

CITY OF GEORGETOWN
ORDINANCE NO. 2015-009

AN ORDINANCE AMENDING ORDINANCE 99-031 REGARDING LANDSCAPE AND LAND USE
BUFFERS AND AMENDING THE SUBDIVISION AND DEVELOPMENT REGULATIONS REGARDING
LANDSCAPE PLAN SUBMISSIONS

SUMMARY

1. Amends Ordinance # 99-031 is to reduce the minimum number of trees per 250 sq. ft. of required landscape area from two to one.
2. Establishes minimum tree canopy requirements for zoning classifications.
3. Amends the Subdivision and Development Regulations to require submission of landscape plans/tree protection plans with all preliminary development plans and preliminary subdivision plats.
4. Provides for severability, repeal of inconsistent ordinances and an effective date upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: July 13, 2015

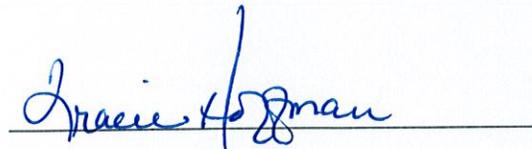
PUBLICLY READ SECOND TIME AND PASSED: July 27, 2015

APPROVED:

A handwritten signature in blue ink, appearing to read "Tom Prather", is written over a horizontal line.

Tom Prather, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Tracie Hoffman", is written over a horizontal line.

Tracie Hoffman, City Clerk

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ORDINANCE NO. 2015-009

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Sponsor – Council Member Connie Tackett

WHEREAS: The amendments to the Landscape Ordinance in 1999 have made it difficult for developers to fit the required number of trees into the vehicular use area (VUA) parking lots. Reducing the trees in the interior VUA landscaped areas will increase the health of the trees planted in these typically constrained areas. Enacting canopy requirements will ensure there is adequate tree coverage throughout the community to ensure pleasing aesthetics while also reducing the heat island effects associated with developed areas.

WHEREAS: Requiring a Landscape Plan/Tree Protection Plan with all Preliminary Development Plans and Preliminary Subdivision Plats will give staff the necessary time and information to work with developers to protect existing trees and ensure the landscaping will meet all requirements.

WHEREAS: These proposed amendments to the Georgetown/Scott County Landscape and Land Use Buffers Ordinance contained within the Georgetown-Scott County Zoning Ordinance and to the Scott County Subdivision and Development Regulations have been submitted to the citizens through a properly advertised public hearing before the Georgetown-Scott County Planning and Zoning Commission conducted May 14, 2015. The Commission voted to recommend the adoption of these amendments to the City and County governments of Scott County.

NOW, THEREFORE, be it ordained by the City of Georgetown, Kentucky, as follows:

SECTION ONE

Section 6.2213 of Ordinance # 99-031 is amended as follows:

1. Section 6.22 is amended as follows::

6.22 Interior Landscaping for Vehicular Use Areas

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types. Where a vehicular use area is altered or

expanded to increase the size to 6,000 or more square feet of area, or twenty or more vehicular parking spaces, interior landscaping for the entire vehicular use area shall be provided and not merely to the extent of its alteration or expansion.

6.221 Landscape Area- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) (amended by Georgetown City Council 9/16/99) sq. ft. of landscaped area shall be provided.

6.2211 Minimum Area- The minimum landscape area permitted shall be sixty-four (64) sq. ft. with a 4' minimum dimension to all trees from edge of pavement where vehicles overhang.

6.2212 Maximum Contiguous Area - In order to encourage the required landscape areas to be properly dispersed, no required landscape area shall be larger than 350 sq. ft. in vehicular use areas under 30,000 sq. ft. in size, and no required area shall be larger than 1,500 sq. ft. in vehicular use areas over 30,000 sq. ft. In both cases, the least dimension of any required area shall be 4' minimum dimension to all trees from edge of pavement where vehicles overhang. The maximum distance between landscape areas shall be 120' measured from the closest perimeter landscape area curb edge or the closest curb edge of each required interior area. Landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum.

6.2213: Minimum Trees - A minimum of ~~two (2) trees are~~ **one (1) tree is** required to be planted for every 250 sq. ft. or fraction thereof of required landscaped area. Trees shall have a clear trunk of at least five (5) feet above the ground. The remaining area shall be landscaped with shrubs or ground cover, not to exceed two (2) feet in height.

6.2214: Vehicle Overhang - Parked vehicles may hang over the interior landscaped area no more than two and a half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.

6.2215: Minimum Canopy Requirements - The following table represents the minimum canopy coverage required at mature growth for each zoning classification:

| Land Use | <u>Preserved Tree Canopy Coverage Area</u> | <u>New Tree Canopy Coverage Area</u> | <u>Total Tree Canopy Coverage Area Required</u> |
|----------|--|--|---|
|----------|--|--|---|

| | | | |
|--|------------|------------|------------|
| <u>Commercial*</u> | <u>20%</u> | <u>0%</u> | <u>20%</u> |
| | <u>15%</u> | <u>6%</u> | <u>21%</u> |
| | <u>10%</u> | <u>12%</u> | <u>22%</u> |
| | <u>5%</u> | <u>18%</u> | <u>23%</u> |
| | <u>0%</u> | <u>24%</u> | <u>24%</u> |
| <u>Multi-Family Residential</u> | <u>15%</u> | <u>0%</u> | <u>15%</u> |
| | <u>12%</u> | <u>4%</u> | <u>16%</u> |
| | <u>9%</u> | <u>8%</u> | <u>17%</u> |
| | <u>6%</u> | <u>12%</u> | <u>18%</u> |
| | <u>3%</u> | <u>16%</u> | <u>19%</u> |
| | <u>0%</u> | <u>20%</u> | <u>20%</u> |
| <u>Agricultural** / Single Family Residential</u> | <u>10%</u> | <u>0%</u> | <u>10%</u> |
| | <u>8%</u> | <u>3%</u> | <u>11%</u> |
| | <u>6%</u> | <u>6%</u> | <u>12%</u> |
| | <u>4%</u> | <u>9%</u> | <u>13%</u> |
| | <u>2%</u> | <u>12%</u> | <u>14%</u> |
| | <u>0%</u> | <u>15%</u> | <u>15%</u> |
| <u>Industrial</u> | <u>5%</u> | <u>0%</u> | <u>5%</u> |
| | <u>4%</u> | <u>2%</u> | <u>6%</u> |
| | <u>3%</u> | <u>4%</u> | <u>7%</u> |
| | <u>2%</u> | <u>6%</u> | <u>8%</u> |
| | <u>1%</u> | <u>8%</u> | <u>9%</u> |
| | <u>0%</u> | <u>10%</u> | <u>10%</u> |

* B-3 District is exempt from these standards.

** The standard shall not be considered as applicable to bona-fide agricultural and silvicultural uses exempted from zoning restrictions by state statute.

SECTION TWO

Article V Section 505 of the Subdivision and Development Regulations is amended to add the following language at the end of the section:

G. Landscape Plans/Tree Protection Plans consistent with the Georgetown/Scott County Landscape and Land Buffers Ordinance shall be submitted with all Preliminary Development Plans and Preliminary Subdivision Plats.

SECTION THREE

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unlawful by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION FOUR

This Ordinance shall become effective on adoption and publication.

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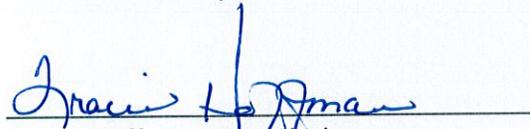
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Tom Prather, Mayor

ATTEST:



Tracie Hoffman, City Clerk