

**TITLE 12**

**PARKS AND RECREATION**

Chapters:

- 12.04 Greenland City Park
- 12.21 Development Standards – Landscaping and Water Use

**CHAPTER 12.04**

**GREENLAND CITY PARK**

Sections:

- 12.04.01 Alcoholic beverages banned
- 12.04.02 Property destruction prohibited
- 12.04.03 Motor vehicles prohibited
- 12.04.04 Penalty

12.04.01 Alcoholic beverages banned That it is hereby a violation of this ordinance for any person to possess or consume alcoholic beverages in the City Park of the city of Greenland, Arkansas. (Ord. No. 103, Sec. 1.)

12.04.02 Property destruction prohibited That it is hereby a violation of this ordinance for any person to damage or destroy any public property located in the City Park of the city of Greenland, Arkansas. (Ord. No. 103, Sec. 2.)

12.04.03 Motor vehicles prohibited That it is a violation of this ordinance for any person to operate any vehicles or other means of transportation, which is driven by a gasoline or diesel powered engine on the ground of the City Park without having first secured permission from the city of Greenland, Arkansas. For the purpose of this ordinance, authorization may be given by the Mayor or by the Recorder/Treasurer. (Ord. No. 103, Sec. 3.)

12.04.04 Penalty Anyone found to be in violation of this ordinance shall be fined in an amount of not more than One Hundred Dollars (\$100.00) for each violation. (Ord. No. 103, Sec. 4.)

## CHAPTER 12.08

### DEVELOPMENT STANDARDS – LANDSCAPING AND WATER USE

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12.21.01 Purpose The purpose of this chapter is to preserve the aesthetic character of communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to promote water efficiency; to promote native wildlife; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for residential zones by:

- A. Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- B. Providing physical separation between residential and non-residential areas;
- C. Providing visual screens and barriers as a transition between differing land uses;
- D. Retaining existing vegetation and significant trees by incorporating them into the site design;

- E. Providing increased areas of permeable surfaces to allow for:
  - 1. Infiltration of surface water into groundwater resources;
  - 2. Reduction in the quantity of storm water discharge; and
  - 3. Improvement in the quality of storm water discharge;
- F. Encouraging the use of native plant species by their retention or use in the landscape design;
- G. Encouraging the use of a diversity of plant species which promote native wildlife habitat. (Ord. 270, 2008).

12.21.02 Application Except for communication facilities all new development listed in G.M.C. 12.21.03 or any business which changes ownership (requiring a new business license) or any existing business which alters/modifies/remodels their existing business so as to require a building permit shall be subject to the landscaping provisions of this chapter, provided that specific landscaping and tree retention provisions for uses established through a conditional use permit, a special use permit, or an urban planned development application shall be determined during the applicable review process. (Ord. 270, 2008).

12.21.03 Land use grouping To facilitate the application of this chapter, the land uses of G.M.C. chapter 21.08 have been grouped in the following manner:

- A. Residential development refers to those uses listed in Greenland Municipal Code (G.M.C.) 14.12.01 and 14.12.02
- B. Commercial development refers to those uses in G.M.C.14.12.03:
- C. Industrial development refers to those uses listed inG.M.C.14.12.04:
- D. Institutional development refers to those uses listed in G.M.C.\_\_\_\_\_:
- E. Utility development refers to those uses listed in G.M.C. \_\_\_\_\_:
- F. Uses that are not listed in subsections A. through E. of this section shall be subject to landscaping and tree retention requirements as specified in any applicable review of a conditional use or special use permits. (Ord. 270, 2008).

12.21.04 Landscaping - Screen types and description The three types of landscaping screens are described and applied as follows:

- A. Type I landscaping screen:

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1. Type I landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and nonresidential areas.
  2. Type I landscaping shall minimally consist of:
    - a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
    - b. Between 70 and 90 percent evergreen trees;
    - c. Trees provided at the rate of one per 10 linear feet of landscape strip and spaced no more than 30 feet apart on center;
    - d. Evergreen shrubs provided at the rate of one per linear four feet of landscape strip and spaced no more than 8 feet apart on center; and
    - e. Ground cover pursuant to G.M.C. 12.21.090;
- B. Type II landscaping screen:
1. Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;
  2. Type II landscaping shall minimally consist of:
    - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
    - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
    - c. Trees provided at the rate of one per 20 linear feet of landscape strip and spaced no more than 30 feet apart on center;
    - d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and
    - e. Ground cover pursuant to G.M.C. 12.21.09;
- C. Type III landscaping screen:
1. Type III landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;
  2. Type III landscaping shall minimally consist of:
    - a. A mix of evergreen and deciduous trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;
    - b. At least 70 percent deciduous trees;

- c. Trees provided at the rate of one per linear 25 feet of landscape strip and spaced no more than 30 feet apart on center;
- d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than 8 feet apart on center; and
- e. Ground cover pursuant to G.M.C. 12.21.090. (Ord. 270, 2008)

12.21.05 Landscaping - street frontages The average width of perimeter landscaping along street frontages shall be provided as follows:

- A. Twenty feet of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields;
- B. Ten feet of Type II landscaping shall be provided for an industrial development;
- C. Ten feet of Type II landscaping shall be provided for an above-ground utility facilities development, excluding distribution and transmission corridors, located outside a public right-of-way;
- D. Ten feet of Type III landscaping shall be provided for a commercial or attached/group residence development; and
- E.
- F. For single family subdivisions:
  - 1. Trees shall be planted at the rate of one tree for every forty feet of frontage along all public streets;
  - 2. The trees shall be:
    - a. Located within the street right-of-way if permitted by the custodial state or local agency;
    - b. No more than twenty feet from the street right-of-way line if located within a lot;
    - c. Maintained by the adjacent landowner unless part of a county maintenance program; and
    - d. A species approved by the county if located within the street right-of way and compatible with overhead utility lines.
  - 3. The trees may be spaced at irregular intervals to accommodate sight distance requirements for driveways and intersections. (Ord. 270, 2008).

12.21.06 Landscaping - Interior lot lines The average width of perimeter landscaping along interior lot lines shall be provided as follows:

- A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;
- B. Ten feet of Type II landscaping shall be included in an attached/group residence development;
- C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and
- D. Ten feet of Type II landscaping shall be included in an institutional use, excluding playgrounds and playfields, or an above-ground utility facility development, excluding distribution or transmission corridors, when located outside a public right-of-way. (Ord. 270, 2008).

12.21.07 Landscaping - surface parking areas Parking area landscaping shall be provided within surface parking areas with ten or more parking stalls for the purpose of improving air quality, reducing surface water runoff, providing shade and diminishing the visual impacts of large paved areas as follows:

- A. Residential developments with common parking areas shall provide planting areas at the rate of twenty square feet per parking stall;
- B. Commercial, industrial or institutional developments shall provide landscaping at a rate of:
  - 1. Twenty square feet per parking stall if ten to thirty parking stalls are provided; and
  - 2. Twenty-five square feet per parking stall if thirty-one or more parking stalls are provided;
- C. Trees shall be provided and distributed throughout the parking area at a rate of:
  - 1. One tree for every three parking stalls for a commercial or industrial development; and
  - 2. One tree for every five parking stalls for residential or institutional development;
- D. The maximum distance between any parking stall and landscaping shall be no more than one hundred feet;
- E. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang;
- F.

- G. Landscaping around the perimeter of a site that is in addition to the perimeter landscaping required by G.M.C. 12.21.05 may count toward ten percent of the required surface parking area landscaping if it is adjacent to the parking area; and
- H. Parking area landscaping shall consist of:
  - 1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and ground covers planted in islands or strips;
  - 2. Shrubs that do not exceed a maintained height of forty-two inches;
  - 3. Plantings contained in planting islands or strips having an area of at least one hundred square feet and with a narrow dimension of no less than five feet;
  - 4. Ground cover in accordance with G.M.C 12.21.090; and
  - 5. At least seventy percent of trees are deciduous. (Ord. 270, 2008).

12.21.08 Landscaping - Adjacent to freeway rights-of-way

- A. All residential developments shall provide a minimum average width of 20 feet of Type I landscaping adjacent to freeway rights-of-way.
- B. All other developments shall provide a minimum average width of 20 feet of Type III landscaping adjacent to freeway rights-of-way. (Ord. 270, 2008).

12.21.09 Landscaping - General standards for all landscape areas All new landscape areas proposed for a development shall be subject to the following provisions:

- A. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- B. All new turf areas, except all-weather, sand-based athletic fields shall:
  - 1. Be augmented with a two-inch layer of organic material cultivated a minimum of six inches deep, or
  - 2. Have an organic content of five percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:
    - a. Determination of soil texture, indicating percentage of organic matter,
    - b. An approximated soil infiltration rate (either measured or derived from soil/texture /infiltration rate tables). A range of infiltration rates shall be noted where appropriate, and
    - c. Measure Ph value.

- C. Except as specifically outlined for turf areas in subsection B, the organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture retention levels for the establishment of plantings.
- D. Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of mulch to minimize evaporation.
- E. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.
- F. Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged. (Ord. 270, 2008).

12.21.095 Landscaping - Additional standards for required landscape areas In addition to the general standards of G.M.C. 12.21.085, landscape areas required pursuant to G.M.C. 12.21.05 through 08 shall conform to the following standards:

- A. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual, provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual;
- B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:
  - 1. In parking area landscaping and in street rights-of-way:
    - a. Deciduous trees shall have a minimum caliper of 1.75 inches and a height of 10 feet, and
    - b. Coniferous and broadleaf evergreens shall be at least five feet in height;
  - 2. In all other required landscape areas:
    - a. Deciduous trees shall have a minimum caliper of 1.5 inches and a height of ten feet, and
    - b. Coniferous and broadleaf evergreen trees shall be at least five feet in height.
- C. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees provided that such multiple-stemmed trees are:
  - 1. At least six feet in height, and
  - 2. Not allowed within street rights-of-way;

- D. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
- E. Shrubs shall be:
  - 1. At least an AAN container class #2 size at time of planting in Type II, III and parking area landscaping,
  - 2. At least 24 inches in height at the time of planting for Type I landscaping, and
  - 3. Maintained at a height not exceeding 42 inches when located in Type III or parking area landscaping;
- F. Ground covers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.
- G. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.
- H. Required street landscaping may be placed within City of Greenland street rights-of-way subject to the City Street Design Standards, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;
- I. Required street landscaping may be placed within Arkansas State rights-of-way subject to permission of the Arkansas State Department of Transportation.
- J. New landscape material provided within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing indigenous plant species. (Ord. 270, 2008).

12.21.10 Landscaping - Alternative options The following alternative landscape options may be allowed, subject to city approval, only if they accomplish equal or better levels of screening, or when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction:

- A. The amount of required landscape area may be reduced to ensure that the total area for required landscaping, and/or the area remaining undisturbed for the purpose of wildlife habitat or corridors does not exceed 15 percent of the net developable area of the site. For the purpose of this subsection, the net developable area of the site shall not include areas deemed unbuildable due to their location within sensitive areas and any associated buffers.
- B. The average width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:
1. Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; or
  2. The landscape materials are incorporated elsewhere on-site;
- C. When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.
- D. The City of Greenland shall develop and maintain an advisory listing of tree and plant recommendations for new plantings. Such list shall describe their general characteristics and suitability, and provide guidelines for their inclusion within required landscape areas. (Ord. 270, 2008).

#### 12.21.11 Landscaping - Plan design, design review, and installation

- A. The landscape plan submitted to the department shall be drawn on the same base map as the development plans and shall identify the following:
1. Total landscape area,
  2. Landscape materials botanical/common name and applicable size,
  3. Property lines,
  4. Impervious surfaces,
  5. Natural or man-made water features or bodies,
  6. Existing or proposed structures, fences, and retaining walls,
  7. Natural features or vegetation left in natural state, and

8. Designated recreational open space areas.
  - B. All required landscaping must be completed prior to the issuance of a certificate of occupancy.(Ord. 270, 2008).

#### 12.21.12 Maintenance

- A. All landscaping shall be maintained for the life of the project.
- B. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- C. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat; other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- D. Landscape areas shall be kept free of trash. (Ord. 270, 2008).

12.21.13 Irrigation Systems Irrigation systems shall be subject to the following additional provisions:

1. Systems shall not be located on any:
  - a. turfgrass slopes exceeding a slope of three horizontal feet to one vertical foot (3:1), and
  - b. turfgrass portions of median strips.
2. Systems in landscape strips less than five feet in width shall be designed to ensure that overspray and/or runoff does not occur by use of system design options such as low volume emitters.
3. Systems shall be designed to be consistent with the requirements of the hydrozone in which they are located.
4. Systems shall be designed with the minimum average irrigation efficiency of 0.625.
5. The use of automatic shutoff or override capabilities using rain shutoffs or moisture sensors is encouraged.
6. Systems shall utilize a master control valve connected to an automatic controller.
7. Systems shall make provisions for winterization either by providing:

- a. manual drains (automatic drain valves are not permitted at all low points), or
- b. means to blow out lines with pressurized air.

8. Separate valves shall be used to irrigate plants with differing water needs.

9. Sprinkler heads with consistent application rates shall be selected for proper area coverage, operating pressure, and adjustment capability. (Ord. 270, 2008).

12.21.14 Water use - Irrigation system design, design review and audit at installation

- A. Irrigation plan design shall be certified by a certified designer or a registered landscape architect or professional engineer with irrigation design experience.
- B. The irrigation system must be audited and accepted at installation by a certified designer or a registered landscape architect or professional engineer with irrigation design experience. A certificate or affidavit of compliance must be obtained and presented before the certificate of occupancy is issued. (Ord. 270, 2008).

12.21.15 Water use - Irrigation design plan contents Proposed irrigation system design plans shall be drawn on the same base project map as the landscape plan and shall identify:

- A. Location and size of any proposed separate water meters for the landscape;
- B. Location, type, and size of all components of the irrigation system;
- C. Static water pressure at the point of connection to the water supply; and
- D. Flow rate (gallons per minute), application rates (inches per hour), and design operating pressure (PSI) for each station. (Ord. 270, 2008).

12.21.16 Water use - Irrigation system maintenance Irrigation systems shall be maintained and inspected periodically to assure proper functioning. Replacement of components shall be of originally specified parts or materials, or their equivalents. (Ord. 270, 2008).

**12.21.17– 12.21.995 Reserved**