

Tree Preservation Advisory Committee Recommendations

Land Use	Canopy Cover Goal	Minimum retention of existing canopy	Canopy cover of required open space	Canopy cover of surface parking lots
Residential (1 or 2 family)	40%	25%	NA	NA
Residential (R1 and R2)	NA	25%	50%	40%
Residential (Multi-family)	NA	25%	50%	40%
Commercial	30%	25%	NA	40%
Industrial	20%	25%	NA	40%
Mixed Use	NA	NA	50%	40%
Downtown	NA	NA	NA	40%
Parking areas without structures	NA	25%	NA	40%

Notes:

- ❑ Credit for tree canopy will be given for the entire development (includes floodplain properties)
- ❑ Residential (one and two family developments) goal of 40% canopy coverage will be reduced to 25% if one tree per residential lot is required for all lots up to 5000 sf in area and one additional tree for each additional 5000 sf or fraction thereof up to a maximum of 9 trees per residential lot. The remaining 25% canopy coverage to be provided in public right of ways, parks, Homeowner Association Lots or boundary street parkways.

- ❑ To remove more than the minimum retention will require a waiver from the Tree Board
- ❑ Significant or large specific trees (24 inches in diameter or 75.5 inches in circumference) can only be removed by permit of the City Forester. Criteria for granting the permit will be one of the following conditions:
 - Removal will be granted if an area 1 ½ times the area of the specific tree’s canopy is retained on the same site. This 1 ½ retention of existing trees should be in excess of the required tree coverage on the site, or
 - Removal will be granted if planting of new tree five (5) times greater in area than the removed specific tree canopy. The addition planting of 5 to 1 shall be in excess of the required tree coverage on the site, or
 - Payment into the tree fund based upon the total diameter of the specific tree times \$125 per inch, or
 - Granted by the Tree Board
- ❑ Minimum retention only applies to land developments of greater than one acre.
- ❑ Calculation of all canopy coverage and retention areas will not include utility right of ways or easements under the rules of the Public Utility Commission.
- ❑ Parking lots or areas, without structures, shall require a permit and be subject to the requirement of 40% canopy.
- ❑ Trees planted to provide canopy coverage shall be a minimum of 3 inches in diameter and will be credited its canopy coverage at normal grow out. These credits are as follows:
 - Large canopy tree (normal crown of 50 foot diameter) – 2000 square feet
 - Medium canopy tree (normal crown of 30 foot diameter) – 700 square feet
 - Small canopy tree (normal crown of 10 foot diameter) – 100 square feet