removal permits shall not be required to remove underbrush or vines from residential property. If any trees or vegetation over three (3) caliper inches dbh are removed for a fee from any property without a tree removal permit, the property owner shall be subject to appropriate citations and pay a fine of twice the tree removal fee and may be subject to additional penalties and fees.
- (b) Permits shall be obtained by any person or company engaged in the removal of trees for a fee. The city planner or his designee shall review the tree removal permit and inspect the property as necessary prior to removal of any trees. If any trees are removed prior to issuance of a tree removal permit, the property owner shall be subject to citations and pay a fine of two times the tree removal permit, and additional penalties and fees that may be applicable.
- (c) All contractors for tree removal must be bonded, insured and possess a current Occupational Tax Certificate. Each contractor is responsible for presenting current and updated documents to the city.
- (d) Tree removal permits expire after three (3) months from the date of issuance.

- (e) The owner of the property shall be solely responsible for removal of all cut logs, brush, debris, or fallen trees, from the premises. Such removal shall occur within thirty (30) days of the date that the tree is cut or falls.
- (f) Any person, firm, corporation, company, or partnership violating any provisions of this Ordinance shall be subject to citations and additional penalties and fees that may be applicable. Where an offense continues from day to day, each day's continuance thereof shall be deemed a separate offense. The owner of a premises, where anything in violation of this Ordinance shall exist, or any person, firm, corporation, company, or partnership who may have assisted in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be punished as herein provided.

**Section 1131. Safety standards for tree removal contractors.**

The tree removal contractor shall be solely responsible for pedestrian and vehicular safety and control within the work site and shall provide warning devices, barricades, and ground personnel necessary to give safety, protection and warning within the area where tree removal or pruning is to occur. Blocking of public streets or paths shall not be permitted unless prior arrangements have been made with the city planner and is coordinated with appropriate city departments. Traffic control is the responsibility of the contractor and shall be accomplished in conformance with local, county and/ or state construction standards.

Trees shall be removed in pursuant to current ANSI standards and in accordance with the following minimum requirements:

- (a) Extreme care shall be taken so as to prevent limbs, branches and trunks from falling and creating damage to adjacent homes, driveways, sidewalks, trees, shrubs, streets, paths and other property, both public and private. This type of work is a potentially hazardous occupation and is to be undertaken only by trained personnel or under the supervision of trained personnel, all of whom are covered with workers compensation, property damage, public liability, and completed operations insurance.
- (b) Debris and logs shall not be left on the public right-of-way. It shall be the responsibility of the tree removal contractor to remove and dispose of, in a proper and acceptable manner, all logs, brush and debris resulting from the tree removal operation unless otherwise directed by the city planner. No person shall be issued a tree removal permit unless said person agrees to remove all cut logs, brush and debris from the premises other than those being kept by the property owner.

Removal of such debris shall be performed at the end of each work day. Absolutely no burying of debris on site is permitted. Additionally, no burning is permitted without issuance of a Burn Permit by the City Fire Department.

**Section 1132. Pruning of vegetation adjacent to streets and/ or paths.**

It shall be the duty of any person or persons owning or occupying property bordering any street or path upon which property there may be trees, to prune such trees in such a manner that they will not obstruct or shade street lights, obstruct passage of vehicles or pedestrians, obstruct vision of traffic control signage, or obstruct views of any street intersection. Any trees that are diseased or insect infested shall be removed, sprayed, or treated in such a manner that they will not infect or damage nearby public vegetation or cause harm to the community or citizens therein. The city landscape architect may order trees on private land that causes obstructions, present insect or disease problems, or otherwise presents a danger to public health or safety be pruned, removed or treated.

**Section 1133. Removal of trees and vegetation within designated buffers and greenbelts, prohibited.**

Clearing, thinning and/ or removal of any trees or vegetation within designated natural buffers, undisturbed buffers, tree save and landscape buffers, or any protected area on residential lots is strictly prohibited without first obtaining approval from the city landscape architect.

Clearing, thinning and/ or removal of any vegetation within city-owned greenbelts is strictly prohibited. Each removed tree shall be considered a separate offense and will be subject to a citation and/ or fine as determined by the judge of the municipal court. In addition to the citation and/ or fine, the person responsible for clearing, thinning or removal of vegetation within a city-owned greenbelt shall be required to replace the total caliper inches of vegetation removed to assist in re-naturalizing the disturbed areas adjacent to their property. A detailed plant list of all material to be planted must be submitted to the city landscape architect for approval prior to installation, and all plant material must be guaranteed for a period of no less than two (2) years from the date of final acceptance by the city.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this \_\_\_\_ day of \_\_\_\_\_ 2004.

\_\_\_\_\_  
Stephen D. Brown, Mayor  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

## **Sec. 707. Buffer standards for major thoroughfares.**

In order to protect the health, safety, and welfare of its citizens, the city has determined that buffer standards need to be adopted and enforced for the property along its major thoroughfares. These standards are intended to promote an orderly development process by setting forth specific standards to be consistently applied to all building sites along major thoroughfares; they are intended to maintain and enhance the aesthetic standards that have already been established as a part of the city's streetscape; they are intended to ameliorate air quality and water runoff problems; they are intended to help reduce traffic congestion and unsafe driving conditions; and they are intended to encourage an orderly pattern of planned development along all the major traffic arteries in the city, as opposed to the sprawl and strip commercial development that typically characterizes unplanned development without proper buffer standards.

The buffer standards have been established for the four main categories of major thoroughfares: arterial highways, community collector roads, village collector roads, and scenic roads. The specific thoroughfares within each of these categories are identified, standards are presented for both residential and nonresidential land uses along the thoroughfares, and special conditions and exceptions are presented for each classification.

### *707.1 Arterial highways.*

There are two arterial highways in Peachtree City: GA 54 and GA 74. The following buffer standards shall apply to all residential and nonresidential development along these highways:

- (a) *Residential buffers.* A continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to an arterial highway.
- (b) *Nonresidential buffers.* A continuous 60-foot-wide tree-save/landscape buffer shall be established for any nonresidential development adjacent to an arterial highway.
- (c) *Special conditions and exceptions.*
  - (1) The required tree-save/landscape buffer for any nonresidential property may be reduced as follows, subject to the approval of the city landscape architect and the planning commission:
    - a. A buffer may be reduced from 60 feet to 50 feet, provided the developer installs additional landscaping that amounts to at least ten percent of the caliper inches of the trees required for the entire site by the Landscape Ordinance.
    - b. A buffer may be reduced from 60 feet to 40 feet, provided the developer installs additional landscaping that amounts to at least 20 percent of the caliper inches of the trees required for the entire site by the Landscape Ordinance.
  - (2) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to an arterial highway unless the zoning of the

property is changed or there is a major change in the intensity of the existing use.

- (3) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to an arterial highway if that lot is less than one acre in area or has an average depth of 200 feet or less (measured from the right-of-way of the adjacent arterial highway). For these lots, the minimum buffer shall be not less than 20 feet wide.
- (4) For any existing lot which is adjacent to an arterial highway and which has an average depth of between 200 feet and 220 feet (measured from the right-of-way line of the adjacent arterial highway), the required buffer width may be established at 20 feet plus the number of feet the average depth of the lot exceeds 200 feet. This means that the depth of a buffer for these lots could range from 20 feet minimum to 40 feet maximum.
- (5) The buffer requirements for paragraphs (a) and (b) above may be reduced by ten feet if a nonresidential lot is located between an arterial highway and a parallel service road and if a tree-save/landscape buffer at least 30 feet wide is established adjacent to the service road.
- (6) For lots that front on an arterial highway and have a second or third frontage on another arterial highway, community collector road, village collector road, or scenic road, the respective buffer standards for each of the adjacent major thoroughfares shall apply.

#### *707.2 Community collector roads.*

There are 16 community collector roads, either existing or proposed, in Peachtree City. They include: Old GA 74 (Senoia Road), Westside Collector (proposed), Peachtree Parkway North (scenic road), GA 74 Frontage Road (proposed), Northeast Collector (proposed), Flat Creek Road, Huddleston Road/Dividend Drive, Peachtree Parkway South, Peachtree Parkway Extension (under construction), Robinson Road, Paschall Road, Kelly Drive/McIntosh Trail, TDK Boulevard/Crosstown Drive, TDK Boulevard Extension (proposed), Ebenezer Road, and Rockaway Road. The following buffer standards shall apply to all residential and nonresidential development along these roads:

- (a) *Residential buffers.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road.
- (b) *Nonresidential buffers.* A continuous 50-foot-wide tree-save/landscape buffer shall be established for any nonresidential development adjacent to a community collector road.
- (c) *Special conditions and exceptions.*
  - (1) The required tree-save/landscape buffer for any nonresidential property may be reduced as follows, subject to the approval of the city landscape architect and the planning commission:
    - a. A buffer may be reduced from 50 feet to 40 feet, provided the developer installs additional landscaping that amounts to at least

ten percent of the caliper inches of the trees required for the entire site by the Landscape Ordinance.

- b. A buffer may be reduced from 50 feet to 30 feet, provided the developer installs additional landscaping that amounts to at least 20 percent of the caliper inches of the trees required for the entire site by the Landscape Ordinance. (Ord. No. 695, 8-20-1998)
- (2) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to a collector road unless the zoning of the property is changed or there is a major change in the intensity of the existing use on that lot.
- (3) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to a community collector road if that lot is less than one acre in area or has an average depth of 200 feet or less (measured from the right-of-way of the adjacent collector road). For these lots, the minimum buffer shall be not less than 20 feet wide.
- (4) For lots that front on a community collector road and have a second or third frontage on another arterial highway, community collector road, village collector road, or scenic road, the respective buffer standards for each of the adjacent major thoroughfares shall apply.

### *707.3 Village collector roads.*

There are 16 village collector roads, either existing or proposed, in Peachtree City. They include: Kedron Drive, Georgia Park, Line Creek Parkway (proposed), Wisdom Road, Riley Parkway (scenic road), Aberdeen Parkway (scenic road), Northlake Drive, Stevens Entry North, Walt Banks Road, Willowbend Road, Windgate Road, Fishers Luck, Cameron Trail, Log House Road, Braelinn Road, and Holly Grove Road.

- (a) *Residential buffers.* A continuous 25-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a village collector road.
- (b) *Nonresidential buffers.* A continuous 25-foot-wide tree-save/landscape buffer shall be established for any nonresidential development adjacent to a village collector road.
- (c) *Special conditions and exceptions.*
  - (1) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to a village collector road unless the zoning of the property is changed or there is a major change in the intensity of the existing use on that lot.
  - (2) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot adjacent to a village collector road if that lot is less than one acre in area or has an average depth of 200 feet or less (measured from the right-of-way of the adjacent collector road). For these lots, the minimum buffer shall be not less than 20 feet wide.
  - (3) For lots that front on a village collector road and have a second or third

frontage on another arterial highway, community collector road, village collector road, or scenic road, the respective buffer standards for each of the adjacent major thoroughfares shall apply.

#### *707.4 Scenic roads, Peachtree Parkway North.*

Peachtree Parkway North is classified as a scenic road from Gin Branch to Flat Creek Road. The following buffer standards shall apply to all residential and nonresidential development along this road:

- (a) *Residential buffers.* A continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to the scenic road portion of Peachtree Parkway North.
- (b) *Nonresidential buffer.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer and a continuous 50-foot-wide (minimum) undisturbed natural buffer, or a continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any nonresidential development adjacent to the scenic road portion of Peachtree Parkway North.
- (c) *Special conditions and exceptions.*
  - (1) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing developed lot adjacent to the scenic road portion of Peachtree Parkway North unless the zoning of the property is changed or there is a major change in the intensity of the existing use on that lot.
  - (2) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing lot that is less than two acres in area or has an average depth of 300 feet or less (measured from the right-of-way of the Parkway). For these lots, the minimum buffer shall be not less than 50 feet wide.
  - (3) For lots that front on one scenic road and have a second or third frontage on another arterial highway, community collector road, village collector road, or scenic road, the respective buffer standards shall apply for all of the adjacent major thoroughfares.

#### *707.5 Scenic roads, Aberdeen Parkway and Riley Parkway.*

Aberdeen Parkway is classified as a scenic road from Northlake Drive to Commerce Drive on its south side and to tract A-V-19 on its north side. Riley Parkway is classified as a scenic road from Aberdeen Parkway to Flat Creek Road. The following buffer standards shall apply to all residential and nonresidential development along these roads:

- (a) *Residential buffers.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to the above scenic roads.
- (b) *Nonresidential buffers.* A continuous 50-foot-wide (minimum) undisturbed natural buffer shall be established for any nonresidential development adjacent to the above scenic roads. At the option of the owner/developer, a 50-foot-wide city-owned greenbelt buffer may be substituted for the required undisturbed

natural buffer.

(c) *Special conditions and exceptions.*

- (1) The buffer requirements for paragraphs (a) and (b) above shall not apply to any existing developed lot adjacent to the above scenic roads unless the zoning of the property is changed or there is a major change in the intensity of the existing use on that lot.
- (2) For lots that front on one scenic road and have a second or third frontage on another arterial highway, community collector road, village collector road, or scenic road, the respective buffer standards shall apply for all of the adjacent major thoroughfares.

(Ord. No. 678, 10-16-1997; Ord. No. 695, 8-20-1998)