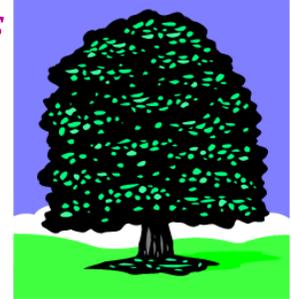


Knowing The Landscape

Landscaping Ordinance Requirements

**City of Sand Springs, Oklahoma
Planning and Development Department
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(918)246-2575**



Landscaping ... The Beauty of It

The City of Sand Springs adopted a community-landscaping ordinance to promote environmental and ecological qualities in future development.

The ordinance is intended to provide a meaningful urban forestation program while recognizing and permitting economically feasible urban land development.

Who Needs to Landscape?

The City's landscaping ordinance applies to all new multi-family residential and commercial developments, as well as similar existing developments with expansion plans exceeding 25 percent of the existing gross floor or lot area.

Landscaping under provisions of this ordinance is not required for the following developments:

- Single-family or duplex homes where only one dwelling is constructed on a lot.
- Damage repairs or restorations for buildings constructed before July 1, 1995.
- Interior remodeling.
- Properties where a detailed landscaping plan has been presented and approved by the Planning Commission as part of a Planned Unit Development.
- Construction of structures other than buildings where the developed area does not increase beyond 30 square feet.
- Barns or similar-type structures on agriculturally-zoned land.

What is Required?

A minimum landscaped strip known as a "street yard" shall be maintained along all abutting streets except at points of vehicular access. Landscaping must cover at least 15 percent of the street yard – which is generally defined as the area between the street pavement and the required building line.

In addition to the street yard, off-street parking areas shall be separated from adjacent residential districts by at least 10 feet of landscaping.

Parking spaces on properties 2.5 acres or less in size must be located no more than 50 feet from a landscaped area containing at least 30 square feet, with a three-foot minimum width or diameter. On properties larger than 2.5 acres, parking spaces must be located no

more than 75 feet from a landscaped area containing a minimum 100 square feet, with a seven-foot minimum width or diameter.

Making a Plan

A landscaping plan shall be a part of any building permit application for the uses described above.

The plan shall include the project or landowner's name; property dimensions; a scale drawing of the site including streets, alleys and utility easements; drainage features; location of landscaped areas and types of plantings; irrigation methods and systems; and an outline of how existing trees will be preserved during construction.

The plan shall be prepared accurately and realistically by a qualified professional. It will become a part of the building permit. Except for trees, all plantings shall be installed and certified by a qualified professional prior to final inspections and issuance of a Certificate of Occupancy. Required tree plantings shall occur within 120 days after issuance of the occupancy permit.

Trees Please!

On properties with a street yard, at least one tree shall be planted or preserved for each 1,500 square feet of required area. For parking areas located outside the street yard, one tree shall be required for each 10 spaces – with a minimum of one tree per landscaped area.

A tree that measures at least six inches in caliper shall be considered as two trees for purposes of compliance.

All trees must be planted in a pervious (water absorbing) area not less than three feet in diameter.

The following minimum tree dimensions are required: Ornamental trees must be not less than six feet in height and one inch in caliper; Conifer and evergreen trees must be not less than five feet in height; Canopy trees must be not less than eight feet in height and 1.5 inches in caliper.

To encourage the preservation of existing mature trees and/or the planting of larger trees, the ordinance offers a 1.5 square-foot reduction from meeting the overall 15 percent street yard or parking area requirement – up to a maximum reduction of 25 percent.

For preserving trees in excess of 12 inches in caliper, a reduction incentive of one required parking space is allowed.

Other Things to Know

Outdoor storage areas for trash, equipment or other materials must be screened by a decorative fence or by solid plantings predominantly of evergreens.

Required landscaping shall not include artificial plantings or trees.

An irrigation system shall be provided to landscaped areas. This can include an underground sprinkler, a drip system, or a hose connection within 100 feet.

Curbing or equivalent barriers shall protect landscaping adjacent to paved areas. Traffic visibility must be maintained.

All plantings must be maintained in a live, healthy state and shall be replaced as necessary to maintain compliance. Landscaped areas must also be kept free of litter and debris.

Questions?

Persons with questions about landscaping plans or overall compliance with the landscaping ordinance should contact the City's Planning and Development Department at (918) 246-2575.

Appeals of the landscaping ordinance's requirements or alternative compliance measures can be made through the City's Planning Commission.



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