

CHAPTER 167

SITE PLAN AND LANDSCAPING PLAN REVIEW AND REGULATIONS

167.01 Purpose	167.12 Contents of Site Plan – Written
167.02 Definitions	167.13 Residential Dwelling Standards
167.03 Site Plan Review Committee	167.14 Building Standards
167.04 Status of Zoning Compliance Applications	167.13 Purpose of Landscape Plan Review
167.05 Storm Water Management Plan	167.14 Landscape Plans Required
167.06 Traffic Analysis	167.15 Landscape Design Elements
167.07 Scope of Site Plan Review	167.16 Minimum Tree Coverage
167.08 Site Plan Approval	167.17 New Plant Material
167.09 Relationship of Site Plan Review to the Zoning Regulations	167.18 Maintenance
167.10 Forms and Fees	167.19 Completion of Landscaping
167.11 Contents of Site Plan – Graphic	167.20 Enforcement
	167.21 Recommended Trees
	167.22 Shrubs

167.01 PURPOSE. In order to further promote the safe and efficient use of land and to further enhance the value of property in the City of Anamosa, Iowa, the City Council deems it advisable to establish a Site Plan Review Process for any construction of two thousand five hundred (2,500) square feet or more; or which brings existing gross floor area to 2,500 square feet or more, for which a Construction/Development Permit is required, except for construction of single-family and two-family residential structures or structures accessory thereof. However, Section 167.13 of this ordinance will still apply to single-family and two-family residential structures or structures accessory thereof. Site Plan Review is also required for any parking lot construction of eight (8) or more parking spaces. This review is intended to supplement the review and administrative procedures which are carried out under other City policies or ordinances. The Site Plan Review Process is intended to help ensure that newly developed properties or redeveloped properties are compatible with adjacent development and that safety, traffic; over-crowding and environmental problems are minimized to the extent possible. The Site Plan must include landscaping plans as required by landscaping regulations within this chapter. No Construction/Development Permit shall be issued until Site Plan approval is obtained where applicable. Site Plan Review will also apply to all areas within two miles of the corporate limits of the City, where such development will have an impact on the City's traffic or waterways.

167.02 DEFINITIONS. For the purpose of this chapter, all words defined herein are in addition to all words defined in Chapter 165 (Zoning) of this Code of Ordinances:

1. "Berm" means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

2. “Deciduous trees” are generally those trees which shed their leaves annually, such as Ash, Sycamore, Willow, etc.

3. “Evergreen trees” are generally those trees which do not shed their leaves annually, such as Pine, Spruce, Juniper, etc.

4. “Grass, native” means any species of perennial grass other than those designated as noxious weeds by the State of Iowa, Department of Natural Resources.

5. “Grass, turf” means a species of perennial grass grown as permanent lawns or for landscape purposes as distinguished from those species grown for agricultural or commercial seed purposes.

6. “Ground cover” means landscape materials, or living low growing plants other than turf grass, installed in such a manner so as to form a continuous cover over the ground surface.

7. “Landscape easement” means that portion of land dedicated to the City in residential zoning districts by the owner of the property for planting and maintenance of required street trees.

8. “Landscape material” consists of such living material as trees, shrubs, ground cover/vines, turf grasses, and non-living material such as: rocks, pebbles, sand, bark, brick pavers, earthen mounds (excluding pavement), and/or other items of a decorative or embellishment nature such as fountains, pools, walls, fencing, sculpture, etc.

9. “Landscaped buffer” means an area of landscaping separating two (2) distinct land uses, or a land use and a public right-of-way, and acts to soften or mitigate the effects of one land use on the other.

10. “Landscaped open spaces” means all land area within the property lines not covered by building or pavement.

11. “Landscaping” means the modification of the landscape for an aesthetic or functional purpose. It includes the preservation of existing vegetation and the continued maintenance thereof together with grading and installation of minor structures and appurtenances.

12. “Large trees” generally include those species of trees that reach a height of fifty (50) feet or taller at maturity.

13. “Medium trees” are generally thirty-five (35) to fifty (50) feet in height at maturity.

14. “Multi-family structures” means any structures with three (3) or more dwelling units.

15. “Screen” means an area of planting which provides an effective visual barrier.

16. “Shrubs” means any self-supporting, woody plant of a species, which normally grows to an overall height of less than fifteen (15) feet in this region.

17. “Small trees” are generally thirty-five (35) feet or less in height at maturity, including ornamental flowering trees and “patio” trees.

18. “Street tree planting area” means the area of development site that lies between the street right-of-way line and the edge of the street curb parallel to the street. This land is publicly owned but is often used for street tree planting and maintenance.

19. “Street tree” means any tree located within the City right-of-way or landscape easement on either side of all streets, avenues, or ways, or within fifteen (15) feet of the street pavement in a development with private streets (as described in Chapter 150 of this Code of Ordinances).

20. “Trees” means any self-supporting, woody plant of a species that normally grows to an overall minimum height of ten (10) feet in this region.

21. “Yard tree” means any tree which is not a street tree as defined in the appropriate subsection.

167.03 SITE PLAN REVIEW COMMITTEE. The review of Site Plans will consist of administrative review by the Zoning Administrator and the Director of Public Works. Said review will be forwarded onto the City Council for approval.

167.04 STATUS OF ZONING COMPLIANCE APPLICATIONS.

1. Except for those residential structures previously noted, every application for a Construction/Development Permit for new construction of gross floor area of two thousand five hundred (2,500) square feet or more, or which brings existing gross floor area to 2,500 square feet or more, excluding basements, shall be forwarded to the Development and Construction Committee along with the Zoning Administrator’s review recommendation for the Committee’s review. Further, where multiple Construction/Development Permits are requested for new construction, the total of which exceeds two thousand five hundred (2,500) square feet, a Site Plan shall also be required. The application for a Construction/Development Permit for construction or reconstruction that has as part of that Permit a parking lot containing eight (8) or more parking spaces shall submit a Site Plan for review. Application for Construction/Development Permits for construction or reconstruction of single-family or two-family residential structures or structures accessory thereto shall not be subject to the Site Plan Review.

2. Any development on a site of two (2) acres or more in size shall have a storm water management plan and traffic analysis included in their Site Plan.

167.05 STORM WATER MANAGEMENT PLAN. Those developments that are applicable under this section of the Code shall be required to retain/detain storm water run-off on their site with a controlled outlet. Water shall not flow from the site at a rate greater than what was there prior to the development or not greater than what standards are adopted by the City Council or in absence thereof, the City Engineer's recommendation. Storm Water Management Plan should be compatible with Plan as submitted with Preliminary and/or Final Plat.

167.06 TRAFFIC ANALYSIS. Traffic analysis shall include:

1. Projected number of trips estimated for daily and peak traffic levels.
2. Projected traffic flow patterns.
3. Impact on traffic upon abutting roads in relation to their capacity.
4. Combined traffic impact of approved but not yet constructed projects within the City.

If, in the Committee's judgment, the Construction/Development Permit application does not contain sufficient information to enable the Committee to properly discharge its responsibilities, the Committee may request additional information from the applicant. No Construction/Development Permit shall be issued by the Zoning Administrator until Site Plan approval has been granted, either by the Committee or by the City Council, as provided in this chapter.

167.07 SCOPE OF SITE PLAN REVIEW. The Construction and Development Committee, when evaluating Site Plans, will review:

1. Traffic and parking layout so as to:
 - A. Minimize dangerous traffic movements.
 - B. Achieve efficient traffic flow.
 - C. Provide for the optimum number of parking spaces and loading area, while maintaining City design standards.
 - D. Separate loading/delivery areas from pedestrian movement where possible.
 - E. Separate parking from access drives if possible.
 - F. Each lot shall have sufficient access for emergency vehicles.

- G. Site to site access along cross access easements and/or frontage roads should be provided where feasible so as to minimize curb cuts.
2. Landscaping, so as to:
- A. Maintain existing mature trees and shrubs, that are listed with the City's recommended trees and shrubs list, to the maximum extent practicable.
 - B. Buffer adjacent incompatible uses; size of the buffer:
 - (1) Size of buffer (living material) between Commercial and Residential – no less than 50 feet wide.
 - (2) Size of buffer (living material) between Commercial and Industrial – no less than 50 feet wide.
 - (3) Size of buffer (living material) between Industrial and Residential – no less than 100 feet wide.

Use of manmade screening (i.e., fence) along with living material may reduce the widths between the uses. Width of buffers may be adjusted depending on material used, both manmade and living. Plantings shall not be any less than specified in "New Plant Material" Section for medium and long deciduous, conifer and upright evergreens.

- C. Screen unsightly activities from public view; this may be living or manmade screening. If the screen is manmade, it should be architecturally integrated into the design of the building.
- D. Break up large expanses of paving with plant material. Shade trees must be from City's approved list, shall be planted along commercial arteries and within commercial development areas where possible. Within parking lots there should be at least one landscaped island equal to the size of a parking space for every 20 parking spaces provided. A site plan may combine islands into fewer larger islands.
- E. Provide an aesthetically pleasing landscaping design including around all ground signs.
- F. Provide hardy plant materials and landscaping designs that can withstand Anamosa's climate.
- G. All required landscaping shall be maintained in proper condition and replaced when necessary.

3. Specific District Guidelines. The following guidelines shall apply when practical and reasonable in each case being considered by the Committee:

- A. Commercial Development.
 - (1) Separate parking for service vehicles from shoppers' cars.
 - (2) Screen service/loading area from adjacent residential development and public right-of-way.
 - (3) Put signs and light poles in landscaped areas where possible.
 - (4) Require stacking room at driveway/street intersection where possible.
 - (5) Separate buildings from pavement with landscaping and/or walkways.
 - (6) Create a landscape setback between road and parking. New developments within a C-2 or Industrial Zonings, landscaping shall be required and setback at least 5 feet from right-of-way.
 - (7) Make retention ponds an open space asset.
 - (8) Require that lighting stays upon the property in a pleasing compatible manner.
- B. Industrial Development.
 - (1) Create a landscape setback or screening between road parking.
 - (2) Make retention ponds an open space asset.
 - (3) Require landscaping in front of fence screening of outdoor storage.
 - (4) Require design of large planted medians at park entry.
 - (5) Discourage dogleg intersections.
 - (6) Screen and berm from adjacent non-industrial uses and zoning districts.
 - (7) Require that lighting stays upon the property in a pleasing compatible manner.

167.08 SITE PLAN APPROVAL. If the Anamosa City Council approves the Site Plan submitted to them, a Construction/Development Permit may then be issued, provided that all other requirements of all other applicable City codes and ordinances are satisfied.

167.09 RELATIONSHIP OF SITE PLAN REVIEW TO THE ZONING REGULATIONS. The procedures prescribed by these guidelines are not intended to be a substitute for, or to have any bearing upon, any procedures required under the Zoning Regulations of the City. If a proposed Site Plan involves the granting of a Special Exception or a Variance from the requirements of the Zoning Regulations, the Development and Construction Committee may review the Plan in advance of the Zoning proceedings and may make findings on the assumption that the Special Exception or Variance will be granted. However, such findings shall not constitute a position by the City or by any employee of the City in support of the petitioner's application for a Special Exception or a Variation and shall not be received in evidence in any proceedings before the Zoning Board of Adjustment. The report of the Development and Construction Committee in such cases shall be submitted to the Board of Adjustment concurrently with the application.

167.10 FORMS AND FEES. Application forms for Site Plan Review shall be established. All applications shall be filed in duplicate. One (1) copy shall, upon completion of review, be returned to the applicant and one (1) shall remain in the records of the City. Fees for Site Plan Review applications shall be established by Resolution of the Anamosa City Council.

167.11 CONTENTS OF SITE PLAN – GRAPHIC. The Site Plan shall include one (1) or more appropriately scaled maps or drawings of the property clearly and accurately indicating the following:

1. Complete property dimensions.
2. The location, grade and dimensions of all present and/or proposed streets ROWs, easements, utilities, lighting or other paved surfaces and engineering cross-sections of proposed new curbs and pavement. This requirement may be waived by the Zoning Administrator if found to be unnecessary.
3. Complete parking and traffic circulation plan, if applicable, showing location and dimensions of parking stalls, dividers, planters or similar permanent improvements; and perimeter screening treatment, including landscaping.
4. Location and full dimensions of all buildings or major structures, both proposed and existing, showing exterior dimensions, number and area of floors, location number and type of dwelling units, and height of buildings.
5. Existing and proposed contours of the property taken at regular contour intervals not to exceed five (5) feet, or two (2) feet if the Zoning Administrator determines that greater contour detail is necessary to satisfactorily make the determinations required by these regulations. This requirement may be waived by the Zoning Administrator if found to be unnecessary.

6. The general nature, location and size of all significant existing natural and manmade land features, including but not limited to, sidewalks, tree or bush masses, all individual trees over four (4) inches in diameter, grassed areas and soil features, terraces, and all streams or other permanent or temporary bodies of water.

7. A location map or other drawing at appropriate scale showing the general location and relation of the property to surrounding areas, including, where relevant, the zoning and land use pattern of adjacent properties, and existing street system in the area and location of nearby public facilities. This requirement may be waived by the Zoning Administrator if found to be unnecessary.

8. Additional graphic information as may be required by the Zoning Administrator to make determinations required by these regulations.

167.12 CONTENTS OF SITE PLAN – WRITTEN. All Site Plans shall include a report or narrative containing the following:

1. Legal description and address of the property.
2. Name, address and phone numbers of the property owners.
3. Name, address and phone numbers of the developers or contractors, if different than the owners, if available.
4. Proposed uses.
5. Data clearly identifying the following: existing and proposed total number and types of dwelling units on the property; number and type of all structures or buildings, whether residential or nonresidential; total area of the property; number of dwelling units per acre; and total floor area of each building.
6. Proposed landscaping plan indicating plant types, number and timing for installation.
7. Existing zoning classifications of the property.
8. Existing and proposed type and number of parking spaces on the property.
9. A photometric plan showing proposed light levels for development measured in foot candles. This should, at minimum, show light intensity at the property line, brightest point and average light intensity.

167.13 RESIDENTIAL DWELLING STANDARDS. All dwelling units and accessory buildings as defined under Chapter 165 shall meet the following minimum standards:

1. The minimum dwelling width shall be 22 feet at the exterior dimension.

2. All dwelling units, including attached garages, shall be placed on a permanent frost-free perimeter foundation. A permanent frost-free perimeter foundation is one having footings below the frost line and a continuous foundation wall of concrete, concrete block, or stone. The permanent foundation for a manufactured home, however, may be a pier footing foundation system designed and constructed to be compatible with the structure and the conditions of the site; provided, however, (1) the footings for the pier foundations are placed below the frost line and (2) the manufactured home is skirted with construction materials giving the appearance of a poured concrete, cement block or stone foundation to insure visual compatibility with surrounding residential structures. Ground level additions to a dwelling unit that are served by the dwelling unit's principal heating source require permanent frost-free perimeter foundations. Other enclosed additions to dwelling units may have a pier footing foundation system provided (1) the footings for the pier foundations are placed below the frost line and (2) no pier footing foundations are placed in the front yard of the lot upon which the dwelling is situated. A permanent foundation shall not include footings for steps, porches, decks or stoops.

3. All dwelling units shall provide for a minimum of 800 square feet of ground floor space.

4. Have for the exterior wall covering either:

- A. Wood or masonry finish or its appearance, and/or;
- B. Vertical or horizontal grooved siding or lap siding or its appearance.
- C. All skirting covering pier footings or converted mobile homes shall be visually compatible with adjacent residential structures.

5. No structures within residential districts shall use non-colored sheet metal, corrugated, or flat metal to cover its exterior walls or roof. In addition, the use of vertical colored metal siding is prohibited. Use of standing seam colored metal roofing is permitted.

167.14 BUILDING STANDARDS.

1. The following building standards shall apply to the C-1 District:

- A. No structures as defined under Chapter 165 within this district shall use non-colored sheet metal, corrugated, or flat metal to cover its exterior walls or roof. In addition, the use of vertical colored metal siding is prohibited.

2. The following building standards shall apply to the C-2, M-1 and M-2 Zoning Districts:

- A. No structures as defined under Chapter 165 within this district shall use non-colored sheet metal, corrugated, or flat metal to cover its exterior walls or roof.

167.15 PURPOSE OF LANDSCAPE PLAN REVIEW. The regulations covering landscape plan review are intended to provide uniform standards for the development and maintenance of landscaping on private property and public right-of-way. Landscaping improves livability of residential neighborhoods; it enhances the appearance and customer attraction of commercial area; it increases property values; it improves the compatibility of adjacent uses; it screens undesirable views; and it can reduce air and noise pollution. The intent of these regulations is to achieve a reasonable balance between the right of individuals to develop and maintain their property in a manner they prefer and the right of the City residents to live, work, shop, and recreate in pleasant and attractive surroundings. The results of this effort will be the strengthening of the economic stability of Anamosa's business, cultural and residential areas. The intent of these regulations is to work with new construction and new subdivisions. The intent is to also regulate plantings within the public right-of-way. In addition, the intent of this chapter is to prevent plantings which would jeopardize the safety of vehicles, property and most importantly people. It is not the intent of this chapter to regulate existing developed private property except in areas as stated within this chapter.

167.16 LANDSCAPE PLANS REQUIRED. The landscape plan requirements of the Tree and Landscaping Regulations Ordinance are as follows:

1. A preliminary landscape plan shall be submitted in support of all preliminary plans. A final landscape plan shall be submitted in support of all final plans. These landscape plans shall be designed and signed by a registered landscape architect/landscape professional (Landscape Business minimum of 3 years) and must be approved by the Zoning Administrator.

2. New residential subdivisions will show requirements for all lots to have approved trees planted within one (1) year after structure is completed. As a minimum, for each lot an approved tree must be planted in the front or front side yard and rear yard or rear side yard. Said requirement shall be part of the subdivision covenants.

3. A landscape plan is required for all residential except single and two-family dwellings, commercial, professional office and industrial developments, redevelopments, additions or changes in usage. When same is adjacent to a residentially zoned area, a landscape plan showing a landscape buffer between the different zoned areas is required. All preliminary and final landscape plans shall have the following information:

- A. North point and scale.
- B. Topographic information and final grading adequate to identify and properly specify planting for areas needing slope protection.
- C. The location, size, and surface of materials of all structures and parking areas.
- D. The location, size, and type of all above-ground and underground utilities and structures with proper notation where appropriate, as to any safety hazards to avoid during landscape installation.
- E. The location, type, size, and quantity of all proposed landscape materials, along with common and botanical names of all plant species. The size, grading, and condition shall be specified according to American Association of Nurserymen Standards.
- F. The location, size, and common name of all existing plant materials to be retained on site.
- G. Mature sizes of plant material shall be drawn to scale and called out on plan by common name or appropriate key.
- H. The location of all trees ten (10) inch caliper or larger measured ten (10) inches above ground level on the site.
- I. The location of all significant stands of trees on the site.
- J. Documentation to show that loading spaces and all above-ground utility structures and ground mounted mechanical equipment shall be adequately screened. This includes building mounted utility and mechanical equipment.

167.17 LANDSCAPE DESIGN ELEMENTS. The following basic design elements shall be used in the preparation of a landscape plan:

1. Landscaping shall be used to provide an interesting open space and to break the visual impact of parking areas.
2. Encourage trees and landscape vegetation to screen unsightly views, soften hard architectural lines, frame buildings and views, and buffer between contrasting or lower land uses.
3. Planting design shall coordinate appropriate new plant materials and other environment requirements.

4. The overall quality of existing landscape material shall be considered and treated in the planting design in a similar manner to new landscape material.

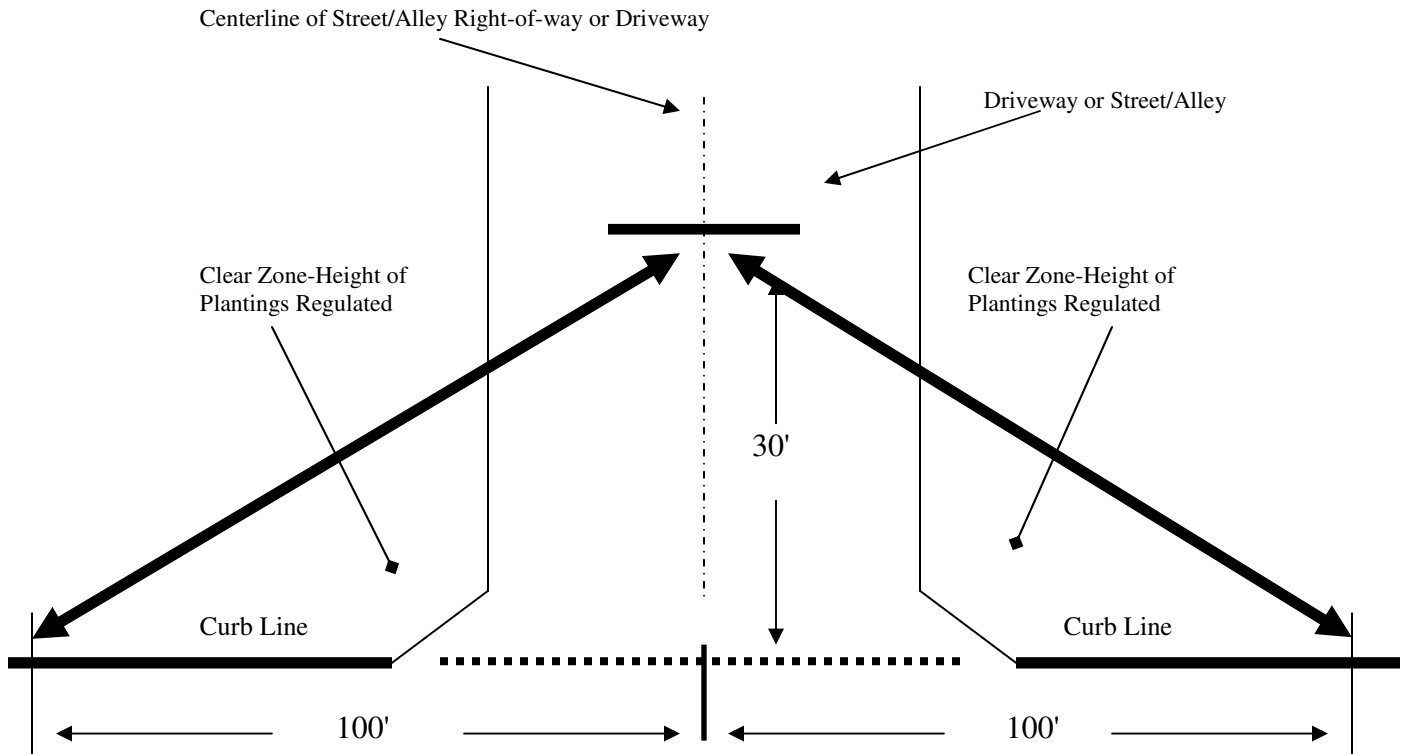
5. Service areas and facilities shall be screened from major points of pedestrian access of all buildings and from the public right-of-way.

6. Landscape materials shall be selected and arranged to prevent blocking or obscuring night lighting of pedestrian ways at any stage of growth.

7. Plantings at intersections or driveway entrances off a public or private street shall be arranged to allow a permanent safe sight distance. No plantings, with an ultimate mature height exceeding eighteen (18) inches, shall be planted within the required sight-distance landscape setback triangle.

8. If plantings occur that are determined to be a safety hazard due to restrictions of sight distance, property owner shall be notified by the Public Works Director or Chief of Police to abate hazard. Said notification shall be such as to give property owner sufficient time to abate hazard. If hazard is not abated after proper notification, Public Works Director shall cause said hazard to be removed and removal and administrative cost shall be born by property owner.

SIGHT-DISTANCE LANDSCAPE SETBACK TRIANGLE



9. Trees or shrubs shall not be planted under existing or planned utility lines when their ultimate height will interfere with the lowest line.

10. Trees and shrubs shall not be planted over underground drainage lines and shall be placed far enough away from the storm and sanitary sewers and water lines to avoid roots entering the lines.

11. Boundary landscaping may be required along all property lines.

12. The design shall serve to preserve, protect, and enhance existing trees and natural landscape areas on the site.

167.18 MINIMUM TREE COVERAGE. The following landscape materials are required as a minimum requirement for all zoning districts, except for the C-1 Zoning District:

1. One (1) street tree per fifty (50) feet, or portion thereof, of street frontage, public or private, shall be required within the public right-of-way abutting said street frontage. Said trees need not be placed evenly at 50-foot intervals. Street Plantings shall follow Chapter 150 of this Code of Ordinances.

2. The following rules and regulations shall govern the planting of street trees in all zoning districts. Maintenance of street trees shall be the responsibility of the property owner.

A. One medium or large street tree per fifty (50) feet of public or private street frontage shall be required to be planted. Plantings shall follow Chapter 150 of this Code of Ordinances.

3. In addition to the required street trees within all the zoning districts, based upon street frontage, eight (8) yard trees shall be required per acre of usable open space. These trees may include trees planted in parking lots and all other required plantings.

167.19 NEW PLANT MATERIAL. The installation size and regulations for all new landscape materials are as follows:

1. Medium and Large Deciduous Shade Trees – one (1) to one and one-half (1½) inch caliper, as measured six (6) inches above the ground as specified by the American Association of Nurserymen.

2. Small Deciduous or Ornamental Trees – six (6) to eight (8) feet in height as specified by the American Association of Nurserymen, with the exception of true dwarf species.

3. Conifers – five (5) to six (6) feet in height.

4. Upright Evergreen Trees – five (5) to six (6) feet in height as specified by the American Association of Nurserymen, except for true dwarf varieties.

5. Shrubs (Deciduous and Conifer, Including Spreader and Globe Tree Forms) – size optional as determined by applicant.

6. Primary Lawns – those essential to the use and appearance of a home or development and usually intended for regular mowing. Shall be planted according to good local horticultural practices with locally acceptable lawn grasses by seeding, sodding, plugging, or sprigging in a manner, which will result in a satisfactory stand of permanent grass. Where the area is not to be mowed, an acceptable permanent ground cover may be used.

7. Secondary Lawns – those consisting of large open spaces maintained as meadows and only occasionally mowed and rear areas of developments, where fine quality lawns are of secondary importance, shall be planted with grass or other ground cover appropriate to the location and intended use.

8. Ground Cover – ground cover plants shall be of good quality, appropriate form, growth habit, and ultimate size to fulfill intended use.

9. Restricted Location – no trees or shrubs shall be planted within the public or private street right-of-way without a permit approved by the Public Works Director for the City.

167.20 MAINTENANCE. The maintenance regulations for all landscaping vegetation are as follows:

1. All landscaping materials depicted on approved landscape or final plans shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter and fertilizing.

2. The developer, successor, subsequent owners of their agents shall be responsible for continuous maintenance of all plant materials.

3. The City shall have the authority to require that dead trees, shrubs and plants on commercial or industrial sites be replaced within the next planting season at the property owner's sole cost and expense.

4. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public grounds, parks, and rights-of-way as may be necessary to ensure public safety.

5. The City shall have the authority to prune, maintain and remove trees, plants and shrubs located upon private property which cause an obstruction to public travel along streets, sidewalks, or impair vision of traffic signals or prevent the proper sight distance at intersections.

6. The City shall have the right to cause removal of any dead or diseased trees, plants, or shrubs on private property within the City, when such trees, plants and shrubs constitute a safety hazard because of site restrictions to

vehicle traffic, hazard to life and property, or harbor insects of disease which constitute a potential threat to other trees, plants, or shrubs within the City. The City's Public Works Director, or any authorized representative, will notify, in writing, the owners of such trees. Said owner at his or her own expense shall do removal within thirty (30) days after date of service of notice. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the property owner or have same on the owner's property tax notice.

167.21 COMPLETION OF LANDSCAPING. When the final landscape plan is submitted, a date for completion of all plantings and related work shall be included on the plan. Landscaping shall be installed and completed prior to the issuance of a Certificate of Occupancy, weather permitting. In periods of adverse weather conditions, an irrevocable letter of credit will be accepted for the completion of necessary landscaping, said letter of credit to be equal to one and one-half (1½) times the cost of the landscaping to be completed. A cost estimate for landscaping not installed at the time shall be presented to the City Council for approval. Letters of credit will not be released until all planting and finish materials shown on the approved landscape plan are installed and accepted.

167.22 ENFORCEMENT. Regulations for enforcement of the landscape requirements are as follows:

1. When in the opinion of the Director of Public Works, or an authorized representative, landscaping has not been installed, maintained, or replaced to comply with the approved final or landscape plan, and then said official shall issue a written order to the alleged violator. The order shall specify the sections of the Code of which the individual is in violation.

2. All landscaping on public or private property shall be subject to periodic inspection by the Director of Public Works, or an authorized representative, to detect diseased, dead, or hazardous shrubs, trees, or plants.

167.23 RECOMMENDED TREES. No list of recommended trees is ever complete or static. New species and cultivars are developed and will prove useful, while old standards will be phased out. The following list, taken from Iowa State University Extension Service Bulletin, should provide a broad selection of trees proven to be tough and attractive. The following is a list of trees that are acceptable and not acceptable:

Recommended Street Trees

<i>Acer Platanoides & Saccharum</i>	Norway Maple, Black Maple, Red Maple, Sugar Maple
<i>Carya ovata</i>	Shagbark Hickory
<i>Celtis occidentalis</i>	Hackberry
<i>Corylus colurna</i>	Turkish Filbert
<i>Franxinus Spp.</i>	White Ash, Eurpoean Ash, Green Ash, Blue Ash
<i>Gleditsia triacanthos Var. inermis</i>	Thornless Common Honeylocust
<i>Quercus Spp.</i>	White Oak, Swamp White Oak, Hills Oak, Shingle Oak, Bur Oak, Chinkapin Oak, English Oak, Red Oak, Black Oak
<i>Taxodium distichum</i>	Bald Cyprus
<i>Titlia Spp.</i>	American Linden, Littleleaf Linden, Redmond Linden, Eurpoean Linden
<i>Ulmus "Regal"</i>	Regal hybrid Elm

Unacceptable Street Trees:

<i>Ginkgo bilboa (Female)</i>	Female Ginkgo
<i>Betula papyrifera</i>	Paper/White Birch
<i>Maculara pomifera</i>	Osage Orange, Hedge Apple
<i>Malus Spp.</i>	Apples, Crabapples
<i>Populus Spp.</i>	Poplars, Cottonwoods, Aspen
<i>Prunus Spp.</i>	Cherries, Plums

Recommended Plant Materials For Detention Areas

<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Betula nigra</i>	River Birch
<i>Franxinus quadrangulata</i>	Blue Ash
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
<i>Jaglans nigra</i>	Black Walnut
<i>Quercus bicolor</i>	Swamp White Oak
<i>Taxodium disfichum</i>	Bald Cyprus

167.24 SHRUBS. Shrubs are not acceptable plants in the street right-of-way setback triangle. Any other plantings or ground cover planted in the street right-of-way setback triangle shall not attain a height greater than eighteen (18) inches at maturity.

(Ch. 167 added by Ord. 718 – Sep-04 Supp.)