Article IV: Site Design Standards

A. Open Space/Greenspace 44
1. Intent 44
2. Types of Open Space 44
Table 4-1: Open Space Categories and Types 45
B. Screening, Lighting, and Landscape Material 47
1. Intent 47
2. Screening 47
3. Parking Lot/Open Area Lighting 47
4. Landscape Materials 47
5. Fencing and/or Walls 48
C. Streetscape 48
1. Intent 48
2. Frontage Types 49
Table 4-2: Frontage Types 50
D. Site Access and Internal Circulation 51
1. Intent 51
2. Curb Cuts 51
3. Internal Driveways, Aisles and Driveway Lanes 51
4. Clear Sight Lines 51
5. Off-Street Loading/Unloading 51
E. Parking 52
1. Intent 52
2. Required Parking 52
Table 4-3 - Parking Schedule 53
3. Compact Car Parking Requirement 53
4. Parking Dimensions and Size 54
5. Shared Parking 54
6. Low Impact Development (LID) Parking Requirements 55
7. Parking Credits 56
F. Stormwater Management 56
1. Intent 56
2. General Requirements 56
3. Design Standards 57
4. Alternative Designs 57
G. Tree Preservation 58

This Article provides site design standards for seven key elements that are part of most development sites: open space; screening, lighting, and landscape material; streetscape; site access and internal circulation; parking; stormwater management; and signs. The standards are intended to contribute to the ability of development sites to integrate into the City's overall plan. The standards and guidelines in this article should be applied in every zoning district and to every site design to the extent that the component is required by any development regulation or is otherwise proposed as part of the site plan or development.

These design standards should be applied in addition to any specific area or design standards contained in other sections for a particular zoning district.

A. Open Space/Greenspace

1. Intent

The open space design standards are intended to provide design solutions that ensure each area of open space serves a specific function and is not merely left over or under-utilized space. The design standards are also intended to provide greater access to a wider variety of open spaces. These design standards are to be applied to any area used to meet specific area requirements of the zoning districts and subdivision regulations for open space or greenspace.

2. Types of Open Space

The following Table 4-1 indicates the categories, types, and general sizes of open space that can be used to meet the City requirements for open space and greenspace. Generally there are two categories – Natural and Civic. Natural open space is most appropriate in neighborhoods, rural areas, or at the edges of village developments. It can also be used at any location where significant natural features warrant preservation. Civic open space is most appropriate in convenient locations, easily accessible by a large number of people. Typically this will be at the center of a residential neighborhood or in a village or commercial center.

Table 4-1: Open Space Categories and Types

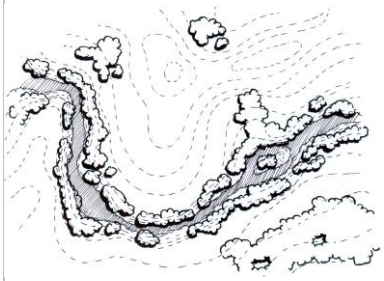
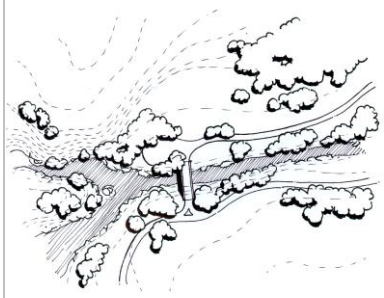
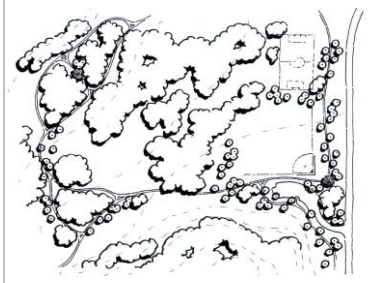
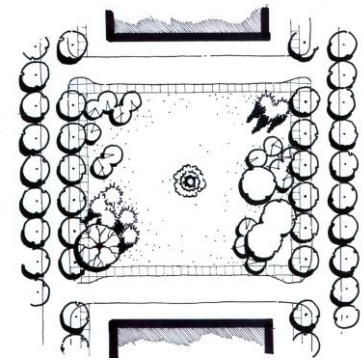
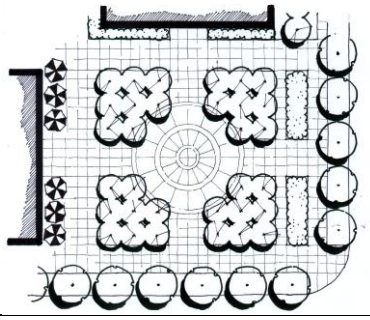
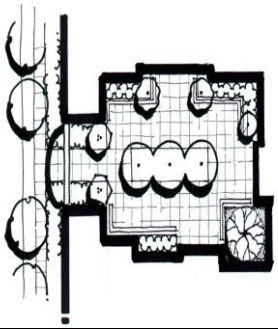
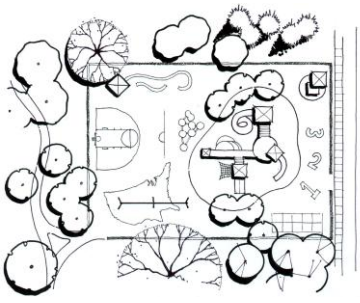
Category	Type	Description	Size Recommendation	Image
NATURAL OPEN SPACE	Preserve	An undeveloped area that contains significant natural features or habitat worthy of preservation. Features such as large stands of trees, water elements, or prominent topography characterize preserves. A preserve may be used for passive recreation or as a scenic and visual buffer. It generally contains little or no constructed improvements although trails may access the preserve.	The size of a preserve open space should be based on the site characteristics and potential continuity of natural features in the area along with the potential to connect to adjacent natural areas.	
	Trail / Greenway	An undeveloped area of continuous linear natural features, often following a stream or floodplain. A trail or greenway should be usable for recreation and non-motorized transportation. It includes few constructed improvements except for those to enhance travel or recreational use.	Generally should include at least 3 acres but should be sized and located based on providing significant continuity throughout a development and to areas beyond the development area. Must be at least 30' wide at all locations.	
	Park	An undeveloped natural area for unstructured recreation. A park may include some areas for structured recreation, such as ball fields, but generally this area should occupy no more than 25% of the total area. Parks are located based on the presence of natural features or based on convenience for surrounding residents. A park has a predominantly natural landscape although portions may be designed for aesthetic and recreation purposes, particularly for parks located due to convenience.	At least 3 acres	

Table 4-1: Open Space Categories and Types (continued)

Category	Type	Description	Size Recommendation	Image
CIVIC OPEN SPACE	Green	An open space for unstructured recreation or aesthetic landscaping. A green is bordered by public right-of-ways on at least 2 sides, front building facades, and formal landscaped elements to define its boundaries. Generally there are few constructed elements except as a formal entry to or a focal point for the green.	¼ to 3 acres	
	Plaza	An open space for civic purposes and commercial activities. A plaza is bordered by public right-of-ways on at least 2 sides, and building facades to define its boundaries. It is largely constructed of materials to withstand heavy pedestrian traffic, but contains intermittent lawns, landscape beds, or trees in a formal pattern.	1/8 to 2 acres The size of plazas is generally determined by the height of surrounding buildings, maintaining between a 1:3 and 1:6 ratio of building height to plaza.	
	Courtyard	A small open space accessible to the public but generally serving one or a few surrounding buildings. Courtyards are primarily bordered by building facades, but have at least one side fully or partially boarded by a public right-of-way. Courtyards are often constructed of materials to withstand heavy pedestrian traffic, but contain intermittent formal landscape elements.	1000 square feet to 1/8 acre The size of courtyards is generally determined by the height of surrounding buildings, maintaining a between a 2:1 and 1:3 ratio of building height to courtyard.	
	Playground	Open space designed and equipped for structured recreation. Playgrounds are often boarded by a fence or other private boundary (as in the case of a playground internal to a block) but are accessible by common pedestrian path. Alternatively, playgrounds included as part of a larger civic or natural open space do not necessarily have borders.	1000 square feet to ¼ acres. A playground may be part of larger civic or natural open space.	

B. Screening, Lighting, and Landscape Material

1. Intent

The screening, lighting, and landscape material sections are intended to create a quality community image, minimize the impact of development on adjacent sites, allow property owners to create comfortable and appropriate private environments, and integrate all development into the overall community plan.

2. Screening

a. In any district, all mechanical or operating equipment, materials, or activities not contained within a building, such as drive-through equipment, outdoor storage of materials, stationary machinery, and outdoor servicing activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six feet in height. If the owner elects to build a wall or fence of bare or severe appearance it shall be enhanced with the planting of shrubs.

b. In any district where a commercial/industrial use abuts a residential use, screening/buffering shall be required. Acceptable screening/buffering shall include a wall or fence of solid appearance, or tight evergreen hedge not less than six feet (6') in height and a twenty foot (20') landscaped buffer containing at least one (1) overstory tree and five (5) shrubs per every twenty-five linear feet (25').

3. Parking Lot/Open Area Lighting

Parking lots with 50 or fewer spaces and open area requiring lighting for general purposes shall have light poles that do not exceed 10 feet overall height. Parking lots having more than 50 spaces shall have light poles that do not exceed 20 feet overall height. Luminaries of a sharp cut off design to shield light source above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios: 3:1 average/minimum * (.33 FC minimum), 12:1 maximum/minimum * (4.0 FC maximum) are required in all cases. Public facilities such as lighted ball fields are excluded. A photometric grid shall be furnished by developer at time of building permit application.

* maximum or minimum foot-candle level at any point lighted area

4. Landscape Materials

All un-built yards and open space required by this ordinance, and all natural screening material, shall be planted according to the specifications of the City of Fairhope Tree and Landscape Ordinance.

5. Fencing and/or Walls

a. Fences and/or walls are permitted in every zoning district. A building permit shall be obtained prior to construction of any fence. Fences and/or walls may be permitted on the property lines or anywhere else on the lot provided that:
   (1) Fences and/or walls shall not be constructed in a drainage easement, floodway, or other watercourse; and
   (2) Fences and/or walls shall not be constructed in any required clear sight distance.

b. Fences and/or walls in all residential zoning districts are subject to the following requirements:
   (1) No fence and/or walls shall be higher than eight (8') feet. Any fence and/or walls forward of the front building line shall not be higher than four (4') feet;
   (2) No corrugated metal sheets, solid sheets of metal, plywood, particleboard, or similar materials shall be allowed; and
   (3) No barbed wire, razor wire, or similar materials shall be allowed except for fences used for agricultural purposes in the R-A- Residential/Agriculture zone.

c. Fences and/or walls in all non-residential zoning districts are subject to the following:
   (1) No fence and/or walls shall be higher than 12 feet. Any fence and/or walls in front of the front building line shall be limited to between two and one-half and four feet high and shall have a design style consistent with the architectural elements of the buildings on the site.
   (2) No corrugated metal sheets, solid sheets of metal, plywood, particleboard, barbed wire, razor wire, or similar materials shall be allowed.

C. Streetscape

1. Intent

Streetscape refers to the area between building facades on opposite sides of the street. It consists of public rights-of-way and private property and is a publicly visible space. The streetscape site design standards are intended to create a smooth transition from the public realm to the private realm, provide a pleasant pedestrian experience, improve the appearance and function of the public rights-of-way, and reinforce and enhance the perception of the City as a unique and livable community. *See Figure 4 –1*.

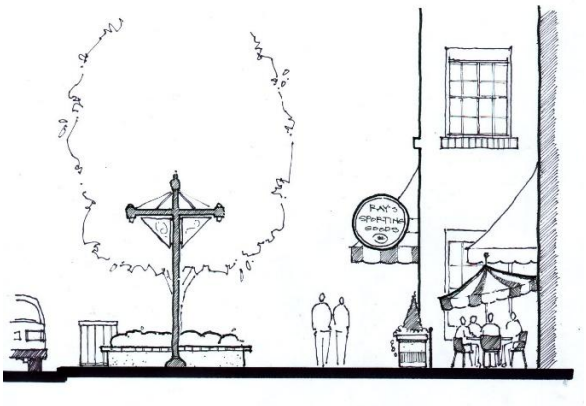
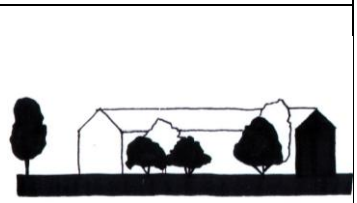
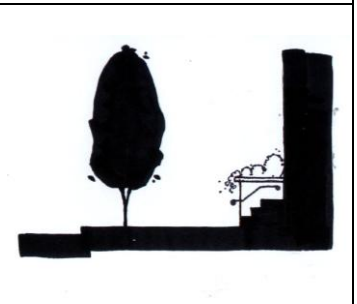
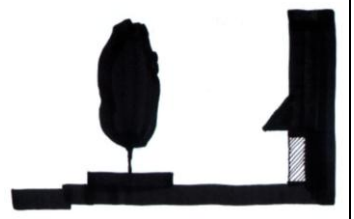


Figure 4–1. *Streetscape refers to all areas visible from the street and fronting buildings, and may consist of public or private property.*

2. Frontage Types

The following Table 4-2 indicates frontage types that make up the private portion of the streetscape. In zoning districts where specific setbacks are specified, any frontage type within that range may be used. In zoning districts where specific frontage types are specified, the frontage types may be used within the acceptable setbacks listed in this section and in the zoning district standards.

Table 4-2: Frontage Types

Frontage	Building line*	Description	Image
Yard	20' minimum 40' maximum Estate dwelling units and Civic uses with a yard frontage shall have no maximum depth for the front building line.	A frontage with the building set back from the right-of-way line. The yard area is most appropriately used for landscape materials, natural vegetation, or focal points such as art or sculptures. The yard frontage is most appropriate in rural settings, residential neighborhoods, for residential uses along arterial streets where a buffer is desired, and for civic land uses in any setting.	
Terrace	8' minimum 20' maximum	A frontage with the buildings separated from the right-of-way by a slightly elevated garden or small yard. The terrace area is most appropriately used for landscape materials and entry elements, such as stairways, gateways or small fences or hedges. The terrace frontage is most appropriate in residential neighborhoods or areas of steeper topography.	
Courtyard	10' minimum 20' maximum A portion of the building, typically more than 50% of the front façade) should be built at or near the right-of-way line	A frontage with a portion of the building close to the right-of-way line, while the remaining portion is setback from the right-of-way line, providing a pocket of open area in the courtyard. The courtyard area is most appropriately used for landscape material or constructed patios for pedestrian traffic. The courtyard frontage is most appropriate on higher-density residential blocks or for businesses that can utilize formal outdoor space.	
Stoop	8' minimum 15' maximum	A frontage with the building close to the right-of-way line but with the first floor slightly elevated (typically 3 to 5 feet) to ensure privacy to occupants of the building. Typically the closer the building line is to the right-of-way, the higher the elevation of the first floor should be. The setback area is most appropriately used with an ornamental stair and entranceway to the buildings, potentially with a small usable space at the top. The remaining portion of the setback area can include a small area of landscape material. The stoop frontage is most appropriate for higher-density residential blocks, or residential buildings mixed on blocks with non-residential buildings.	
Street-front	0' minimum 10' maximum	A frontage with the building at the right-of-way line or slightly set back from the right-of-way line. The ground level of the building is predominantly transparent and available to uses serving the public, thus providing varied and interesting environment to pedestrians. Any setback area is typically designed seamlessly with the right-of-way with either expanded sidewalks, landscape beds, street-front seating, or a covered walkway. The street-front frontage is most appropriate for non-residential uses in pedestrian-oriented areas.	

* The building line expresses the general acceptable range for distances of principal buildings from the right-of-way. This range shall apply unless a more specific set back or build to line is specified for a particular zoning district.

D. Site Access and Internal Circulation

1. Intent

Site access and internal circulation standards are intended to balance the need for site-access by vehicles with pedestrian movements. Design elements are intended to create a smooth transition from the public rights-of-way to the private property, and to improve the appearance and function of the public rights-of-way for all users including pedestrians, bicycles, and automobiles.

2. Curb Cuts

Curb cuts for property not being subdivided shall be allowed according to the same Lot Access standards established in the Fairhope Subdivision Regulations. When the development process requires access standards different from those standards, either from a traffic study or through a subdivision waiver process, the revised standards shall comply with the goals of the Comprehensive Plan, the Subdivision Regulations, and this ordinance. Any special access conditions for particular uses are indicated in Article III., Section D, and any special access conditions for particular zoning districts are listed in Article VI.

3. Internal Driveways, Aisles and Driveway Lanes

All driveways shall be set back a minimum distance of three feet from the side lot line, except where shared access driveways are provided. To the extent practical, all internal driveway aisles should be designed and dimensioned as closely as possible to the public street standards in the Fairhope Subdivision Regulations, including sidewalks, planting strips, and parking lanes.

4. Clear Sight Lines

Clear sight lines shall be maintained for all lot access points and internal circulation intersections in accordance with the standards for public street intersections specified in the Fairhope Subdivision Regulations.

5. Off-Street Loading/Unloading

Off-street loading/unloading spaces shall be provided according to the following:

a. *Size of Spaces:* Each off-street loading/unloading space shall have minimum dimensions of 14 feet in height, 12 feet in width, and 55 feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Board of Adjustment may reduce the minimum length accordingly to as little as 35 feet.

b. *Connection to Street or Lane:* Each required off-street loading/unloading space shall have direct access to a street or lane, or have a driveway which offers satisfactory ingress and egress for trucks.

c. *Required spaces:* All non-residential buildings with uses requiring the receipt or distribution of materials or merchandise shall provide at least one (1) off-street loading/unloading space per each 10,000 square feet, or fraction thereof, of floor area located on the same lot as the building or use. Adjacent buildings or uses of less than 10,000 square feet may share loading/unloading spaces within 300 feet of the loading/unloading entrance. All off-street loading/unloading spaces shall be located to not hinder free movement of pedestrians and vehicles over a sidewalk, street, or lane.

d. *Permanent Reservation:* Areas reserved for off-street loading/unloading in accordance with the requirement of this ordinance shall not be reduced in area or changed to any other use unless the permitted use which is served is discontinued or modified unless alternate and equivalent loading/unloading space is provided and approved by the Board of Adjustment.

E. Parking

1. Intent

Parking standards are intended to provide adequate access and vehicle storage for land uses, but also minimize negative impacts of large expanses of parking such as poor pedestrian environments, degraded community aesthetics, additional stormwater runoff from excess impervious surfaces, and under-utilized space.

2. Required Parking

The following Table 4-3 is the parking schedule and represents the minimum required parking spaces for specific land uses. These standards shall apply in any district the use is allowed, or permitted by special exception. These standards shall not apply to the CBD Overlay, where on-street parking is permitted. However, wherever practicable, businesses in the CBD Overlay are encouraged to provide off-street parking facilities. Any specific use or district condition in Article III of this ordinance shall apply along with the standards and conditions of this Section. Any area reserved for off-street parking in accordance with the requirements of this ordinance shall not be reduced in area or changed to any other use unless the permitted use, which it serves, is discontinued or modified, or alternate and equivalent parking space is provided to the satisfaction of the Board of Adjustment.

Table 4-3 - Parking Schedule

Land Use	Parking Required
Residential:	
Accessory dwelling unit	1 space per dwelling unit
Mixed use dwelling unit	1 space per dwelling unit
All other dwelling units	2 spaces per dwelling unit
Lodging:	
Hotels, Motels, Boarding Houses/Dormitory, Manufactured Home Developments, and Recreational Vehicle Parks	1 space per bedroom, mobile home, or travel trailer space, plus 1 space per five employees
Bed and Breakfast or tourist home	2 spaces per residential use plus one space per guest bedroom.
Public Assembly:	
Community Centers and Clubs	1 space for each 100 feet of building under roof.
Indoor Recreation, Outdoor Recreation, Entertainment Venues, Places for Worship, stadiums and similar places of assembly	1 space for each 4 seats or each 200 square feet of assembly floor area, whichever is greater.
Libraries, museums, and general Civic Uses	1 space for each 500 square feet of gross floor area.
Schools, including kindergartens, playschools and day care centers	1 space for each 4 seats in assembly hall, or 1 space for each employee, including teachers and administrators whichever is greater, plus 5 spaces per classroom for high school and colleges.
Health Facilities:	
Hospitals, Convalescent or Nursing Homes, and similar institutional uses	1 space for each 4 beds, plus 1 space for each 4 employees including nurses.
Kennels and Animal Hospitals	A parking area equal to 30 percent of the total enclosed or covered area.
Medical, dental and health offices, and Clinics	1 space for each 200 square feet of floor area used for offices and similar purposes.
Mortuaries and funeral homes	5 spaces per parlor chapel unit, or 1 space per 4 seats, whichever is greater.
Businesses:	
General Retail and Office establishments	0 to 400 square feet of floor area - 4 parking spaces 400 to 5000 square feet of floor area - same as above plus 1 for each additional 400 square feet over 5000 square feet of floor area -- same as above plus 1 parking space for each additional 200 square feet
Restaurants and Bars	1 space for each 4 seats up to 52 seats and 1 space for each 6 seats thereafter.
Automobile Service Stations	A minimum of 2 off-street parking spaces is required with an additional off-street parking space for each lubrication or wash bay.
Industries:	
Commercial, manufacturing and industrial establishments, not catering to retail trade	1 space for each 3 employees on the maximum working shift, plus 1 space for each vehicle operating from the premises.
Wholesale establishments	1 space for every 50 square feet of customer service area, plus 2 spaces for each 3 employees on the maximum working shift, plus 1 space for each company vehicle operating from the premises.

3. Compact Car Parking Requirement

a. Compact car parking spaces shall be a minimum of 30% of the required parking spaces and no more than a maximum of 40% of the required parking spaces. Compact car spaces shall be grouped together to the greatest extent possible. Compact car spaces shall be designated by paint at the entrance of the parking stall.

4. Parking Dimensions and Size

a. Standard parking lot dimensions shall be as follows:

See Figure 4–2	90 ° angle	60 ° angle	45 ° angle
A – stall width	10’	10’	10’
B – stall depth	20’	20’	20’
C – two-way aisle width	20’	20’	20’
D – one-way aisle width	20’	17’	13’
E – one-way single-loaded aisle width	16’	14’	11’

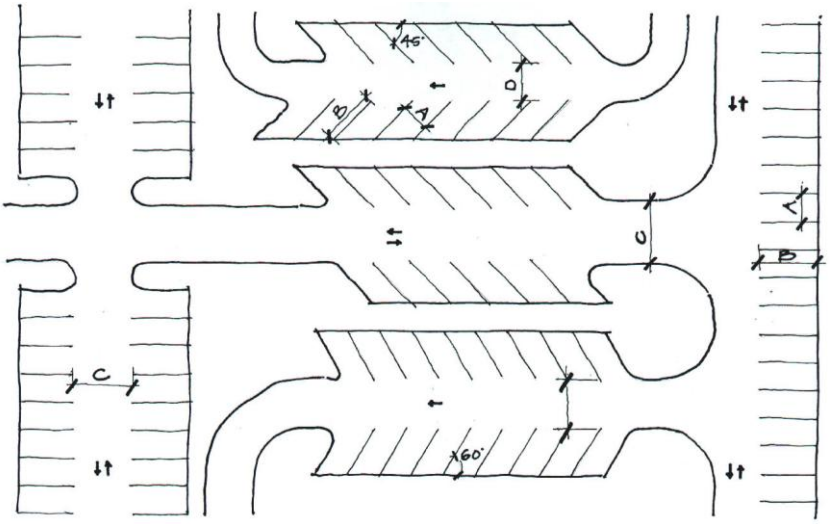


Figure 4– 2. *Parking drive aisle widths may vary depending on the configuration and angle of parking that the drive aisle supports.*

b. Compact car parking dimensions shall be as follows:

	90 ° angle	60 ° angle	45 ° angle
Stall width	8’	8’	8’
Stall depth	15’	16.8’	16.5’

c. Parking Lot Limits
   (1) No use shall provide more than 20% more than the parking required by Table 4-3.
   (2) Any parking provided that is more than the parking required by Table 4-3 shall be designed with a pervious surface approved by the City.
   (3) No off-street parking area in any area zoned for residential uses shall exceed 40 spaces.

5. Shared Parking

In meeting the requirements of Table 4 -3- Parking Schedule, adjacent uses may share parking under the following conditions and standards:

a. Adjacent landowners shall execute the necessary cross access easements to facilitate shared parking and record all easement documents with the Judge of Probate.

b. A written agreement for the joint use of parking facilities shall be executed by the parties and approved by the City.

c. Parking requirements shall be the cumulative requirements of the uses sharing the parking, except where different uses (Retail or Service, Office, Civic, or Residential) are located on the same or adjacent lot.
   (1) When two or more uses located on the same or adjacent lot have distinctly different hours of operation they may qualify for a reduction of required parking. One hundred percent (100%) of the required parking may be shared. Required parking shall be based on the use that requires the greatest amount of parking according to Table 4 -3- Parking Schedule.
   (2) If two or more uses located on the same or adjacent lot have distinctly different peak hours of operation, they may qualify for a reduction of required parking. Fifty percent (50%) of the required parking for each use shall be dedicated to only that use, while the other fifty percent may come from a pool of parking spaces shared by any use with distinctly different peak hours of operation.

d. All shared parking shall be located within reasonable proximity of main entrance of the building.

e. Direct pedestrian access to and from the building and the parking area is required

6. Low Impact Development (LID) Parking Requirements

Landscaping is required for all parking lots. The interior parking lot landscaping requirements shall use LID techniques and be designed by an Alabama licensed Professional Engineer and an Alabama licensed Landscape Architect or designer. The following LID techniques shall be used in the interior of all parking lots containing 12 or more parking spaces. The LID parking requirement landscape plan will be reviewed in accordance with the City of Fairhope Tree and Landscape Ordinance. Any landscaping plan submitted in accordance with this Subsection shall include technique (e) below and at least one of the other following techniques:

a. First Flush Treatment: The LID landscaping design shall be sized appropriately to treat the first one inch of runoff into the receiving parking lot LID area.

b. Bio-retention.

c. Rain Garden.

d. Vegetated Swale.

e. Permeable Pavement Systems: Permeable pavement systems are a required LID technique. 100% of parking provided over and above the minimum parking requirements shall be permeable pavement systems. Typical systems are brick pavers, pervious asphalt, and pervious concrete. Other systems may be approved if the design engineer provides adequate documentation that demonstrates the proposed technique is equally or more effective than the typical permeable

systems listed. Approval of a proposed technique is at the sole discretion of the City during the permitting process.

f. Tree and Ground Cover Plantings: When trees are required in a parking lot by the City of Fairhope Tree and Landscape Ordinance they shall be included and integrated into the LID design. Species shall be as approved by the City Horticulturist and must be suggested by the landscape architect or designer. There shall be no bare ground exposed and all ground cover proposed shall be integral to the success of LID techniques. All ground cover shall be as approved by the City Horticulturist and must be suggested by the landscape architect or designer.

7. Parking Credits

A credit may be given to the requirements of Table 4-3 - Parking Schedule, under the following conditions:

a. On-street parking within 300 feet of any lot line may be credited to the parking requirement at a rate of one credit for every two on-street parking spaces.

b. Bicycle parking facilities within reasonable proximity of the main entrance may be credited at a rate of one credit for every five-bicycle parking spaces, up to a maximum of 10% of the required vehicle parking.

F. Stormwater Management

1. Intent

The intent of this section is to provide for stormwater management in site design. The primary management strategy should be infiltration of all runoff created by development through natural systems and constructed natural systems. Should infiltration not address stormwater management for the site adequately, retention and detention of run-off will be required. This section also seeks to incorporate any stormwater management system into the design of the site as a natural or aesthetic amenity.

2. General Requirements

All site plans shall be designed with surface drainage provisions in accordance with the Fairhope Subdivision Regulations, construction, building, or grading permits, and any other City ordinance regarding the effects of stormwater. Developers shall take steps necessary to prevent run-off, which may have the potential for causing flood damage to neighboring property. The building inspector shall, in consultation with the city engineer, determine that reasonable provisions for properly handling surface drainage have been made in the applicant's design, and will report these findings for the Fairhope Planning Commission's consideration in acting on building applications. If reasonable provisions are not made in the applicant's design, the Fairhope Planning Commission shall make the

remedies available to the applicant a condition of the approval, or deny the application. "Dry wells," biofilters, or other constructed infiltration systems may be required of sufficient capacity to receive up to four inches per hour rainfall on the paved area or areas required for off-street parking and loading. Rainfall intensity to be calculated on storm frequency determined by the commission and/or its consultants.

3. Design Standards

Storm water detention shall be screened from direct view from all abutting properties by installation and maintenance of living plants at least 36 inches in height at time of planting, and achieve a height of not less than six feet in three years after planting. Outer slopes of detention ponds shall not be steeper than four feet horizontal to one-foot vertical. Where water depth and time of detention is sufficient to require safety fencing, such fencing shall be installed behind required screening, on the pond side.

4. Alternative Designs

Standards of this ordinance that relate to the City of Fairhope Subdivision Regulations may be waived to provide for an alternative stormwater design system provided that:

a. The alternative stormwater design provides for an infiltration system that incorporates at least 80% of the runoff from impervious surfaces into the groundwater on the site and results in an overall reduction in impacts on streams in the watershed.

b. The alternative stormwater design addresses stormwater on an area-wide or watershed basis making stormwater management on individual lots within the site unnecessary.

c. Natural elements on the site are incorporated into a natural storm drain infrastructure minimizing or eliminating the need for detention ponds and other constructed storm drainage. Constructed elements of the natural drainage system shall be limited to artificial wetlands, bio-filters, and dry swales. To the extent that it does not damage the function of the natural drainage system, natural elements should serve additional community purposes such as trails or greenways, parks, or aesthetic screens.

d. Any waiver of standard to accommodate the alternative stormwater design proposes an equal or better alternative for meeting the intent of the waived standard.

e. The alternative stormwater design is accompanied by a plan produced by a registered engineer testifying to its accuracy and sustainability.

f. The alternative stormwater design plan included provisions for long-term maintenance and operation of the alternative design, including easements, covenants, restrictions, and an acceptable legal entity to oversee long-term maintenance.

g. The alternative stormwater design plan shall accompany a site plan for the entire development. The plan and any waivers to the standards of this ordinance shall be approved according to the procedures and standards for the site plan.

G. Tree Preservation

On a site where a live Heritage Tree exists, the Planning and Zoning Director may grant up to a seven foot (7') administrative setback variance in order to protect and/or preserve an existing Heritage Tree as defined in Article IX, Section C of this Ordinance.

The only types of Heritage Trees protected under this Ordinance shall include:

Various Oak Trees (Quercus Species), Cedar Trees, Cypress Trees, Magnolia Trees and any other unusual species identified as a desirable tree by the City Horticulturist.

In an effort to preserve the critical root areas for existing trees on public and private properties, trenching is not allowed within nine feet (9') of any property line. One may use a directional boring (Horizontal Directional Drilling - HDD) method of service installation within the 9' no-trenching setback.