

Committee Substitute for Ordinance 220961

Zoning Code Text Amendment

Tree Preservation and Protection Ordinance





Ordinance No. 220961 (CS)

Major Revisions

- Mitigation/fee calculation
- Alternative compliance options
- Language clarity
- Phased implementation





Mitigation/Fee Calculation

Simplified Formula:

1. total acreage of contiguous canopy cover to be removed on the entire development site. **Subtract areas of contiguous tree canopy cover of one acre or more preserved** outside of any stream buffers.
2. subtract all undisturbed acres of stream buffer
3. multiply the acreage calculated in step two by 0.35.
4. multiply the acreage calculated in step three by **210 caliper inches**.
5. subtract the total caliper inches of trees provided for required landscaping per 88-425
6. equals the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation.





Alternative Compliance

- Provide several options, but also encourage creativity by design professional
 - Restored natural prairie, wetlands, or oak savanna on a one for one acre basis
 - Green roofs on a minimum of 75% of structures
 - Conservation of tree canopy on other properties owned by the same developer
 - Other alternatives that directly support the Scope and Purpose of this ordinance

- Add 88-425-13-D-15 to Alternative Compliance for Landscaping requirements to allow payment into the tree fund as an option





Language Clarity

- Permitting upon approval of plan NOT implementation of plan
- Plan approval considerations accounting for all exemptions
- Compliance and completion requirements for phased development
- Tree preservation tract and easement language
- Construction fencing requirements





Phased Implementation

- 50% implementation rate for planting mitigation and payment in lieu for the first 6 months following ordinance adoption

