

EXISTING LANDSCAPING CODE TO BE REPLACED IN ENTIRETY

PART III - UNIFIED LAND DEVELOPMENT CODE
TITLE 40 - LAND DEVELOPMENT REGULATIONS
CHAPTER 407. - GENERAL DEVELOPMENT STANDARDS
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Sec. 407.40. Applicability.

- (a) The standards established in this Article are to be considered the minimum requirements for the design, plant selection, installation and maintenance of landscape elements and site improvements and shall apply to all new development, except for family homestead subdivisions approved in accordance with Section 407.75. Except as specifically exempted in Chapter 407 Article VII, TNDs or TODs shall comply with the provisions of this Article.
- (b) The requirements of this Article shall also apply to the redevelopment, reconfiguration, expansion or change of use of a previously developed site, unless any of the following exemptions apply:
 - (1) The existing developed impervious area to be retained is five thousand (5,000) square feet or less, and the proposed expansion of impervious surface is five hundred (500) square feet or less.
 - (2) The existing developed impervious area is to be retained greater than five thousand (5,000) square feet, and the proposed expansion of impervious surface is less than two thousand (2,000) square feet, and also less than ten (10) percent of the existing impervious area on the parcel or lot.
 - (3) If at any time during a five-year period, expansions exceed the aggregate of the allowable exemptions listed above, the permit for construction that exceeds the exempted amount shall require full compliance with this Article.
- (c) Prior to the installation of any landscaping within public rights-of-ways, a right-of-way use permit shall be obtained through the Alachua County Public Works Department.
- (d) In the event that a principal use and some or all of the parking area (required or otherwise) serving the principal use are located on separate parcels, as permitted by this ULDC, landscape required by this Article may be apportioned among all parcels in complementary use as approved by the DRC on the landscape or planting plan.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 07-07, § 2(Exh. A), 4-27-07; Ord. No. 10-16, § 2(Exh. A), 8-10-10; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.41. Landscape and planting plan objectives.

Landscape and planting plans shall be designed to achieve the following objectives:

- (a) Continuity of on-site and off-site Open Space and greenway systems.
- (b) Preservation of the natural environment to the greatest extent possible.
- (c) Use of native plant material to the extent feasible in conjunction with appropriate soils and moisture regimes.

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- (d) Integrate the landscape and stormwater management areas of the proposed development with existing topography, hydrology, and soils.
- (e) Integrate the functional systems, particularly the drainage systems and internal circulation systems, with the landscape or planting plan.
- (f) Promote water conservation through xeriscaping.
- (g) Promote a reduction in stormwater pollution, temperature, and rate of flow from developed areas.
- (h) Promote local food systems through use of edible landscape materials where appropriate.
- (i) Design stormwater management facilities to resemble natural areas in form and function resulting in a facility that is not required to be fenced.
- (j) Limit stormwater management facilities to the maximum extent practicable through the reduction of impervious surfaces.
- (k) Minimize the impact of utility service installations on mature trees.
- (l) Address visual privacy, acoustical privacy, noise attenuation, and the maintenance of important view sheds relative to adjacent developed properties.
- (m) Ensure reduction of noise, heat, glare, water runoff, and other conditions concomitant with the construction of expanses of building or pavement within the parcel.
- (n) Demonstrate that within twenty (20) years thirty (30) percent of the site will be under mature canopy. Rural/Ag subdivisions with unpaved roads and family homestead subdivisions are exempt from this provision.
- (o) Deciduous tree canopy should be concentrated along the southern and western exposures of buildings so as to enhance shading and energy conservation.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2018-23, § 2(Exh. A), 10-9-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.42. Types of plans.

All development that requires development plan approval requires submittal and approval of one of the following:

- (a) *Landscape plan.* For all uses requiring the installation of more than two thousand (2,000) square feet of new planted areas, a landscape plan shall be submitted and prepared by a state registered landscape architect. Irrigation plans for any permanent irrigation shall be included in all landscape plans in accordance with the requirements of Section 407.46
- (b) *Planting plan.* For all uses requiring the installation of less than two thousand (2,000) square feet of new planted areas, a planting plan may be submitted by either a landscape designer or a state registered landscape architect. Irrigation plans for any permanent irrigation shall be included in all planting plans in accordance with the requirements of Section 407.46.

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(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.43. Required buffers.

(a) *General provisions for required buffers.*

- (1) Buffers on residential developments shall be designated as common areas and shall not be included within lots.
- (2) Buffers on nonresidential sites may be included within lots and counted toward setback requirements.
- (3) No structures are permitted in buffers except fire hydrants, concrete valve markers, underground utility markers, switches, bus shelters or benches, incidental signs not exceeding two (2) square feet in area, and screening.
- (4) No parking is permitted within a buffer area.
- (5) Buffer areas may include portions of the stormwater management system if the applicant demonstrates that the character and intent of the buffer is not diminished. At a minimum, the buffer shall include all of the required plantings at the normal grade of the site at the property line.
- (6) Pedestrian access through a buffer to adjacent uses may be permitted.
- (7) Utility lines may cross the buffer provided that the amount of buffer compromised is minimized while maintaining the specified number of plantings required in Table 407.01.2.
- (8) Trails within a buffer may be permitted provided the character and intent of the buffer is not diminished.
- (9) Existing non-invasive vegetation may be used to fulfill buffering and screening requirements where such existing natural vegetation is of sufficient height or can be augmented to reach a sufficient height and opacity to provide an effective visual and acoustical buffer giving consideration to the existing and proposed uses.

(b) *Required project boundary buffers.*

- (1) Project boundary buffers shall be located along the outer perimeter of the parcel to be developed extending inward from the parcel boundaries.
- (2) Minimum buffer types required on property boundaries between zoning districts are shown in the Table 407.43.1.

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Table 407.43.1 Project Boundary Buffer Standards							
Zoning or Existing Use of Subject Property	Zoning or Existing Use of Adjacent Property						
	A, A-RB	Single-family Residential	Multi-family Residential; Churches (any district)	AP, BP, HM, RP (non-residential)	BR, BR-1, BH, BA, BA-1, BW	ML	MS MP
A, A-RB	None	AG	AG	None	None	None	None
Single-family Residential	AG	None	L	M	H	H	H
Multi-family Residential; Churches (any district)	AG	M	None	L	M	H	H
AP, BP, HM, RP (non-residential)	None	H	M	None	None	L	M
BR, BR-1, BH, BA, BA-1, BW	None	H	M	None	None	L	M
ML	None	H	H	L	L	None	L
MS and MP	M	H	H	M	M	L	None

KEY TO BUFFER TYPES: See Below in Table 407.43.2

(3) Minimum width and planting specifications for required project boundary buffers are shown in the table below:

Table 407.43.2 Project Boundary Buffer Minimum Width and Planting						
Buffer Type	Minimum Width	Plant Material Per 100 Linear Ft.				
		Canopy Tree	Understory Tree	Evergreen Tree	Shrub	Screening
AG - Agriculture	5 feet	0	0	0	10	No
L - Low	15 feet	2	2	0	0	No
M - Medium	25 feet	3	4	0	40	Yes
H - High	40 feet	5	7	3	60	Yes

(4) The DRC may reduce the required buffer width by up to fifty (50) percent where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics. This may include, but is not limited to, situations where the buffer area would be located adjacent to a water body or Open Space area or if a permanent buffer exists on the adjacent property.

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- (5) The DRC may approve the placement of a buffer at an adequate distance from the parcel boundary when it can be shown that a conflict exists with an existing utility easement or to accommodate unique site features or characteristics provided the character and intent of the buffer is not diminished.
- (c) *Project boundary buffer—Landscaping and screening.*
- (1) Appropriate tree species for planting in buffers are listed in Table 407.50.1.
 - (2) Plant materials and installation shall meet the requirements of Sections 407.44 and 407.45.
 - (3) The required planting shall generally be in an irregular line and spaced or grouped to provide a natural appearance.
 - (4) The plant materials specified by Table 407.43.2 are the minimum materials required per one hundred (100) linear feet of buffer; the total quantity of materials required shall be determined by dividing the actual length of the buffer.
 - (5) Canopy trees shall be planted no closer than three (3) feet from any property line.
 - (6) Where screening is required or proposed in conjunction with a project boundary buffer as indicated in Table 407.43.1 the location of the wall, fence or berm within the buffer strip shall be subject to the determination of the development review body and it shall consist of:
 - a. A minimum six-foot tall masonry wall such as brick, stone, granite, concrete block or concrete panels;
 - b. A minimum six-foot tall opaque fence, such as vinyl or wood (no chain link);
 - c. Existing dense vegetation (Subsection 407.43(a)(9)); or
 - d. A berm three (3) feet in height, located entirely within the buffer and planted with materials that at maturity shall reach a combined minimum height of six (6) feet, shall have a stabilized slope of one to three (1:3) rise/run, and shall be completely covered with shrubs, sod, or other landscape quality living ground cover.
 - (7) Where a wall or fence is used to satisfy the screening requirements of Table 407.43.1, the following requirements apply:
 - a. Pedestrian connections through walls or fences that can provide access to adjacent neighborhoods or other uses are encouraged.
 - b. Walls and fences more than one hundred (100) feet long shall have varying wall alignments, use appropriate scale/massing for planted materials, and include decorative features and sound absorbing or scattering materials.
- (d) *Required roadway buffers.* The following types of roadway buffers shall be required (road classifications are provided in the transportation mobility element of the Comprehensive Plan). Any vegetation planted near driveway and road intersections shall be selected so that the requirements of Article III, Subsection 407.38(d) for a clear sight triangle can be met. Publicly accessible multi-use trails, bike paths and/or sidewalks and walkways may be provided within a roadway buffer provided the character and intent of the buffer is not diminished.

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- (1) *Interstate I-75 buffers.*
 - a. All development within urban residential Future Land Use designations shall provide a high density buffer, as described in Table 407.43.2, along the entire project boundary adjacent to the I-75 right-of-way. This buffer shall not be reduced in width.
 - b. All other development shall provide a medium density buffer, as described in Table 407.43.2, along the entire project boundary adjacent to the I-75 right-of-way. This buffer shall not be reduced in width.
- (2) *Arterial or collector street buffers.* All developments located along either an arterial or a collector street shall be required to provide one of the following buffers along the entire street frontage. Arterial and collector street buffers shall average ten (10) feet in width provided that no portion of the street buffer shall be less than five (5) feet in width.
 - a. Three (3) canopy trees per one hundred (100) linear feet of property frontage, located within a ten-foot wide landscape buffer; or
 - b. Two (2) canopy trees and two (2) understory trees per one hundred (100) linear feet of property frontage, located within a ten-foot wide landscape buffer; or
 - c. Under utility lines only, four (4) understory trees per one hundred (100) linear feet of property frontage, located within a ten-foot wide landscape buffer.
- (3) *Local street buffers.* Local street buffers shall only be required for nonresidential, mixed-use, or multi-family developments located across a local street from a single-family residential district. In such a case, at the time of development or expansion, the nonresidential, mixed-use or multiple-family development shall provide the required project boundary buffer along the street frontage.
- (4) *Measurements.*
 - a. Driveway widths (measured at the inside edge of the buffer) shall not be counted in the calculation of the plant material required.
 - b. All buffers shall be measured from the future right-of-way line determined during development plan review, unless additional public utility easement is required between the right-of-way line and the buffer to provide utility clearance.
 - c. If a street is platted but has not been constructed, it shall be buffered and treated as a street, even where no pavement currently exists.
 - d. Vehicular access easements shall not be treated as a street, but shall be buffered as a project boundary buffer outside the easement area. The buffer may be provided on either side of the easement.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 09-05, § 2(Exh. A), 9-8-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 15-06, § 2(Exh. A), 4-14-15; Ord. No. 2018-23, § 2(Exh. A), 10-9-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

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Sec. 407.43.1. Required tree plantings and landscaping.

(a) *Pedestrian walkways.*

- (1) Areas dedicated to pedestrian circulation that are not coincident with a street shall have canopy trees spaced no more than an average of forty (40) feet on-center.
- (2) Utility allocations shall be designed to provide utilities' required separation between trees and utility facilities.
- (3) Canopy tree species are identified in Table 407.50.1.

(b) *Street trees.*

- (1) Street trees shall be provided along both sides of streets and roads or in medians, consistent with Table 407.141.1, Street Design Specifications.
- (2) Street trees shall be provided within a minimum planting strip of eight (8) feet in width, except as allowed below. Larger planting strips may be required for certain tree species, as shown in Table 407.50.1. Trees shall be planted in the center thirty (30) percent of the planting strip.
 - a. Alternative planting systems may be used to reduce the minimum planting strip width. Alternative planting systems include, but are not limited to, engineered soils, tree grates, and root barriers.
 - b. Street trees planted in commercial or mixed-use districts may be planted in tree wells or sidewalk cutouts. Each tree must be provided with a minimum planting area of twenty-four (24) square feet from compacted material to a depth of eighteen (18) inches. Those street trees eligible for use in tree wells or sidewalk cutouts are identified in Table 407.50.1.
 - c. Street trees in commercial or mixed-use districts may be planted in islands or bulb-outs where on-street parking and mid-block pedestrian crossings are present. Planting islands or bulb-outs shall have a minimum pervious area of ninety (90) square feet and be free of compacted soil to a depth of eighteen (18) inches. Those street trees eligible for use in islands or bulb-outs are identified in Table 407.50.1.
 - d. In constrained conditions on local roads within subdivisions, trees may be planted no closer than three (3) feet from face of curb.
- (3) Planting strips, medians, roundabouts, islands, bulb-outs, or other planting areas may be depressed to accommodate stormwater runoff. Where curb is required, curb cuts may be used to permit the flow of water into the depressed planting area. Stormwater overflow must be accommodated.
- (4) Street trees shall be spaced so that the distance between two (2) adjacent trunks is no less than one-half ($\frac{1}{2}$) the sum of their 20-year canopy crowns and no more than the sum of their 20-year canopy crowns.

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- (5) Within the Urban Cluster street trees where appropriate shall be planted no further than fourteen (14) feet from the back of curb. Where curbs are not proposed along roadways, street trees must be located on the back side of the roadside swale unless it is planted outside the clear zone or space required in this ULDC.
 - (6) Street trees shall be planted between the street and the sidewalk whenever space permits to protect pedestrians and calm traffic.
 - (7) Street trees other than those shown in Table 407.50.1 may be allowed subject to appropriate planting requirements.
- (c) *Landscaping in paved ground surface areas.*
- (1) Screening shall be provided where a paved ground surface area lies within fifty (50) feet of, and is visible from, any street right-of-way. The screening shall consist of sufficient shrubs to provide a visual screen of seventy-five (75) percent opacity. The shrubs shall achieve a minimum height of three (3) feet within three (3) years. Shrubs shall be planted in a strip no less than five (5) feet in width and may be planted in any required street buffer.
 - (2) For all paved ground surface areas, it shall be demonstrated that at least fifty (50) percent of the paved ground surface area will be under mature canopy within twenty (20) years. To minimize the heat island effect, the canopy trees shall be oriented to maximize shading of the paved ground surface area from the south and west.
 - (3) Terminal landscape islands with trees shall always be required at the end of a row of parking spaces. Appropriate tree species for planting in landscape islands within a paved area are identified in Section 407.50. The minimum width of a terminal landscape island in any one direction shall be the same as the minimum planting areas established in Table 407.45.1.
 - (4) No more than fifteen (15) contiguous parking spaces in a row may be allowed without a landscape island.
 - (5) Required landscape islands shall contain landscaping materials only and shall not contain utilities or other infrastructure equipment such as fire hydrants, parking lot lights, transformers, air conditioning units, or water meters. Islands may be added (in addition to the required landscape islands) for placement of utility infrastructure equipment, which do not require any landscape materials to be placed within them. When feasible, shrubs shall be provided to screen the equipment.
 - (6) Landscape islands and other landscape strips may be depressed to accommodate stormwater management. Curbs separating landscaped areas from parking areas may have curb cuts or be perforated to allow stormwater runoff to pass through them. Stormwater overflow must be accommodated.
 - (7) Utility allocations shall be designed to provide utilities' required separation between trees and utility services.
 - (8) When vehicular use areas intersect a public right-of-way, landscaping shall be used to define the intersection, provided that all landscaping shall conform to the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

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- (9) The following additional buffering shall be provided where off street loading exists:
- a. Off street loading areas shall be screened from any residential district. Screening shall be consistent with the requirements of Subsection 407.43(c)(7).
 - b. Screening of off-street loading areas may be waived by the reviewing body if the adjacent use will not be adversely impacted, such as in the event both uses have facing loading bays.
 - c. In the ML district off-street loading areas shall be screened from any public right-of-way or office use. Screening shall be consistent with the requirements of Subsection 407.43(c)(7).

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.43.2. Landscape design of stormwater management facilities.

- (a) Stormwater management facilities shall be designed to resemble natural areas in form and function, and shall be consistent with Article IX, Stormwater Management, of this Chapter.
- (b) Stormwater management areas shall be landscaped with native species of trees, shrubs, and perennials appropriate to the function as a wet or dry basin.
- (c) The basin and the landscaping area shall be designed to:
 - (1) Be an integral part of the overall development as a physical or visual amenity that provides:
 - a. Usable public or civic space; or
 - b. An aesthetic focal point or feature, such as a pond, creek, or other water feature, utilizing curvilinear shapes and a diversity of appropriate plant species.
 - (2) Preserve existing tree groupings.
 - (3) Include canopy trees spaced no more than an average of every thirty-five (35) linear feet around the basin perimeter.
 - (4) Maintain at least twenty-five (25) percent of the area of the basin, including the shoulders and maintenance area, using native landscape plantings, excluding sod.
 - (5) Be integrated with the landscape or planting plan for the site.
 - (6) Identify areas for access for normal and routine basin maintenance. Landscape plantings shall not reduce the width of the required maintenance access.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-09 , § 2(Exh. A), 3-10-20; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.43.3. Landscaping in utility service areas.

- (a) Proposed overhead or underground utility service facilities shall be designed to provide clearance from the mature height of trees and landscaping proposed on the landscape plan.

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- (b) Existing overhead or underground utility service facilities shall be considered in the design of the landscaping to provide clearance from the mature height of trees and landscaping.
- (c) Any vegetation within a public utility easement shall conform to accepted vegetation management standards. In all cases the minimum requirements of this Article shall be met.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.43.4. Xeriscape requirements.

Xeriscaping is a type of quality landscaping that conserves water and protects the environment and is adaptable to local conditions and which are drought tolerant. Xeriscape techniques maximize the conservation of water use with site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches (which may include the use of solid waste compost) and proper maintenance. The following water efficient principles shall be applied to the landscape or planting plan:

- (a) All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use areas from drought tolerant zones. The zones are as follows:
 - (1) *High water use zone*: A zone containing plants which are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes most turf grasses.
 - (2) *Moderate water use zone*: A zone containing plants which survive on natural rainfall with supplemental water during seasonal dry periods.
 - (3) *Low water use zone*: A zone containing plants which survive on natural rainfall without supplemental water.
- (b) Fifty (50) percent of the plants used in all vehicular use area landscape designs shall be drought tolerant and located in groupings according to zones designated by the water requirements.
- (c) Turf grass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as berms, slopes, and swales, where turf grass is used as a design unifier or other similar practical use.
- (d) All planting areas shall be mulched with three (3) inches of organic mulch, such as pine bark or shredded hardwood chips. Mulch shall be placed directly on soil or landscaping fabric and be properly edged to retain mulch.
- (e) Plant material shall be selected that is best suited to withstand the growing and soil conditions which are found in the microclimate of each particular location on the site.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

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Sec. 407.43.5. Crime prevention through environmental design standards.

Physical design of all landscaped areas subject to normal pedestrian access shall promote the concept of crime prevention through environmental design (CPTED) by utilizing landscape planting, pavement designs, and gateway and entrance treatments to achieve the following:

- (a) Natural surveillance, through the placement of physical features and lighting of public spaces and walkways at night, in such a way as to maximize visibility, while maintaining or minimizing impacts to surrounding areas.
- (b) Natural access control, through the physical guidance of people coming and going from a space by the placement of fencing, landscaping, and lighting.
- (c) Territoriality, through the use of physical attributes that express ownership, such as fences, pavement treatments, art, signage, and landscaping.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.43.6. Firewise requirements.

Landscape or planting plans within wildfire hazard areas should incorporate firewise landscaping techniques to help reduce the risk of wildfire. Such techniques shall include:

- (a) Creating a defensible space zone around buildings. Such zones shall provide space for fire suppression equipment in the event of an emergency and progressively limit plantings near structures to carefully spaced fire resistant species.
- (b) Placing low growing species and groundcovers beneath canopy trees and rooflines to avoid creating a continuous fuel source from ground to tree or roof.
- (c) Utilizing driveways, lawn areas, and walkways to provide firebreaks between large areas of dense vegetation.
- (d) Selective thinning of fire prone plant species in existing vegetation areas to reduce fuel loads. A list of fire prone species shall be available from the Environmental Protection Department.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.44. Required plant materials.

- (a) *Required tree species variety.* New tree plantings shall not include more than fifty (50) percent of any one (1) genus or twenty-five (25) percent of any one (1) species.
- (b) *Plant quality.* Plant materials shall meet the following minimum standards:
 - (1) All nursery plants, including trees, shrubs and groundcovers shall conform to standards for Florida Grade #1 or better according to the current, most recent edition of "Grades and Standards for Nursery Plants", 2nd edition, published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, and available from the Florida

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Nursery, Growers, and Landscape Association (FNGLA). Nursery invoices or labels shall clearly specify that Grade #1 or better plants were purchased for installation.

- (2) All sod shall be certified apparently free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
- (3) All mulch shall be organic material, with hardwood or pine bark recommended. Cypress shall not be used as mulch. No plastic or other non-biodegradable weed cloth or surface covers shall be used where mulch is required.

(c) *Required plant sizes and species.*

(1) *Trees.*

- a. All trees shall be selected from the list of tree species provided in Table 407.50.1 that specifies which trees should be selected for use in buffers, along walkways and streets and in parking lots. Any variation from this list shall be approved by the County forester/landscaping inspector.
- b. Trees shall meet the minimum size standards shown in Table 407.44.1.

Table 407.44.1 Minimum Tree Standards			
Tree Location	Minimum Size		
	Height (ft)	Caliper	Container
Street Tree, Tree Grate/Well, Parking Islands	10	2"	25 gals
Basin Areas and Other Areas	4	¾"	7 gals

- c. The DRC may approve the use of desirable native species that are not generally available in the required minimum size provided that the sum of the caliper planted is equal to or greater than the required caliper specified above.

(2) *Shrubs.*

- a. Shrubs shall consist of woody plants a minimum of two (2) feet in height in a minimum three-gallon container. When planted as a hedge, the maximum spacing for 24-inch high shrubs shall be thirty-six (36) inches on center.
- b. Shrub species that are significantly larger than the required minimum in paragraph a above may be counted as two (2) or more shrubs, on a case-by-case basis, if approved by the DRC. Spacing for the larger size shrubs shall be determined by the County forester/landscaping inspector.
- c. Shrubs shall be selected from the list of native species available from the Alachua County Environmental Protection Department and from the Department of Growth Management.

- (3) *Ground covers.* Ground covers other than turf grass shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after planting.

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- (4) *Lawn grass.* Grass areas shall be planted with species normally grown as permanent lawns in the vicinity of Alachua County. Grass areas may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion.
- (5) *Synthetic plants.* Synthetic or artificial turf, trees, shrubs, ground covers, or vines shall not be used in lieu of the plant requirements in this Article.
- (d) *Prohibited plants.*
 - (1) Those plants listed in Florida Administrative Code Section 62c-52.011, Prohibited Aquatic Plants, shall be prohibited. This list of prohibited aquatic plants is available online and copies are also available from the Alachua County Environmental Protection Department.
 - (2) Those plants listed in Florida Administrative Code Section 5B-57.007, "State Noxious Weed List" shall be prohibited. This list of prohibited noxious weeds is available online and copies are also available from the County.
- (e) *Credit for existing plants.*
 - (1) Credit is permitted for existing plant material provided such material meets the minimum standards of this Article.
 - (2) Credit shall be allocated on a one-for-one basis for shrubs, understory trees, and substituted trees. The size of the material shall not be taken into consideration except where such material is below the minimum standards of this Article.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.45. Installation.

- (a) Landscape areas for installed trees shall conform to the following chart. Landscape areas may be depressed to accommodate stormwater runoff provided stormwater overflow is accommodated.

Table 407.45.1 Tree Installation Standards			
Tree Type	Within Parking Areas		Outside Parking Areas
	Min. Pervious Area	Min. Planting Area	Min. Planting Area
Canopy trees and other large trees	200 s.f.	140 s.f.	200 s.f.
Understory trees and other small trees	120 s.f.	90 s.f.	120 s.f.

- (b) All landscaping and transplanting of landscape materials shall be installed according to sound horticultural principles. All installations shall be performed specific to type, species, soils, environmental conditions, and include establishment through water and maintenance to ensure maximum survivability.

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- (1) The required planting area shall be free from compacted material to a minimum depth of eighteen (18) inches.
- (2) The planting hole for trees shall be a minimum of two (2) to three (3) times the size of the width of the rootball and sloped outward to encourage new root growth.
- (3) Plants shall be removed from their containers prior to installation.
- (4) Planting areas containing trees and shrubs shall be mulched to a minimum depth of three (3) inches with organic mulch to the perimeter of the root-ball but not within a radius of six (6) to eight (8) inches from the trunk.
- (5) After planting and watering in, the top of the rootball shall be one (1) to two (2) inches above ground.
- (6) Trees shall be staked and guyed as needed. Stakes and guys shall be maintained during the guarantee period and removed as soon as the tree is established.
- (7) Trunk protectors are recommended for all installed trees. Trees in turf areas shall have six-inch (minimum) trunk protectors.
- (8) All landscaped areas not covered with vegetation shall be covered with organic mulches. No plastic or other non-biodegradable weed cloth or surface covers shall be used.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 407.46. Required irrigation.

(a) *Landscape plans.*

- (1) All required landscaping shall be provided, at minimum, with a temporary automatic irrigation system sufficient for the establishment and ongoing health of all required landscaping plant material. Where available, reclaimed water shall be used for landscape irrigation. Use of harvested rainwater or stormwater reuse for irrigation is encouraged. Where possible low volume irrigation shall be used.
- (2) The irrigation system shall be designed by a landscape architect or a certified irrigation designer and shall be installed according to the manufacturer's specifications and the Standard Plumbing Code, 1994 Edition, promulgated by the Southern Building Code Congress International, Inc. Irrigation plans for any permanent irrigation shall be included in all landscape and planting plans.
- (3) Irrigation shall promote water conservation by such methods as micro-irrigation or efficient sprinkler zoning. The irrigation system shall be designed and located to minimize the watering of impervious surfaces. Trees shall have individual low flow or micro-irrigation supplies. Once trees and other plant materials are established the use of the irrigation system shall be discontinued.

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- (4) Moisture sensors, weather stations, evapotranspiration (ET) sensors, or rain gauge (automatic rainfall shutoff device) equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall.
 - (5) Prior to the installation of any irrigation systems within a public right-of-way, a right-of-way use permit shall be obtained from the Alachua County Public Works Department. Such system installation shall meet the construction and inspection standards of the Public Works Department.
 - (b) *Alternative xeriscape plan.* Temporary or minimal irrigation systems acceptable to xeriscape practices may be used when an alternative xeriscape plan has been approved by the DRC. An alternative xeriscape plan may be approved by the DRC when the applicant can assure the health and survivability of all landscaping plant materials.
- (Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.47. Maintenance.

- (a) The property owner, association or entity shall be responsible for the maintenance of all landscape areas in accordance with the approved landscape or planting plans.
- (b) Upon determination by the County, or County-designated qualified specialist, that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with the same or equivalent plant material as approved by the County, in accordance with the standards specified in this Article.
- (c) All landscaped areas required as part of a development plan including buffers, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.
- (d) All trees may be pruned to maintain shape and promote their shade-giving qualities. They should be pruned to remove diseased or dying portions in areas where falling limbs could be a hazard to people or property. Lower limbs may be removed to provide clearance for pedestrians. In addition, trees located in association with vehicular use areas shall also be pruned to allow a seven-foot clearance from ground level to avoid potential for damage or injury to both pedestrians and vehicles, after they have adapted to the site. Mature trees overgrowing driveways should be pruned to allow the passage of emergency vehicles. However, the excessive pruning or pollarding of trees into round balls of crown or branches, which results in an unnecessary reduction of shade, shall be prohibited, and may require supplemental plantings. All pruning shall be done following the American National Standard for Tree Care Operations "Tree, Shrub and Other Woody Plant Maintenance - Standard Practices."

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

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Sec. 407.48. Alternative compliance.

The provisions of this Article shall be liberally construed to effectively carry out the purpose and the intent of the Alachua County Comprehensive Plan and of this Article in the interest of the health, safety, and welfare of the residents of the County.

- (a) An applicant may submit a landscape or planting plan which varies from the strict application of the requirements of this Article in order to accommodate unique site features or characteristics or to utilize innovative design.
- (b) An alternative compliance landscape or planting plan may be approved only upon a finding that it fulfills the purpose and intent of the Alachua County Comprehensive Plan and of this Article as well as or more effectively than would adherence to the strict requirements.
- (c) In evaluating proposed alternative compliance landscape or planting plans, considerations shall be given to proposals which preserve native vegetation and use xeriscape and other low water use landscape design principles and where the design ensures the maximum preservation of existing vegetation on the site.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.49. Certificate of compliance.

- (a) No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The landowner shall submit a certificate of compliance, in a form acceptable by the Director, to the County as a condition of issuance of a certificate of occupancy. For blocks within TODs/TND's, a phasing of landscaping installation may be approved by an administrative development plan in order to allow the issuance of a certificate occupancy for each building separately.
- (b) A temporary certificate of occupancy may be issued in those instances where all other site improvements except landscape have been completed, and when weather conditions are not conducive to planting. Such temporary issuance is subject to the developer certifying in writing and posting of an appropriate surety in the amount of one hundred ten (110) percent of the certified estimated cost of completion that the required landscaping, as depicted on the approved plan, will be installed within a time period acceptable to the County.
- (c) Failure to install or maintain landscaping according to the terms of this Article or any approved plan shall constitute a violation of this Article and subject to the remedies and penalties set forth in Chapter 409 of this ULDC.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2018-23 , § 2(Exh. A), 10-9-18; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

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Sec. 407.50. Appropriate tree plantings.

The list of trees identified in Table 407.50.1 below includes all of those appropriate to Alachua County that shall be used to meet the requirements of this Article.

Table 407.50.1 Appropriate Tree Plantings						
Native Scientific Name	Common Name	Maximum Height (feet)	Estimated Crown (20-year) (feet)	Canopy or Understory	Appropriate Planting Location	Street Tree Minimum Planting Area (feet)
Acer negundo	Boxelder maple	50	30	C,U	O,B	N/A
Acer rubrum	Red maple	80	25	C,U	S,O,P,B	8
Acer saccharinum	Silver maple	60	25	C,U	O,B	N/A
Acer saccharum subsp. floridanum	Florida maple	60	25	C,U	S,O,P,B	8
Aesculus pavia	Red buckeye	40	10	U	O,B	N/A
Aralia spinosa	Devil's-walkingstick	30	10	U	O,B	N/A
Betula nigra	River birch	60	25	C,U	S,O,B	8
Carpinus caroliniana	American hornbeam	40	25	U	S,O,B	8
Carya aquatica	Water hickory	100	30	C	O,B	N/A
Carya cordiformis	Bitternut hickory	100	30	C	O,B	N/A
Carya floridana	Scrub hickory	50	30	C	O,B	N/A
Carya glabra	Pignut hickory	100	30	C	O,B	N/A
Carya tomentosa	Mockernut hickory	100	30	C	O,B	N/A
Castanea pumila	Florida chinquapin	50	30	C	O,B	N/A
Catalpa bignonioides	Southern catalpa	60	20	C,U	O,B	N/A
Celtis laevigata	Sugarberry	100	45	C	O,B	N/A
Cercis canadensis	Redbud	30	25	U	S,T,O,P,B	8
Chamaecyparis thyoides	Atlantic white cedar	80	20	C,U	O,B	N/A
Chionanthus virginicus	White fringe tree	30	10	U	O,B	N/A

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Cornus florida	Flowering dogwood	40	25	U	S,O,B	8
Crataegus michauxii	Michaux's hawthorn	25	15	U	S,O,B	8
Diospyros virginiana	Common Persimmon	100	25	C,U	S,T,O,P,B	8
Fagus grandifolia	American beech	100	30	C,U	O,B	N/A
Fraxinus americana	White ash	75	40	C	S,O,P,B	8
Fraxinus caroliniana	Carolina pop ash	60	25	C	S,O,P,B	8
Fraxinus pennsylvanica	Green ash	90	30	C	S,O,B	8
Fraxinus profunda	Pumpkin ash	100	30	C	O,B	N/A
Gleditsia aquatica	Water locust	50	25	C,U	O,B	N/A
Gleditsia triacanthos	Honey locust	70	25	C,U	O,B	N/A
Gordonia lasianthus	Loblolly bay	90	20	C,U	O,B	N/A
Ilex cassine	Dahoon Holly	50	20	C,U	O,B	N/A
Ilex opaca	American holly	50	25	C,U	S,T,O,P,B	8
Ilex x attenuata 'East Palatka'	Est Palatka holly	50	20	C,U	S,T,O,P,B	8
Ilex x attenuata 'Savannah'	Savannah holly	50	20	C,U	S,T,O,P,B	8
Juglans nigra	Black walnut	60	25	C	O,B	N/A
Juniperus virginiana	Southern red cedar	60	25	C,U	S,O,P,B	8
Liquidambar styraciflua	Sweetgum	100	30	C	O,B	N/A
Liriodendron tulipifera	Tulip tree	100	25	C	S,O,P,B	8
Magnolia grandiflora	Southern magnolia	80	20	C,U	S,O,P,B	8
Magnolia grandiflora 'Little Gem'	Little gem magnolia	30	10	U	S,O,B	8
Magnolia grandiflora 'Alta'	Alta magnolia	40	10	U	S,T,O,B	8
Magnolia macrophylla	Bigleaf magnolia,	20	15	U	O,B	N/A

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	Ashe magnolia					
Magnolia virginiana	Sweetbay magnolia	80	20	C,U	S,O,P,B	8
Malus angustifolia	Crabapple	25	15	U	O,B	N/A
Morus rubra	Red mulberry	50	30	U	O,B	N/A
Myrica cerifera	Waxmyrtle	30	10	U	O,B	N/A
Nyssa aquatica	Water tupelo	100	25	C	S,O,B	8
Nyssa ogeche	Ogeechee tupelo,	80	25	C	S,O,B	8
Nyssa sylvatica var. biflora or sylvatica	Swamp tupelo, Blackgum	100	25	C	S,O,B	8
Osmanthus americanus	Wild olive, Devilwood	40	20	U	S,O,B	8
Ostrya virginiana	Ironwood, Hop hornbeam	40	25	C,U	S,T,O,P,B	8
Persea borbonia var. borbonia or humilis	Red bay or Silk bay	60	25	C,U	O,B	N/A
Pinus clausa	Sand pine	90	25	C	O,B	N/A
Pinus echinata	Shortleaf pine	100	25	C	O,B	N/A
Pinus elliotii	Slash pine	110	25	C	S,O,B	8
Pinus glabra	Spruce pine	90	25	C	S,O,B	8
Pinus palustris	Longleaf pine	90	25	C	S,O,B	8
Pinus serotina	Pond pine	100	25	C	O,B	N/A
Pinus taeda	Loblolly pine	110	25	C	O,B	N/A
Planera aquatica	Water elm, Planer tree	40	30	C,U	O,B	N/A
Platanus occidentalis	Sycamore	90	40	C	S,O,P,B	8
Populus deltoides	Eastern Cottonwood	70	30	C	O,B	N/A
Prunus americana	American plum	30	20	U	S,T,O,P,B	8
Prunus angustifolia/umbellata	Chickasaw, Flatwoods, Hog plum	20	15	U	S,O,P,B	8
Prunus caroliniana	Cherry-laurel	40	20	U	S,T,O,P,B	8
Prunus serotina var. serotina	Black cherry	80	30	C	S,O,P,B	8

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Ptelea trifoliata	Wafer ash, Hop-tree	20	10	U	O,B	N/A
Quercus alba	White oak	90	25	C	S,O,P,B	8
Quercus chapmanii	Chapman's oak	40	20	C	S,O,P,B	8
Quercus falcata	Spanish oak, Southern red oak	100	30	C	S,O,P,B	8
Quercus geminata	Sand live oak	60	30	C	S,O,P,B	8
Quercus incana	Bluejack oak	50	25	C	S,O,P,B	8
Quercus laevis	Turkey oak	60	25	C	S,O,P,B	8
Quercus laurifolia (hemisphaerica)	Laurel oak	90	35	C	O,P,B	N/A
Quercus lyrata	Overcup oak	80	25	C	S,O,B	8
Quercus margaretta	Sand post oak	70	30	C	S,O,P,B	8
Quercus marilandica	Blackjack oak	50	25	C	S,O,B	8
Quercus michauxii	Basket oak, Swamp chestnut oak	100	25	C	S,O,B	8
Quercus muehlenbergii	Chinquapin oak	50	20	C	S,O,B	8
Quercus myrtifolia	Myrtle oak	30	15	U	O,B	N/A
Quercus nigra	Water oak	90	35	C	O,P,B	N/A
Quercus pagoda	Cherrybark oak	80	30	C	S,O,P,B	8
Quercus phellos	Willow oak	60	20	C	S,O,P,B	8
Quercus shumardii	Shumard oak	100	30	C	S,O,P,B	8
Quercus sinuata	Bluff oak	90	30	C	S,O,P,B	8
Quercus stellata	Oak, post	80	25	C	S,O,P,B	8
Quercus virginiana	Oak, live	80	45	C	S,O,P,B	8
Rhamnus caroliniana	Buckthorn, Carolina	20	10	U	O,B	N/A
Sabal palmetto	Palm, cabbage	60	15	C,U	S,T,O,B	8
Salix caroliniana	Carolina willow	40	15	U	O,B	N/A
Salix floridana	Florida willow	20	15	U	O,B	N/A
Salix nigra	Black willow	60	15	U	O,B	N/A

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Sapindus saponaria	Soapberry	50	25	C,U	S,O,P,B	8
Sassafras albidum	Sassafras	40	15	U	O,B	N/A
Sideroxylon tenax	Tough bully	30	10	U	O,B	N/A
Taxodium ascendens	Pond cypress	90	20	C	S,O,P,B	8
Taxodium distichum	Bald cypress	100	20	C	S,O,P,B	8
Tilia americana var. caroliniana	Carolina basswood	80	25	C	O,B	N/A
Ulmus alata	Winged elm	100	40	C	S,T,O,P,B	8
Ulmus americana	Florida elm	100	35	C	S,T,O,P,B	8
Ulmus crassifolia	Cedar elm	100	30	C	S,T,O,P,B	8
Ulmus rubra	Slippery elm	60	20	C	S,O,P,B	8
Vaccinium arboreum	Sparkleberry, Farkleberry	20	15	U	S,T,O,P,B	8
Viburnum obovatum	Walter viburnum	30	15	U	O,B	N/A
Viburnum rufidulum	Rusty blackhaw	20	15	U	O,B	N/A
Zanthoxylum clavaherculis	Hercules club	50	25	U	O,B	N/A

Non-Native Scientific Name	Common Name	Maximum Height (feet)	Estimated Crown (20-year) (feet)	Canopy or Understory	Appropriate Planting Location	Street Tree Minimum Planting Area (feet)
Butia capitata	Pindo palm	20	15	C, U	S,T,O	8
Callistemon rigidus	Stiff bottlebrush	60	15	U	S,T,O	8
Callistemon viminalis	Weeping bottlebrush	30	15	U	S,T,O	8
Carya illinoensis	Pecan	100	35	C	S,O,P	8
Cedrus deodara	Deodar cedar	40	20	C, U	S,O,P	8
Chionanthus retusus	Fringe tree, Chinese	30	15	U	S,O	8
Citrus spp.	Citrus	20	10	U	O	N/A
Cryptomeria japonica	Japanese cedar	60	15	C, U	S,O	8
Cunninghamia lanceolata	China fir	60	15	C, U	S,O	8

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X Cupressocyparis leylandii	Leyland Cypress	30	15	U	S,O	8
Cupressus sempervirens	Italian cypress	70	10	U	S,T,O	8
Ilex rotunda	Round holly	30	15	C, U	S,T,O,P	8
Lagerstroemia indica (large varieties)	Crape myrtle	40	15	U	S,T,O	8
Liquidambar formosana	Formosa sweet gum	50	20	C	S,O,P	8
Magnolia spp.	Oriental magnolia	30	15	U	S,O	8
Metasequoia glyptostroboides	Dawn redwood	70	15	C	S,O,P	8
Parkinsonia aculeata	Jerusalem- thorn	15	10	U	O	N/A
Phoenix spp.	Date palm	60	25	C	S,T,O,P	8
Pistacia chinensis	Chinese pistachio	60	25	C	S,O,P	8
Platycladus orientalis	Oriental arborvitae	50	10	U	S,O	8
Podocarpus macrophylla	Japanese yew	40	15	C, U	S,T,O,P	8
Podocarpus nagi	Nagi podocarpus	50	20	C, U	S,T,O,P	8
Prunus campanulata	Flowering cherry	20	15	U	S,T,O	8
Pyrus calleryana	Aristocrat pear	40	15	C, U	S,T,O,P	8
Quercus acutissima	Sawtooth oak	60	25	C	S,O,P	8
Robinia pseudoacacia	Locust, black	40	20	C	O	N/A
Salix babylonica	Weeping willow	40	30	C, U	S,O,P	8
Ulmus parvifolia	Chinese elm, Drake elm	40	35	C, U	S,T,O,P	8
Ulmus pumila	Siberian elm	30	15	C, U	S,T,O	8
Washingtonia robusta	Washington palm	80	15	C	S,T,O	8

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	Appropriate Planting Location	Canopy tree = provides larger amount of shading high above ground
S	Street tree	Understory tree = provides lower amount of shading near the ground
T	Tree Grate/Well	
B	Basin Area	
P	Parking Islands	
O	Other Areas including Common Areas and Buffers	

ADDITIONAL COMMENTS:

All trees on the Alachua County Tree List except pines and palms are suitable for reforestation.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 15-06, § 2(Exh. A), 4-14-15; Ord. No. 2016-10, § 2(Exh. A), 6-28-16; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)