



City of Bryant

Landscaping Ordinance

Revised 2/23/00

City of Bryant
Landscaping Ordinance

Table of Contents

SECTION 1	PURPOSE	2
SECTION II	APPLICABILITY	2
SECTION III	DEFINITIONS	2
SECTION IV	MINIMUM LANDSCAPING CRITERIA	4
SECTION V	PLANT MATERIAL SELECTION	5
SECTION VI	MAINTENANCE	7
SECTION VII	PLANNING COMMISSION APPROVAL	7
SECTION VII	ENFORCEMENT	7

LANDSCAPING ORDINANCE

CITY OF BRYANT

SECTION I PURPOSE

The purpose of this regulation is for the City of Bryant to establish minimum standards for the provision, installation, and maintenance of landscape grading, planting, and compliment the zoning regulation in order to achieve a more healthy, beautiful and safer community in the following subject areas.

SECTION II APPLICABILITY

This landscape regulation applies to all public, private, and institutional development, expansions and redevelopment after the effective date of this ordinance except the construction of an individual single-family detached dwelling on a lot of record where the subdivision of land process is not involved. Further, the applicant for a building permit for the rehabilitation of a structure or parking lot when the cost of the rehabilitation exceeds the existing value of the structure or parking lot by fifty (50) percent or more shall, make the landscaping become conforming.

SECTION III DEFINITIONS

Words in the text or tables of the ordinance shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary shall prevail. In any case, the office of the Zoning Enforcement in Bryant shall have the right to interpret the definition of the word.

Definition Terms

Berm: A mound of earth designed to provide visual interest, screening of areas, and to reduce noise.

Buffer or Buffer Yard: A combination of physical space and vertical elements, such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Caliper: The diameter of tree trunks expressed in inches as determined by an instrument designed to measure the diameter of cylindrical objects.

Deciduous: A plant with foliage that is shed annually.

Evergreen: A plant with foliage that persists to the extent that it is never bare lomed.

Landscaping: A design of any combination of living plants and nonliving material such as rocks, pebbles, sand, mulch, walls, fences suggested for use in this ordinance to screen or beautify specific areas.

Mulch: Nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Nonconforming Landscaping: areas that were established in and around Bryant prior to the adoption of this landscape ordinance that are not landscaped in accordance with at least the minimum requirements of this ordinance.

Opaque Fence: A fence that is constructed of materials in such a way that light and thus visibility is not transmitted through the fence.

Ornamental Tree: a tree planted primarily for its beauty value as opposed to its function of shade of screening even though it may perform all three functions.

Plant Unit: The number of grouping (spacing) of landscaping materials for a landscape variable as outlined by this ordinance.

Screen: An arrangement of plants, berms, fences, or walls or combinations of these and other elements designed and situated to reduce the impact of noise and visual intrusions.

Separation: An area between a street or other improvement and a parking lot to be used as a beautification area and buffer.

Shade Tree: Usually a deciduous tree - rarely an evergreen-planted primarily for its overhead canopy to produce shade.

Shrub: a woody plant, smaller at maturity than mature trees, characterized by a dense stem pattern and may be multiple trunked with foliage from the ground up.

Specimen Tree: A particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.

Street: A public thoroughfare for vehicle travel.

Woodlands, Existing: Existing trees and shrubs on a site contemplated for development which may be considered to accomplish the same general

function as those required for the landscape plan of the contemplated development.

Zoning Definitions: The definitions in the City of Bryant zoning regulation - applies to this ordinance.

Zoning Regulation: That part of the City of Bryant zoning regulations pertaining to planting, landscaping, and beautification.

SECTION IV: MINIMUM LANDSCAPING CRITERIA

	Residential Subdivision	C-1	C-2	PUD
Trees	N/A	1 each 1/3 acre or Fraction	1 each 1/2 acre or Fraction	X*
Evergreens	N/A	1/ 2,000 Sq. Ft.	1/ 2,000 Sq. Ft.	X*
Bedding Plants or Ground Cover in Containment	Primary Entrance must be Landscaped	100 Sq. Ft. Minimum	100 Sq. Ft. Minimum	X*
Lawn (Grass)	N/A	Options	Options	X*
Open Space Natural or Landscaping	100 Sq. Ft./Lot	N/A	N/A	X*

* Landscape design must be approved

- No Planting within 5 feet of a fire hydrant.
- Spacing will be 40' between trees.
- Tree must be a minimum 3" in diameter @ the base and 12'+ tall.
- Existing trees meeting the minimum size can be counted to meet the criteria.
- No trees can be planted within thirty-foot (30') of a property corner or driveway.
- Shrubs along street right-of-way lines cannot exceed thirty inches (30") in height.
- Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

SECTION V. PLANT MATERIAL SELECTION

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

1. Primary List:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Flowering Bradford Pear	Pyres Calleryana "Bradford"
Ginkgo (male)	Ginkgo bilaba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus Taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus acutissima
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos

*Evergreen trees

2. Secondary List:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
American Holly*	Ilex opaca
Crab Apple	Malus spp.
Crepe Myrtle	Lagerstoemia indica
Dogwood	Comus florida
Hawthorn	Crataegus opaca
Redbud	Cercis Canadensis
River Birch	Betula nigra
Southern Magnolia*	Magnolia grandiflora
Swamp Red Maple	Acer reburn
Water Oak	Quercus nigra
Weeping Willow	Salix babylonica

*Evergreen Trees

B. Trees/shrubs on public rights-of-way
All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public tight-of-way,

C. Shrub Species

The following list of shrubs, are those which have been found to be best suited to this area and yet requiring the least amount of maintenance. This list, along with the secondary list, are those shrubs which may be planted in the required landscape area. Additional selective shrubs may be substituted when proven to be hearty in this region.

1. Primary List:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
Evergreen Hollies	Ilex species
Nandina	Nandina domestica

2. Secondary List:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
Abelia	Abelia grandiflora
Boxwood	Busus sempervirens
Chinese Photinia	Photinia serrulata

Note: Secondary listed shrubs require increased maintenance

D. Grasses

1. The following grasses may be used to comply with this ordinance:

Mayer Z-52	Zoysia
Bermuda Grass	Bermuda Grass hybrids
Centipede	St. Augustine
Fescue	

2. The Grasses listed in subsection (1) above are the more commonly used grasses adjacent to vehicular use areas.

E. Ground Covers

1. The following primary list of ground covers are recommended for use to comply with this ordinance.

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
DwarfNandina	N. domestica "Harbour Dwarf"
Junipers	Juniperus species
Liriope	Liriope Muscari
Memorial Rose	Rosa Wichuraiana
Mondo Grass	Ophiopagon japonicus
Periwinkle	Vinca minor
Spreading Euonymus	E. fortunei "Radicans"

2. Secondary List: (This list can be used but must be confined to a bed.)

COMMON NAME

Carolina Jessamine
Dwarf Bamboo
English Ivy
Honeysuckle

SCIENTIFIC NAME

Gelsemium sempervirens
Arundinaria pygmaea
Hedera Helix
Lonicera sempervirens

SECTION VI MAINTENANCE

- A. The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be replaced.
- B. The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curblineline or backslope line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.
- C. If the owner of land thus situated as in (2) above, neglects or refuses to maintain the areas as proscribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

SECTION VII PLANNING COMMISSION APPROVAL

The City of Bryant Planning Commission will review and act on all landscaping proposals at the time building plans are submitted and in the case of subdivision at the preliminary plat submittal.

A certificate of occupancy will not be issued for a commercial establishment nor will the final subdivision plat be approved until landscaping requirements are satisfied.

SECTION VIII ENFORCEMENT

The code enforcement officer of the City of Bryant will enforce this ordinance and issue citations as authorized by law.