CITY OF LOGANVILLE
ORDINANCE NO.

AN ORDINANCE TO ADOPT THE LOGANVILLE TREE PROTECTION ORDINANCE; TO AMEND THE DEVELOPMENT REGULATIONS FOR THE CITY OF LOGANVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

Section 1. That an Ordinance entitled Loganville Tree Protection Ordinance, attached to this Ordinance as Exhibit "A," be adopted in its entirety.

Section 2. That the Development Regulations for The City of Loganville, Georgia, adopted June 20, 2002, as amended, be amended as follows:

A. Amend Article 5, Section 5.8 Buffers, Landscaping, Tree Preservation and Tree Replacement by deleting the deleting the existing Section 5.8.3 Tree Preservation and Replacement Requirements in its entirety and replacing with the following:

5.8.3 Tree Preservation and Replacement Requirements

a. Any property required by the Zoning Ordinance or by these Regulations to preserve and protect existing trees shall be required to do so in compliance with the Loganville Tree Protection Ordinance.

b. The Loganville Tree Protection Ordinance outlines the requirements for tree preservation and replacement for all eligible projects

B. Amend Article 10, Section 10.7 Tree Preservation/Replacement Plan Specifications by deleting the existing Sections 10.7.1 and 10.7.2 in their entirety and replacing them with the following:

10.7.1. Tree Preservation/Replacement Plan shall be required as described in the Loganville Tree Protection Ordinance.

10.7.2 Tree Preservation/Replacement Plans shall be prepared in accordance with the specifications contained in the Loganville Tree Protection Ordinance. Tree Preservation/Replacement plans may submitted separately to the City or may be combined with other landscaping plans as a part of a development plan submission.

C. Amend Article 10, Section 10.8 Buffer and Landscape Plan Specifications by deleting the existing Sections 10.8.1 and 10.8.2 and in their entirety and replacing them with the following:

10.8.1. A Buffer and Landscape Plan shall be required as described in the Zoning Ordinance and/or in the Loganville Tree Protection Ordinance.

10.8.2 Tree Preservation/Replacement Plans shall be prepared in accordance with the specifications contained in the Zoning Ordinance and/or the Loganville Tree Protection Ordinance. The Buffer and Landscape Plan may combined with other plans as a part of a general landscaping plan for the project.

Section 2. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

Section 4. This ordinance shall be effective on the date of its adoption.

This ____ day of _____, 202_____.

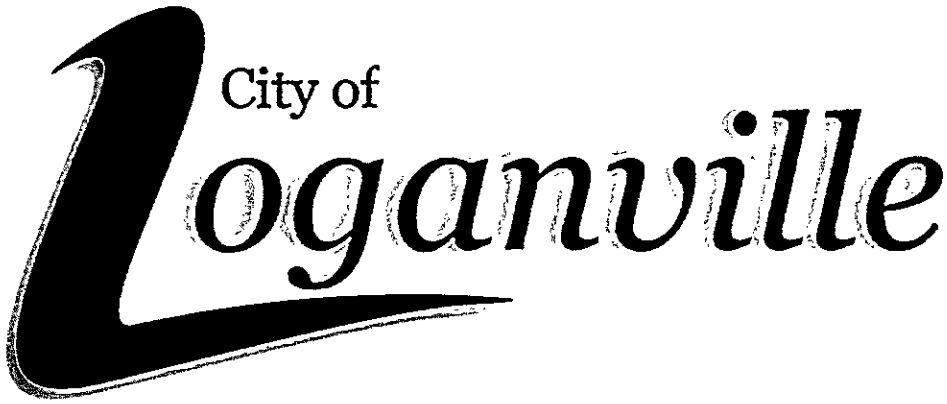
ATTEST:

_____
City Manager Danny Roberts

CITY OF LOGANVILLE:

_____
Mayor Skip Baliles

12/01/22 DRAFT (FINAL)
TREE PROTECTION ORDINANCE
CITY OF LOGANVILLE, GEORGIA



City of Loganville
Planning and Development Department
4303 Lawrenceville Road
PO Box 39
Loganville, Georgia 30052

Technical Assistance by:
Precision Planning, Inc.

TREE PROTECTION ORDINANCE

Section 1. Intent and Purpose

The purpose of these standards is to facilitate the preservation and/or replacement of trees as part of the site development process within the municipal limits of the City of Loganville. Benefits derived from tree protection and replanting include: improved control of soil erosion, moderation of storm water runoff and improved water quality, dust filtration, shading, cooling, enhanced habitat for desirable wildlife, reduction of noise and glare, climate moderation, increased property values and aesthetic/scenic amenities.

Section 2. Applicability

These regulations shall apply to all real property in the City now and in the future and to all property on which renovations to an existing building are greater than 51 percent of the building's appraised value as shown on the current tax records. In accordance with the land development permitting and platting procedures outlined in *Article 11* of the *Loganville Development Regulations*, all plats (preliminary and final) and site development plans must contain a Tree Protection Plan, which meets the standards set forth in this Section. Exempt from these standards are:

A. Any singular residential lot occupied by not more than one dwelling structure containing (in aggregate) not more than two dwelling units.

B. The plantings of public and private plant nurseries, tree farms, botanical gardens which are for sale to the general public, or other bona-fide agricultural purposes.

C. Trees located within public rights-of-way, or public easements, when removal is required in pursuance of lawful activities or functions of a federal, state, county or municipal agency.

D. Any property undergoing renovation or for which an application for a building permit for renovation has been submitted to the City prior to the adoption of these regulations.

E. Any property within the Commercial Central Business (CBD) Zoning District, as defined in the Loganville Zoning Ordinance.

Section 3 Definitions

A. *Buildable Area* - The portion of a lot, which is not located within any minimum required yard, landscape strip/area, or buffer; that portion of a lot wherein a building may be located.

B. *Buffer* - A natural undisturbed portion of a lot, which is set aside to achieve a visual and noise barrier between land, uses. A buffer is achieved with natural vegetation, except for approved access and utility crossings, and must be replanted when sparsely vegetated subject to the approval of the Planning and Development Director.

C. *Caliper* - American Association of Nurseryman standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken 6 inches above the ground for up to and including 4-inch caliper size, and 12 inches above the ground for larger sizes.

D. *Crown Dripline* - The vertical line extending from the outer surface of a tree's branch tips down to the ground containing the tree's critical root zone.

E. *DBH* - Diameter-at-breast-height is a standard measure of tree size and is a tree trunk diameter measured 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, then the trunk is

measured at the point directly beneath the split.

F. *EDF* - Existing Density Factor (EDF) is the density of existing trees to be preserved on a site. The EDF is calculated by converting the diameter of individual trees to density factor units.

G. *Land Disturbance Permit* - An official authorization issued by the Planning and Development Director, allowing defoliation or alteration of the site, or the commencement of any land disturbing activities.

H. *Protected Zone* - All lands that fall outside the buildable area of a parcel, all areas of a parcel required to remain in green space, and/or all areas required as landscaping strips and/or buffers according to provisions of the *Loganville Zoning Ordinance*.

I. *RDF* - Replacement Density Factor (RDF) is the density of new trees necessary to meet the minimum Site Density Factor.

J. *Re-vegetation* - The replacement of trees or landscape plant materials into the minimum required landscape areas.

K. *SDF* - Site Density Factor (SDF) is the minimum tree density required to be maintained on a developed site.

L. *Specimen Tree* - Any tree which has been determined to be of a high value because of its species, size, age, or other arboreal criteria (See Section 4.I. of this Ordinance)

M. *Tree* - Any self-supporting woody plant, usually having a single woody trunk and a potential DBH of at least two inches.

N. *Tree Density Factor* - A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size and are not equal to individual tree counts.

Section 4. Tree Preservation and Replacement

A Tree Protection Plan, prepared by a certified arborist, registered forester, landscape architect **or engineer**, shall be submitted with all other drawings as part of the land disturbance permit process outlined in *Article 4* and *Article 10* of the *Loganville Development Regulations* on any non-exempt parcel of land. Land disturbing activity includes any activity, which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to clearing, dredging, grading, excavating, transporting, and filling of land, excluding agricultural practices. The intent of these standards is to provide the necessary information to facilitate development project design, plan review, and enforcement processes in order that the provisions of the ordinance are administered in the most effective manner.

A. No land disturbance permit shall be issued for projects/lots until the Tree Protection Plan has been reviewed and approved by the Planning and Development Director, or other City designee. All tree protection measures shall be installed prior to land disturbance and no land disturbance permit shall be issued for full site development without it being determined that the proposed development complies with the provisions of these regulations. ~~For each development, the Planning and Development Director, or other City designee, shall visit the development site, prior to issuance of any clearing permits.~~

The Tree Preservation Plan may be either a separate drawing or part of the overall landscaping plan and shall include the following information:

1. The name of the project
2. The name of the owner and/or developer, including 24 hour contact
3. Spatial limits of land disturbance, clearing, grading and trenching
4. All required undisturbed buffers, 100-year floodplains, streams or other environmentally sensitive area.
5. Existing trees to be retained in tree protection areas: Trunk location and size (to the nearest inch diameter at or below breast height), of individual trees proposed to remain for credit towards meeting the minimum Site Density Factor on the property.

   ~~*TECHNICAL NOTE – Tree sample areas of similar vegetation of 50 square feet or larger may be used as a method of measuring the Existing Density Factor (existing tree density).* The location of all specimen trees or stands of specimen trees.~~
6. Areas for re-vegetation/replanting
7. The specific name and location of all materials to be planted or maintained on the site
8. A Summary Table of the number of existing trees to remain and new trees to be planted, by diameter to the nearest inch at or below DBH, shall be shown along with calculations showing the Site Density Factor (tree density) achieved for the site. Additional credits shall be noted where applicable (See Section 4.I. of this Ordinance). Grouping of trees in Tree Protection Areas and areas for new tree planting may be keyed to the Summary Table by area rather than having each tree individually labeled on the plan.
9. Procedures and schedules for the implementation, installation and maintenance of tree protection measures including, but not limited to, detail drawings of protective tree fencing (both active and passive) including signage and erosion control measures
10. Planting and staking specifications

B. Tree Hazards - In the event that any tree on any nonexempt parcel of land that has been identified in the tree preservation plan shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare, the tree may be removed upon the written authorization of the Planning and Development Director, or other City designee. Specimen trees must be replaced by species with potentials for comparable size and quality based on the unit value of the tree (for example, a 30" hardwood specimen tree worth 13.5 units per **Table B** shall be replaced with 13.5 units worth of comparable species trees).

C. The Site Density Factor (SDF) is the minimum tree density required to be maintained on a developed site based upon the total site area (**see Table A**). This density requirement must be achieved whether or not a site had trees prior to development. The required unit density must be achieved by counting existing trees to be preserved, planting new trees, or some combination of the two.

TABLE A – MINIMUM TREE DENSITY CALCULATIONS

Category	Zoning District	Zoning District Defined	Site Density Factor = Required Tree Density/Acre
Residential – Agricultural	R-44	Single Family Rural Residential District	20
Residential – Non Agricultural	RS-22	Single Family Suburban Residential	15
	CSO	Open Space Subdivision Overlay	
	RM-4	Multifamily Residential Apartments	
	RM-6	Multifamily Medium Density Apartments	
	MHP	Manufactured Home Park	
	PUV	Planned Urban Village	
Business/ Industrial	O&I	Office/Institutional District	10
	CH	Commercial Highway	
	CN	Commercial Neighborhoods	
	LI	Light Industrial	
	HI	Heavy Industrial	
	CBD	Commercial Central Business District **(?)** **WHERE WILL DOWNTOWN OVERLAY DISTRICT FIT?**	

D. Existing Density Factor (EDF) is the density of existing trees to be preserved on a site. The EDF is calculated by converting the diameter of individual trees to density factor units using **Table B**.

TECHNICAL NOTE - The tree is measured at 4.5 feet from the ground to obtain the DBH for the table below.

TABLE B – DENSITY CREDIT FOR EXISTING TREES

DBH (inches)	Density Units (pine species)	Density Units (hardwoods)
3-4"	0.75	**1.25**
5-8"	1.0	**2**
9-12"	1.5	**3**
13-16"	2.0	**4.5**
17-20"	2.5	**7**
21-24"	3.0	**10**
25-31"	3.5	13.5
32-39"	4.0	20.0
40-46"	4.5	32.0
46+"	5.0	38.0

E. Replacement Density Factor (RDF) is the density of new trees to be planted on a site. Calculate the RDF by subtracting the EDF from the SDF. The density factor credit for each caliper size of replacement (new) trees is shown in **Table C**. Any number or combination of transplantable size trees

can be used so long as their total density factor units will equal or exceed the RDF.

TECHNICAL NOTE - Tree caliper for new replacement trees is measured at 6 inches above the ground. Tree caliper fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches. New planted multi-trunked trees shall be given credit by measuring the single largest trunk only. Tree-form shrubs shall not be given credit

TABLE C – DENSITY CREDIT FOR PLANTED TREES

DBH	Density Units
2"	0.5
3"	0.6
4-5"	0.9
6-7"	1.2
8-9"	1.5
10-12"	2.0
12-13"	2.3
14-15"	2.7

F. For additions to existing projects, the tree density requirements are calculated as noted above for only those areas in which new land disturbance is taking place.

Example: Sample Tree Density Calculation

(1) A 5.0-acre commercial site has a Site Density Factor (SDF) of .5.0 acres x 10 units/acre = 50.0

(2) The Existing Density Factor (EDF) of trees to be preserved is calculated by converting the diameter of individual trees slated for preservation to density factor units as follows (all existing trees are assumed to be hardwoods):

DBH	# of trees		unit value		Totals
24"	1	x	9.5	=	9.5
18"	3	x	5.0	=	15.0
10"	4	x	2.0	=	8.0
				Total EDF	32.5
Specimen trees retained receive 2x the EDF of a non-specimen tree					

(3) Replacement Density Factor (RDF) calculates the minimum density of new trees to be planted by subtracting the EDF from the SDF: RDF = 50.0 – 32.5 = 17.5 tree units required

*(4) **Table B** is used to determine the RDF as follows:*

DBH	# of trees		unit value		Totals
2"	24	x	0.5	=	12.0
4"	6	x	0.9	=	5.4
6"	1	x	1.2	=	1.2
				Total RDF	18.6

EDF (32.5) + RDF (18.6)=51.1 > SDF (50.0) therefore **DENSITY SATISFIED**

G. Specimen trees warrant special consideration and encouragement for preservation. In order to encourage the preservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees that are successfully saved by a design feature specifically designated for such purpose (See Section 4.I) of this Ordinance). Credit for any specimen tree thus saved shall be calculated at twice the assigned unit value shown in **Table B**.

H. In the event that a specimen tree identified in tree protection plan is damaged or has to be removed, notification including an updated tree protection plan must be made to the Planning Director. Specimen trees must be replaced by species with potentials for comparable size and quality based on the unit value of the tree (for example, a 30" hardwood specimen tree worth 13.5 units per **Table B** shall be replaced with 13.5 units worth of comparable species trees). Any specimen tree which is removed without the appropriate notification provided to the Director must be replaced by trees with a total density equal to one and one half (1 ½) times the unit value of the tree removed. Size alone will determine whether a tree was of specimen quality if the tree is removed without approval.

I. The following criteria are used by the Planning and Development Director and/or his designee to identify specimen trees. Both size and condition criteria must be met for a tree to qualify.

SPECIMEN TREE CRITERIA

Size:

- **24-inch diameter or larger**: Hardwoods of the following genera: *Fagus* (Beech), *Quercus* (Oaks), *Carya* (Hickories), or *Liriodendron* (Tulip Poplar).
- **30-inch diameter or larger:** Other hardwoods
- **36-inch diameter or larger**: Softwoods
- **10-inch diameter or larger**: Understory trees

Condition:

- Life expectancy of greater than 20 years
- A structurally sound trunk, not hollow and having no extensive decay, and less than twenty (20) percent radial trunk dieback
- No more than one major and several minor dead limbs (hardwoods only)
- No major insect or pathological problem

Section 5. Methods of Tree Protection

A. The protective zone for designated tree save areas shall include no less than the total area beneath the tree(s) canopy, as defined by the farthest canopy dripline of the tree(s).

B. Construction site activities such as material storage, concrete washout, burn pits placement, etc., will ~~may~~ not encroach into designated tree protective zones.

C. No disturbance shall occur within the protective zone of specimen trees or stands of trees without prior approval by the Planning and Development Director.

D. The use of tree save islands and stands is encouraged over the protection of individual (non-specimen) trees scattered throughout a site. This will facilitate ease in overall site organization, increase the effectiveness of protection measures and prevent pathology.

E. Layout of the project site utility and grading/drainage plans ~~should~~ shall accommodate the required

tree protective zones. Utilities must be placed between tree protective zones or incorporate those techniques described in Sections 9.C and 9.D of this Ordinance.

Section 6. Protective Barriers

A. Prior to any land disturbance, active protective fencing shall be installed so that it surrounds the critical root zones of all protected tree zones.

B. Active protective tree fences must be at least 4 feet high and may be either a wood and post construction or orange polyethylene laminar safety fencing.

C. All tree protection zones shall be designated as such with "tree save area" signs posted visibly on all sides of the fenced area. These signs are intended to inform subcontractors of the tree protection process. Signs requesting subcontractor cooperation and compliance with tree protection standards are recommended for site entrances although the developer shall be held responsible for any violations found.

D. All specimen trees or stands of trees, or otherwise designated tree protective zones must be protected from the sedimentation of erosion control. Silt fencing must be placed along the outer uphill edge of tree protective zones at the land disturbance interface and shall be backed by twelve (12) gauge two (2) inch x four (4) inch wire mesh fencing in areas of steep slope.

E. All erosion control BMP measures must comply with the *Loganville Erosion and Sediment Control Ordinance* (Chapter 113 of the Loganville Code of Ordinances). All tree fencing and erosion control barriers must be installed prior to and maintained throughout the land disturbance process and building construction and may not be removed until landscaping is installed.

Section 7. Vehicle Use Areas

All tree planting and landscaping activities in parking lots and vehicle use areas must follow the criteria outlined in *Sections 119-452 through 119-458* of the *Loganville Zoning Ordinance*.

Section 8. Encroachment

Most trees can tolerate only a small percentage of critical root zone loss. If encroachment is anticipated within the critical root zones of specimen trees, stands of trees, or otherwise designated protected tree zones, the following preventative measures shall be employed:

A. Clearing activities: Roots often fuse and tangle among trees. The removal of trees adjacent to tree save areas can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum 2 foot deep trenches (e.g. with a ditch-witch) along the limits of land disturbance, so as to cut, rather than tear, roots. Trenching may be required for the protection of specimen trees.

B. Soil compaction: Where compaction might occur due to traffic or materials storage, the tree protective zone must first be mulched with a minimum four-inch layer of processed pine bark or wood chips, or a six-inch layer of pine straw.

C. Trenching: The installation of utilities through a protective zone ~~should~~ shall occur by way of tunneling rather than trenching.

D. Grade changes: Moderate fill can be tolerated within a tree's critical root zone with the prior installation of an aeration system. A decrease in grade is best accomplished using retaining walls or terracing.

E. When irreparable damage has occurred to trees within the tree protective zones, the trees must be removed and replaced with new trees in accordance with the following calculation:

The Replacement Density Factor (from **Table C**) of the trees to be replaced when trees are damaged must be equal to 1 ½ times the Existing Density Factor (EDF) of the damaged tree (from **Table B**).

Example: Damaged Tree Replacement Density Calculation

During construction, a 12" hardwood in a tree protection zone is damaged and must be replaced. The EDF of the 12" hardwood is 2.5 units. Once the tree is removed, the Replacement Density Factor (RDF) of trees to be replanted is 2.5 x 1.5= 3.75 units. Table C is used to calculate how many trees at which calipers would be needed to equal 3.75 units.

Section 9. Remediation

Remedial site reclamation and tree care procedures shall be implemented when encroachment within protective zones has caused damage to either the tree or the trees' growing site and the damage is reparable. If encroachment is anticipated, these horticultural practices ~~should~~ shall be employed as preemptive measures to improve tree survival.

A. Once a tree has been damaged, it is advisable to delay pruning until the deadwood becomes evident (1-3 years). Pruning for deadwood removal is then recommended. The removal of live plant tissue from a damaged tree can accelerate decline. Pruning of root-severed trees may reduce the possibility of wind throw. Trees which have not been affected by construction activities can be pruned for maintenance of the tree's health, appearance and safety.

B. Fertilizer applications will enhance the vigor of trees stressed by site disturbances, thereby promoting root development.

C. A tree's adequate root development, and ultimately its chances for survival, is improved with reclamation of the growing site. Whenever possible, the soil ~~should~~ shall be brought back to its natural grade. Compacted soils within the critical root zones of trees ~~should~~ shall be aerated. The air exchange, nutrient, and water holding capacities of soils can be improved with soil amendments. A 4 to 6 inch layer of mulch material, such as pine bark or wood chips, spread within the critical root zones of trees on construction sites, is extremely beneficial.

D. The availability of water to trees on construction sites ~~should~~ shall be monitored. If grade changes or excessive rain causes the accumulation of water near trees, steps must be taken to improve drainage. Conversely, if grade changes or prolonged periods without rain cause a drought situation, then irrigation may be necessary.

Section 10. Re-Vegetation

A. The replacement of trees must occur if the EDF does not meet the calculated SDF. The quantity of

replacement trees must be sufficient so as to produce a total Site Density Factor which meets the requirements established in Section 4.D of this Ordinance (Note: the terms 'unit' and 'tree' are NOT interchangeable).

B. Species selected for replacement must be quality specimens and ecologically compatible with the site. **Table D** lists those species of trees generally acceptable for credit in density calculations based upon use or need. The Planning and Development Director may accept alternatives to those listed in **Table D**.
TECHNICAL NOTE - Pine species may only be planted in buffer or screening areas to the rear of the principal use and are specifically excluded from parking islands and along right-of-ways. Re-vegetation plans that consist of more than ten (10) new trees shall incorporate at least three (3) separate tree species whereby no single tree species accounts for more than 50% of all newly planted trees. In any case, no more than 50% of all new trees may be evergreen or pine species, regardless of their planting location.

1. Any portion of the subject property that is within a utility power easement is required to meet the height standards of the controlling entity. These areas may be required by the City to have additional vegetation installed to compensate for these restrictions, subject to approval from the Planning and Development Director.

2. All trees and landscaping shall be installed in a sound workmanlike manner and according to accepted planting procedures with quality materials as provided in literature from the Georgia Forestry Commission or the Georgia Extension Service. All landscaping shall be completed prior to approval of a Final Plat. Should the landscaping not be completed, it shall be deemed a violation of this Section. The Planning and Development Director shall have the authority to grant a temporary waiver to the planting requirements due to inclement weather, natural disasters or other such unforeseen instances. This waiver shall only be given upon written request from the owner/ applicant of the development project. The request shall state the reason(s) for the planting delay, and shall list the timeline for the plantings. The owner/applicant shall submit a Landscape Performance Surety in the amount of 120% of the cost of the landscaping materials and installation not yet installed and submit to the Planning and Development Department for review and approval as a part of any waiver request.

3. The owner, occupant, tenant or agent, shall be jointly responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation. Any dead vegetation and landscaping material or any damaged nonliving landscaping materials shall be promptly replaced.

4. ~~A Landscape Performance Surety, prepared in accordance with *Section 5.8.4* of the *Loganville Development Regulations*, shall be posted prior to the issuance of a Certificate of Development Conformance.~~

Section 11. Alternative Compliance

In the event that the minimum tree density cannot be met on a parcel, and after all other measures of planting have been exhausted, alternative compliance may be achieved, at the discretion of the Director, through planting tree on public property within the Loganville City Limits. The location for said alternative compliance shall be at a location determined by the Director, in cooperation with the appropriate public entity (e.g., park planting must be coordinated with the Public Works Department).

Section 12. General Landscaping Requirements

A. Beyond tree protection and re-vegetation, the extent of required landscaping is regulated through the standards outlined in *Sections 119-452 through 119-458* of the *Loganville Zoning Ordinance*. Landscaping may include grass, hedges and trees as well as natural features.

B. All site development plans submitted for new construction or renovations to an existing building in which the construction costs exceed 51 percent of the building's appraised value as shown on the current tax records (subject to those exemptions specified in Section 2.A of this Ordinance must contain a separate Landscape Plan which includes the following information:
   1. The name of the project
   2. The name of the owner and/or developer
   3. The location of proposed building(s) and corresponding dimensions
   4. Spatial limits of land disturbance, clearing, grading and trenching
   5. All required undisturbed buffers, landscape strips and parking islands
   6. The location and listing of all specimen trees or stands of specimen trees to be protected
   7. Areas of tree protection and re-vegetation and all relevant tree density calculations
   8. The specific name and location of all materials to be planted or maintained on the site
   9. Procedures and schedules for the implementation, installation and maintenance of tree protection measures including, but not limited to, detail drawings of protective tree fencing (both active and passive) including signage and erosion control measures
   10. Planting and staking specifications
   11. The percentage of the total lot containing impervious surfaces
   12. The percentage of the total lot which shall remain undisturbed
   13. The percentage of the total lot devoted to landscaping

Section 13. Acceptable Tree Species

Table D. denotes those species of trees that may be incorporated for full credit towards the tree replacement requirements of Section 4.G of this Ordinance. Other trees may be approved on a case-by-case basis provided they are large growing and ecologically compatible with the site. Re-vegetation plans containing at least ten (10) new trees must incorporate at least three separate tree species with no single tree species accounting for more than 50% of all newly planted trees. Pine trees can be utilized for screening and buffer areas only. All planting and replanting plans are subject to approval through the Planning and Development Director.

TABLE D – TREE SPECIES SELECTION LIST

Use	Common Name	Scientific Name
General	Maples	Acer species
	American Hornbeam, Blue Beech	Carpinus caroliniana
	Hickories	Carya species
	Hackberry	Celtis occidentalis
	White Mulberry	Morus alba
	American Yellowwood	Cladrastis lutea
	Leyland Cypress	Cupressocyparis leylandii
	American Beech	Fagus gradifolia
	White Ash	Fraxinus americana
	Green Ash	Fraxinus pennsylvanica
	Ginkgo	Ginkgo biloba
	Tulip Poplar	Liriodendron tulipifera

	Southern Magnolia	Magnolia grandiflora
	Oaks, except Live Oaks	Quercus species
	Blackgum, Black Tupelo	Nyssa sylvatica
	Black locust	Robinia pseudoacacia
	Sycamore	Platanus occidentalis
	Bald Cypress	Taxodium distichum
	Chinese Elm	Ulmus parvifolia
	Southern Catalpa	Catalpa bignonioides
Buffer/Screening	Leyland Cypress	Cupressocyparis leylandii
	Shortleaf Pine	Pinus echinata
	Loblolly Pine	Pinus taeda
	Japanese Evergreen Oak	Quercus acuta
	Carolina Cherry-Laurel	Prunus caroliniana
	American Holly	Ilex opaca
	Devilwood	Osmanthus americanus
	Yellow Grove bamboo	Phyllostachys aureosulcata
	Washington Hawthorn	Crataegus phaenopyrum
	Eastern Red Cedar	Juniperus virginiana
	Southern Magnolia	Magnolia grandiflora
	Deodar Cedar	Cedrus deodara
	Laurel Oak	Quercus laurifolia
Use	**Common Name**	**Scientific Name**
Power Easements	Crape Myrtle **(does not count for unit value)**	Lagerstroemia indica
	Japanese Maple	Acer palmatum
	Devilwood	Osmanthus americanus
	Nellie Stevens Holly	Ilex 'Nellie R. Stevens'
	Flowering Dogwood	Cornus florida
	Smoketree	Cotinus coggyria
Stormwater Mangement Areas	River Birch	Betula nigra
	Bald Cypress	Taxodium distichum
	White Mulberry	Morus alba
NOTE – The *Loganville Stormwater Management Landscape Ordinance* also list acceptable species to plant in stormwater management areas		

Section 14. Prohibited Species

Table E denotes those species of trees that may not be used for tree replacement, street trees, parking lot trees or buffer trees (cross-referenced with *Section 119-458* of the *Loganville Zoning Ordinance*):

TABLE E – PROHIBITED TREE SPECIES LIST

Common Name	Scientific Name
Bradford Pear	*Pyrus calleryana* "Bradford"
Eastern White Pine	*Pinus strobes*
Siberian Elm	*Ulmus pumlia*
Silver Maple	*Acer saccharinum*
Paper Mulberry	*Broussonetia papyrifera*
Chinese Privet	*Ligustrum sinense*
White Mulberry	*Morus alba*
Chinaberry	*Melia azerdarach*
Mimosa	*Albisia julibrissin*
Catalpa	Catalpa speciose
Norway Maple	*Acer platanoides*
Princess Tree	*Paulowina tormentosa*
Tree-of-Heaven	*Ailanthus altissima*

Section 15. Enforcement, Violations and Penalties

Enforcement of the provisions of this Section shall be the responsibility of the Planning and Development Director. In some cases, the City may employ the expertise of a certified arborist, registered forester, landscape architect, or engineer to assist the Planning and Development Director.

~~A. An arborist shall may assist the City when:~~

~~1. If required as part of specific zoning stipulation; and/or~~

~~2. When an applicant has specifically identified significant sized specimen trees to save (Such as listed in Section 4.I of this Ordinance.~~

~~B. The arborist will certified arborist, registered forester, landscape architect, or engineer may become involved in the project over three time periods:~~

~~3. Prior to any land disturbance the arborist City designee would review the Tree Protection/Preservation Plans, inspect the health of the proposed trees to save, and inspect the installed tree-save measures on-site;~~

~~4. During the construction of the project the arborist City designee would work with the Planning and Development Director to inspect that the proper tree-save fencing and other measures are being maintained;~~

~~5. After the site is completed, the arborist City designee would make a final inspection of the saved trees.~~

C. If, after inspection of a project by the Director or their designee, the plant materials installed on the site do not comply with the approved plan, such deficiencies shall be noted in writing. If the Director deems the deviations from the approved plan acceptable, they will so note, and the owner, occupant, tenant, and/or representative will be required to submit promptly a revised plan showing the actual

plantings. This revised plan will be placed on file at the office of the Planning and Development Director.

D. Failure to make such corrections to plans not in accordance with the approved plan shall be a violation of this Section and shall be punishable in accordance with the City's development regulations and subject to remedies outlined in Article V, Section 5:13 – Jurisdiction.

Section 16. Appeals

Appeals to the provisions of this Ordinance shall be processed in the same manner that Appeals, Modifications and Waivers of other site development criteria are handled, as outlined in *Article 13* of the *Loganville Development Regulations*.

The request (s) shall include:

- **Identifying Issue**: Identification of the standard to be waived or varied and why the standard is infeasible.
- **Alternate Design**: Identification of the proposed alternative design or construction criteria.
- **Comparison to Standards**: A thorough description of the variance request and how the new design compares to the standard.
- **Justification**: Indication of how the proposed plan (as varied) advances the purpose of the standard sought to be varied equally well or better than would compliance with such standard.
- **Review Fee**: The owner will be required to pay a Modification Fee to cover administrative costs and engineering review of the request. The fee shall be established by City Council and may be amended from time to time.

Based upon review of the plans and additional information submitted, the City may approve or deny the appeal or modification request. If the City approves the modification/appeal request, the plans will continue to be reviewed and approved within the typical review process. If the City denies the request, the applicant shall subsequently submit revised plans in compliance with these Standards. The City shall provide a written response outlining the basis for all approvals or denials of requests.