



City of Dublin
Landscape Requirements
Land Use and Long Range Planning
2009



PURPOSE

Dublin's high quality of life is promoted through minimum landscape requirements on commercial developments. Landscaping is not an afterthought of the development process. A fair amount of planning and design considerations help shape the arrangement of the building, parking lots and service areas.

The examples found in this pamphlet are intended to help communicate the landscape requirements for a typical office development. This manual may also be a useful guide for designers, property owners and contractors charged with the planning, installation or maintenance of landscaping within the City of Dublin.

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LEGEND



LARGE SHADE TREE



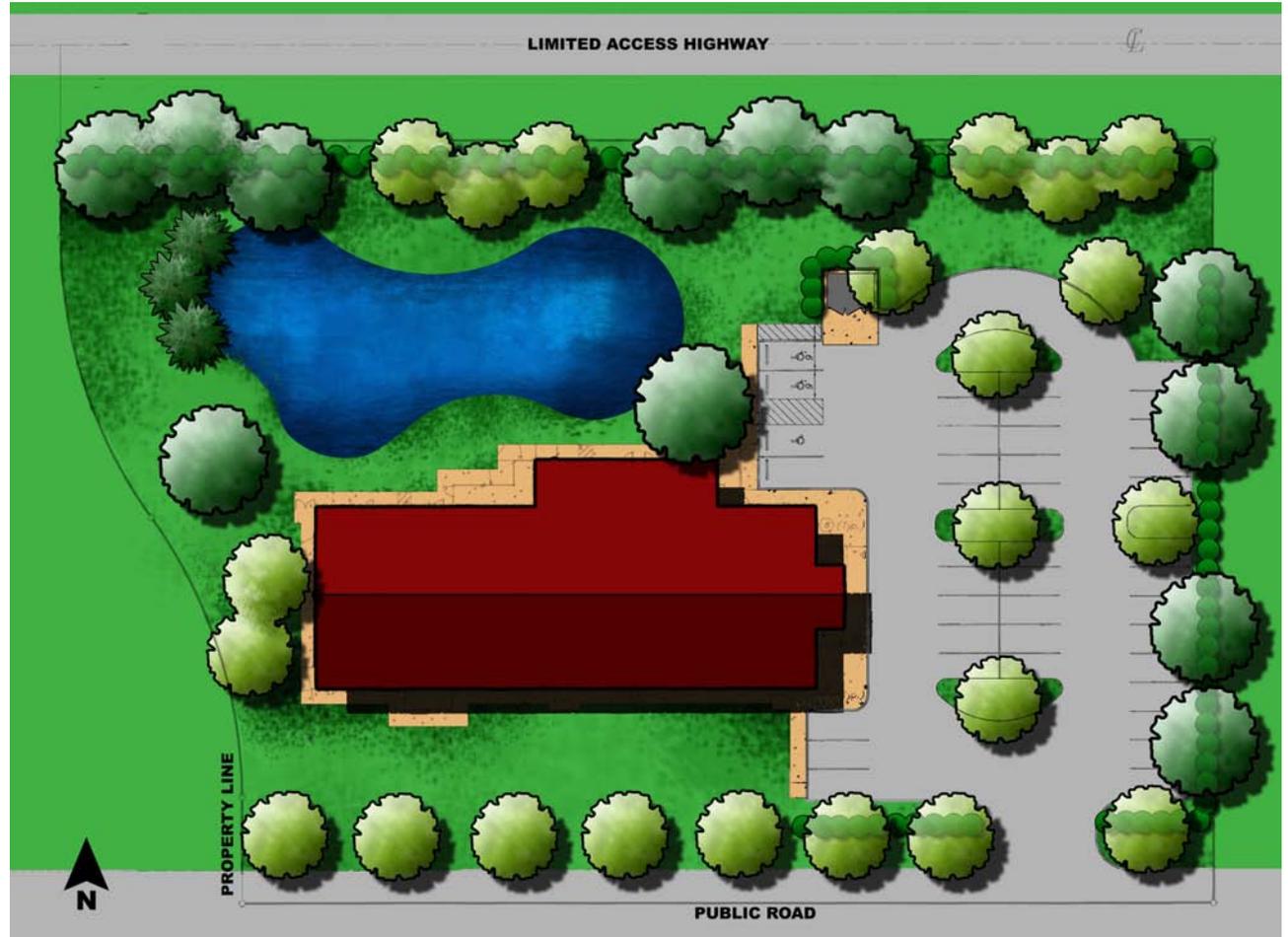
SMALL SHADE TREE



EVERGREEN TREE



OPAQUE BUFFER
(SHRUB ROW, FENCE, WALL, OR
EARTH MOUND)



Property Perimeter Buffer

Trees, shrubs and mounding may be required along a property line to buffer along more intensive land uses, like industrial areas and freeways. The buffering requirements are more significant than those typically found similar uses. Examples of this requirement can be found along State Route 33/161 at properties like Gordon Flesh and Children's Close to Home. Section 153.133 City of Dublin Zoning Code



Requirements

- A minimum 10' buffer is required along highway or arterial street.
- 1 deciduous tree per 30'
- Continuous 6' height screen of planting, hedge, wall, fence or earth mound must be installed.

EXAMPLE

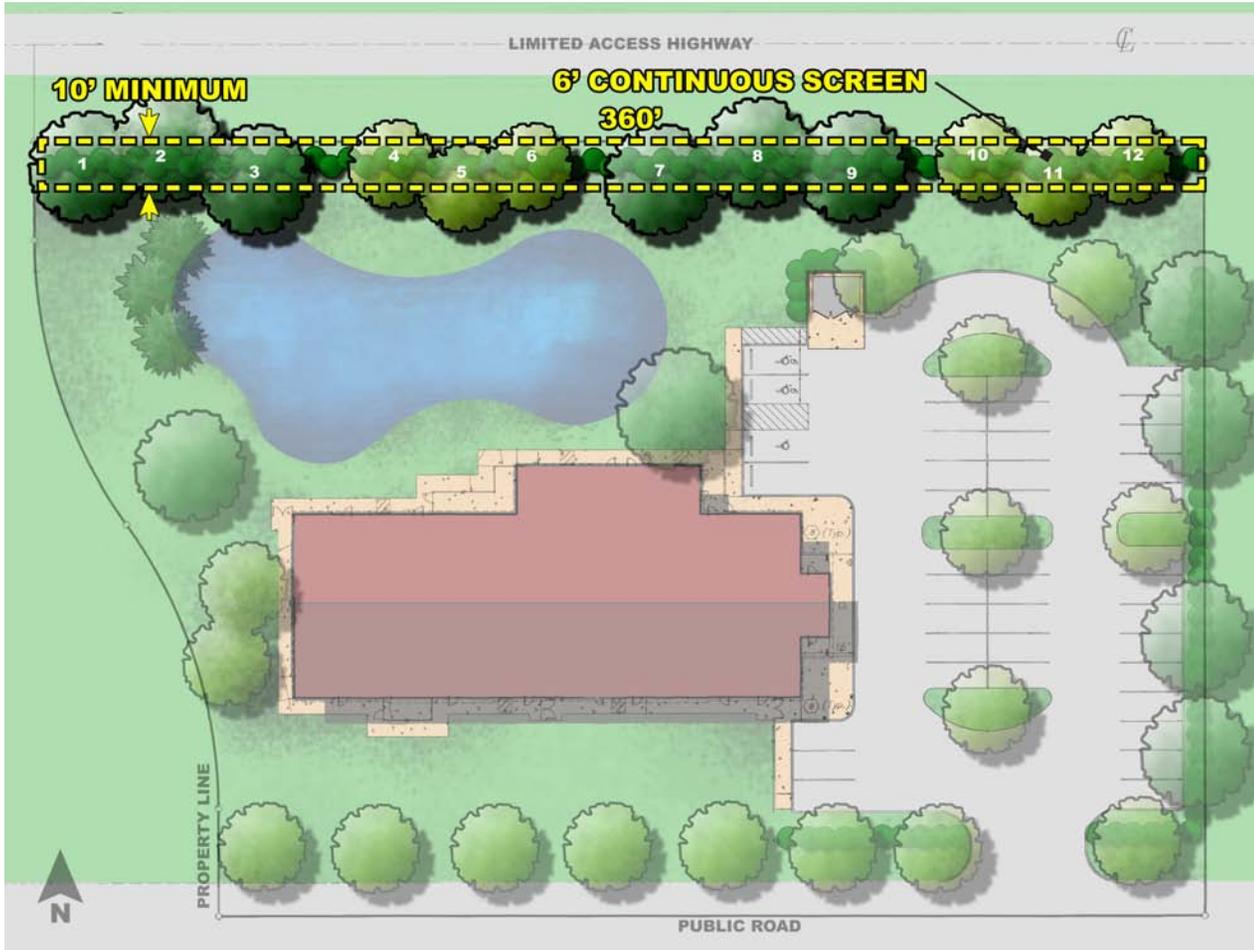
Trees Required

Total Linear Feet / 30

$$360' / 30 = 12$$

Total Trees Required = 12

100% opaque screen met with a 3' high evergreen hedge and 3' high mound. (6' total)



Disclaimer: For full code requirements and language, please refer to Section 153.133 of the City of Dublin Zoning Code.



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Vehicular Use Area Buffer

Trees, shrubs and mounding used along the perimeter of parking areas help reduce glare from automobile headlights. As the trees around a parking lot mature, they provide shade and heat abatement during hot summers. Evergreen shrubs or earth mounds screen the area from the road and adjacent properties. Section 153.133(A)(5) City of Dublin Zoning Code

Requirements

- 1 tree per 40 linear feet.
- 3.5 foot high continuous hedge, wall, fence or earth mound.

EXAMPLE

Trees Required

Length of Vehicular Use Area / 40

East Boundary

- Buffer required along adjacent property line.

$160' / 40 = 4$ Trees Required
Trees provided = 4

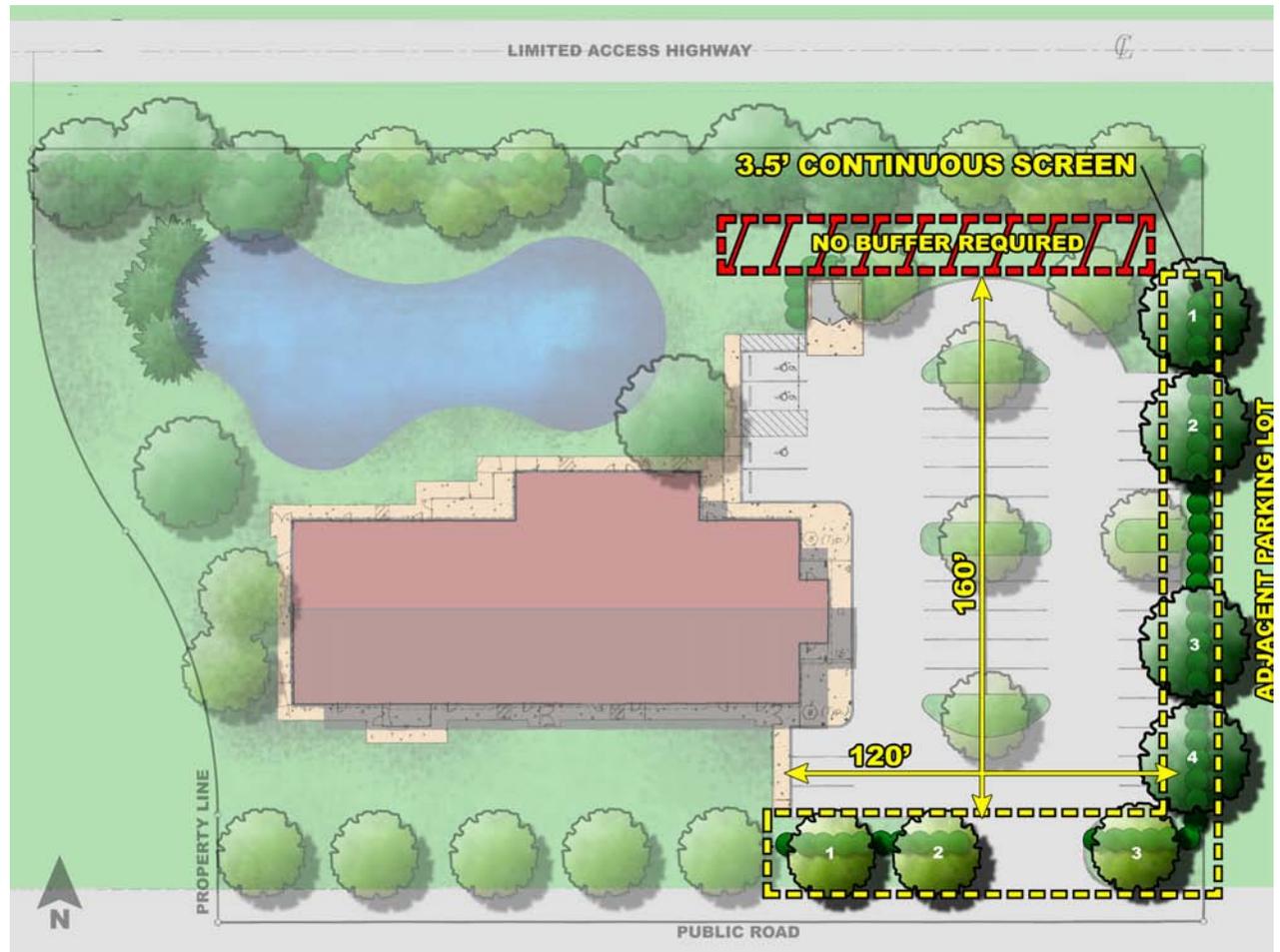
South Boundary

- Buffer required adjacent to public road.

$120' / 40 = 3$ Trees Required
Trees Provided = 3

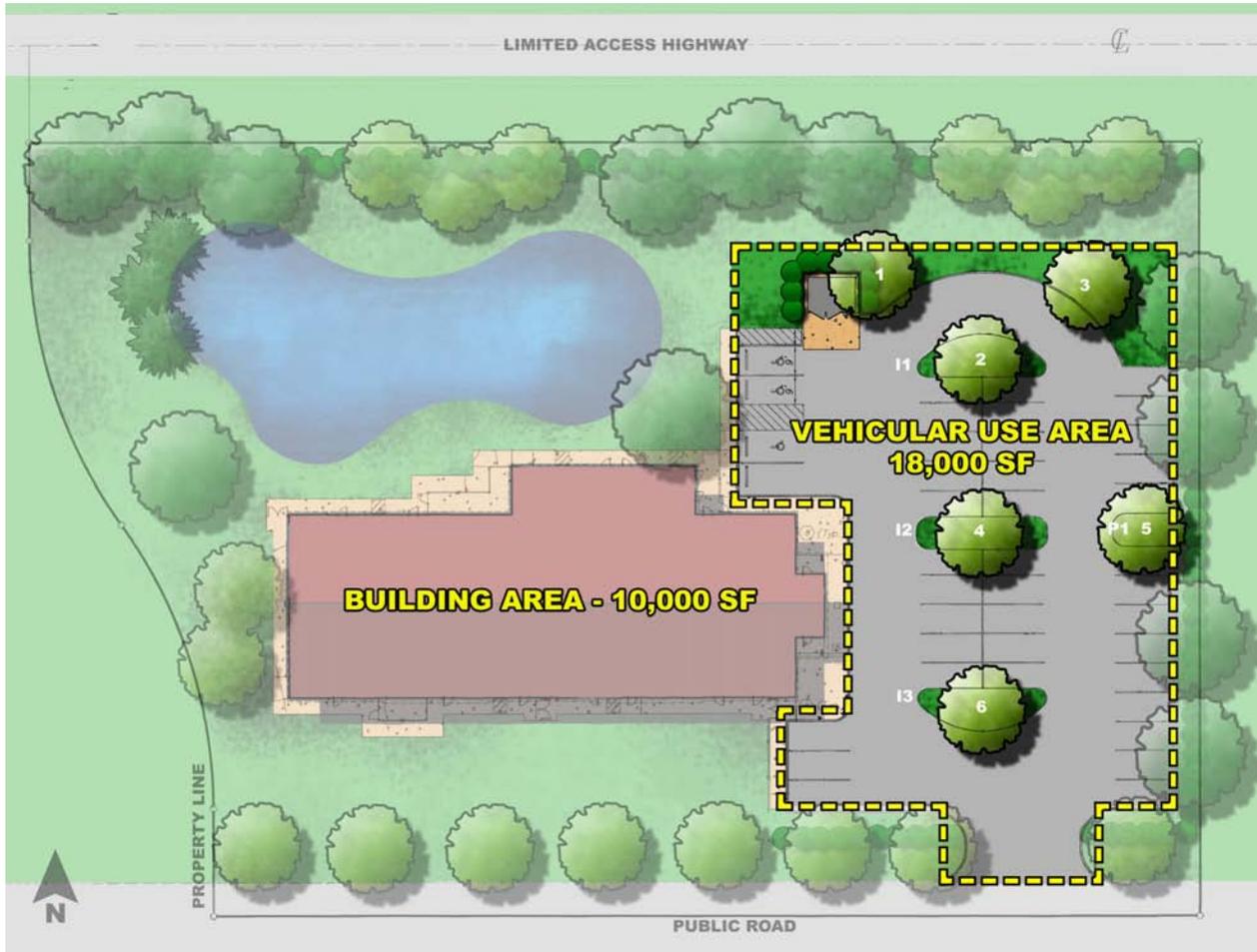
North Boundary

- No buffer required due to buffering provided in the Property Perimeter Requirement.



Interior Landscaping

Trees located interior to the parking lot provide shade and heat abatement, and help breakup the visual impact of the large areas of pavement. The quantity of trees dispersed among the parking spaces is proportional to the coverage of the building and parking lot. The trees are located within another calculated area based off of the pavement coverage. Section 153.133(B) City of Dublin Zoning Code



Requirements

- For each 100 SF of vehicular use area, a minimum total of 5 SF of landscape area shall be provided in the form of islands or peninsulas.
- There shall be a minimum of one tree for every 5,000 SF of ground coverage. Evergreen and ornamental trees cannot be used to fulfill this requirement. Permitted trees are located in Group A or B of Appendix E of the City of Dublin Zoning Code.

EXAMPLE

Landscape Area Required

$$\text{(Vehicular Use Area / 100)} \times 5$$

$$(18,000/100) \times 5 = 900$$

Required Landscaping Area = 900 SF

Note: Islands can only account for a maximum of 350 square feet of landscaping area regardless of actual square footage for parking areas less than 30,000 SF.

Landscape Area Provided

Island 1 (I1)	= 350 SF (Actual SF=500)
Island 2 (I2)	= 350 SF (Actual SF=400)
Island 3 (I3)	= 350 SF (Actual SF=500)
Peninsula 1 (P1)	= 200 SF (Actual SF=200)
Total	= 1,250 SF

Interior Trees Required

$$\text{(Building Area + Vehicular Use Area) / 5,000}$$

$$(10,000 + 18,000) / 5,000 = 5.6$$

Required Trees = 6
Provided Trees = 6

Disclaimer: For full code requirements and language, please refer to Section 153.133 of the City of Dublin Zoning Code.





Additional Site Planting Requirements

Landscaping provided around the perimeter of the building or elsewhere on site enhances the appearance and customer attraction of commercial areas. However, not all landscaping around a building is required. The property owner is encouraged to propose additional landscaping details during the design development process. Section 153.133(D) City of Dublin Zoning Code

Requirements

- **R-4, R-10, R-12, and PUD** - 1" in tree trunk size per 300 SF of multi-family building coverage.
- **Business/Community Shopping** - Landscaping areas equal to 2% of the building ground coverage area.
- **Office - Institutional** - 1" in tree trunk size per 1,500 SF of building coverage.
- **Industrial** - 1" in tree trunk size per 2,000 SF of building coverage.
- **Single-Family** - Please refer to section 153.133(D)(2)(b) of the City of Dublin Zoning Code for full requirements.

EXAMPLE

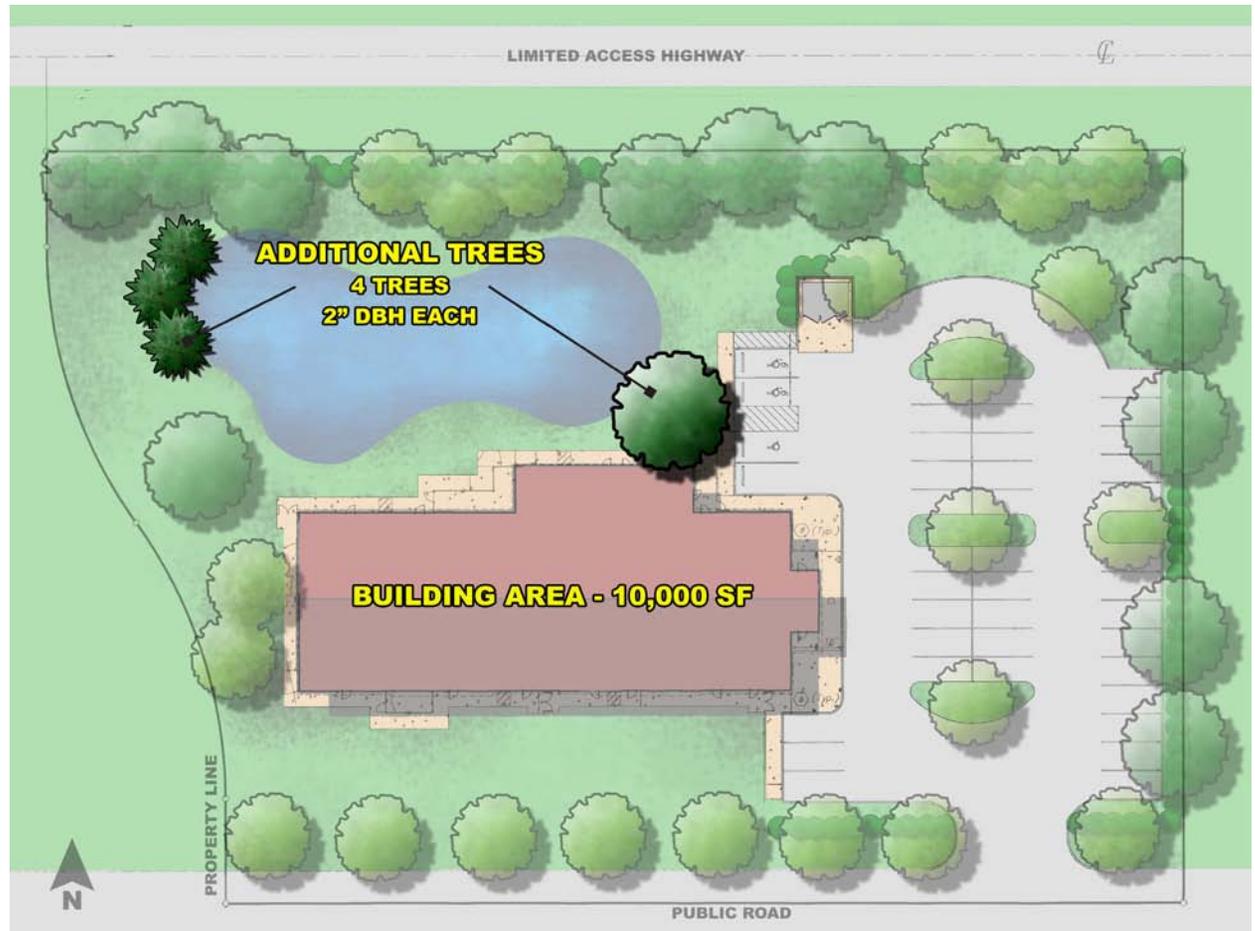
Additional Planting Required

Building Coverage / 1,500 office use

10,000 / 1,500 = 6.6

Required Trees = 7"

Provided Trees = 8"



Street Tree and Public Trees

Street trees are installed by the developer. These trees will ultimately be cared for by the City Forester, but the developer's contractor must warranty and maintain the trees for one-year. Unhealthy trees need to be replaced before the city assumes maintenance. Dumpsters, HVAC units, electric transformers and other mechanicals providing service to a property need to be screened with evergreen plants, walls or a fence. If plants are used, the height at installation is 2/3rds the height of the unit. These plants must reach a height of at least one-foot taller than the unit within four-years with 100% opacity. Screening material should be located outside of any required clearance areas to avoid interference with the operation or maintenance of the units. Section 153.134 City of Dublin Zoning Code



Selected

- Trees from Appendix E of the Dublin City Code or as approved.
- Spacing requirements
 - Small tree: 20' - 25'
 - Medium tree: 30' - 35'
 - Large tree: 40' - 45'
- Trees caliper must be a minimum of 2.0".
- Service structures shall be screened in all zoning districts by a continuous evergreen planting, evergreen hedge, fence, or wall of earth. The height of such screen shall be one foot taller than the service structure itself.



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Requirements

Tree Preservation & Replacements

- Protected Trees are any tree greater than or equal to 6" DBH.
- All replacement trees must be large to medium deciduous species that are indigeneous to the area and have at least a 2.5" DBH.
- Critical Root Zone - The area inscribed by an imaginary line on the ground beneath a tree having its center point at the center of the trunk of the tree and having a radius equal to 1' for every 1" of DBH.
- Fencing or barriers must be located a distance from the trunk that equals, at a minimum, the distance of the Critical Root Zone or 15', whichever is greater.
- A tree removal permit must be obtained from the City of Dublin prior to the removal of any protected trees.
- No Work shall begin until plan approval and field verification by City staff.

EXAMPLE

Tree Survey Data

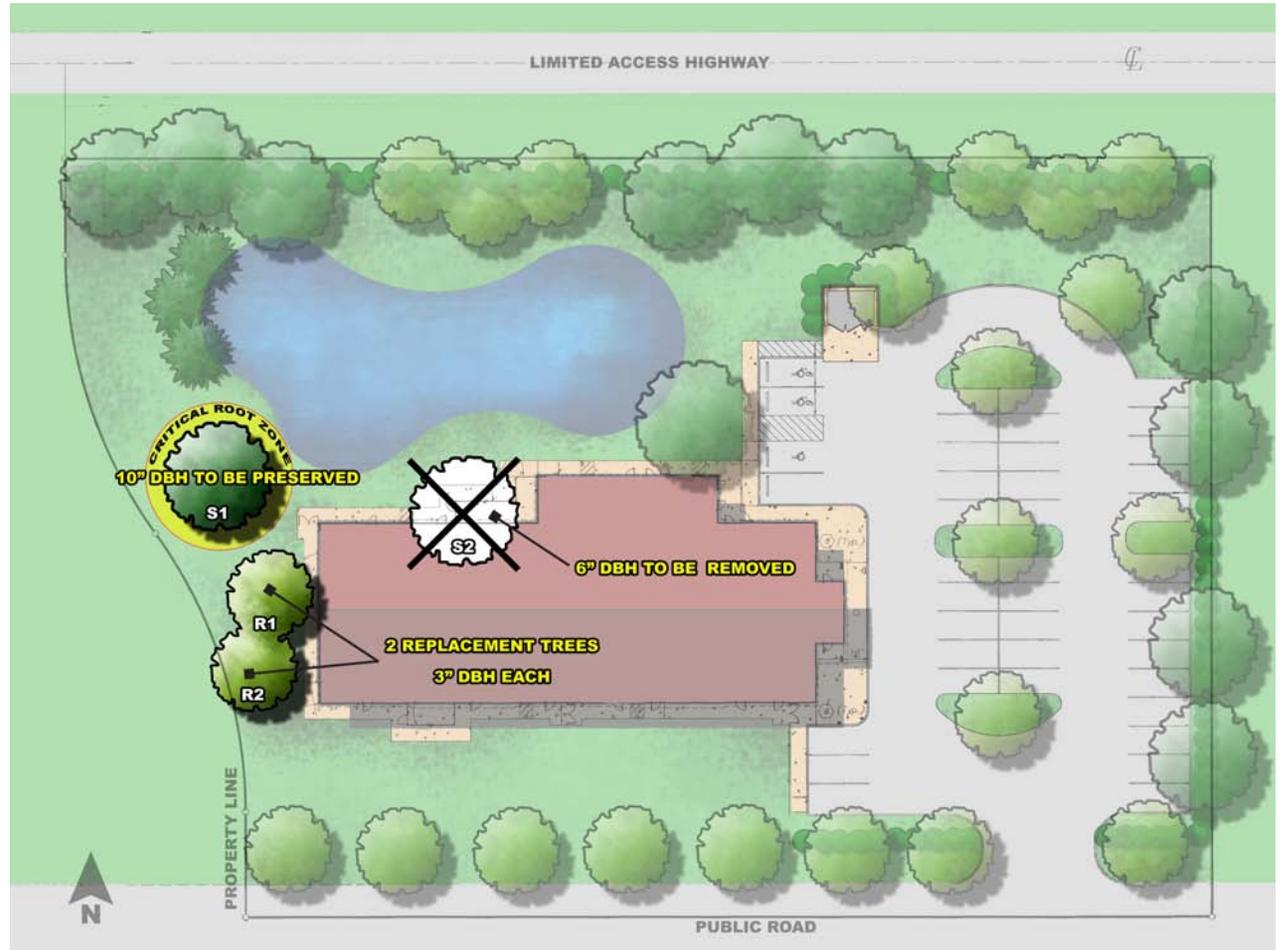
NUM	DBH	SPECIES	CONDITION & TREATMENT
S1	10"	Maple	Good-Preserve
S2	6"	Oak	Good-Remove and Replace

Tree Replacement Data

NUM	CALIPER	SPECIES
R1	3"	<i>Quercus imbricaria</i> - Shingle Oak
R2	3"	<i>Quercus imbricaria</i> - Shingle Oak

Tree Preservation & Replacement Requirements

Where mature trees exist on a site, new development proposals must include a tree survey, tree preservation plan and tree replacement plan. Measures to preserve existing trees are strongly encouraged to conserve the benefits of trees to the community. Replacement trees are typically deciduous; however, they may not be used to fulfill another landscape requirement. If the full replacement of trees would result in the overcrowding of a site, a fee is accepted to subsidize tree planting on public property. Section 153.140 City of Dublin Zoning Code



SITE PERSPECTIVE



STREET TREES



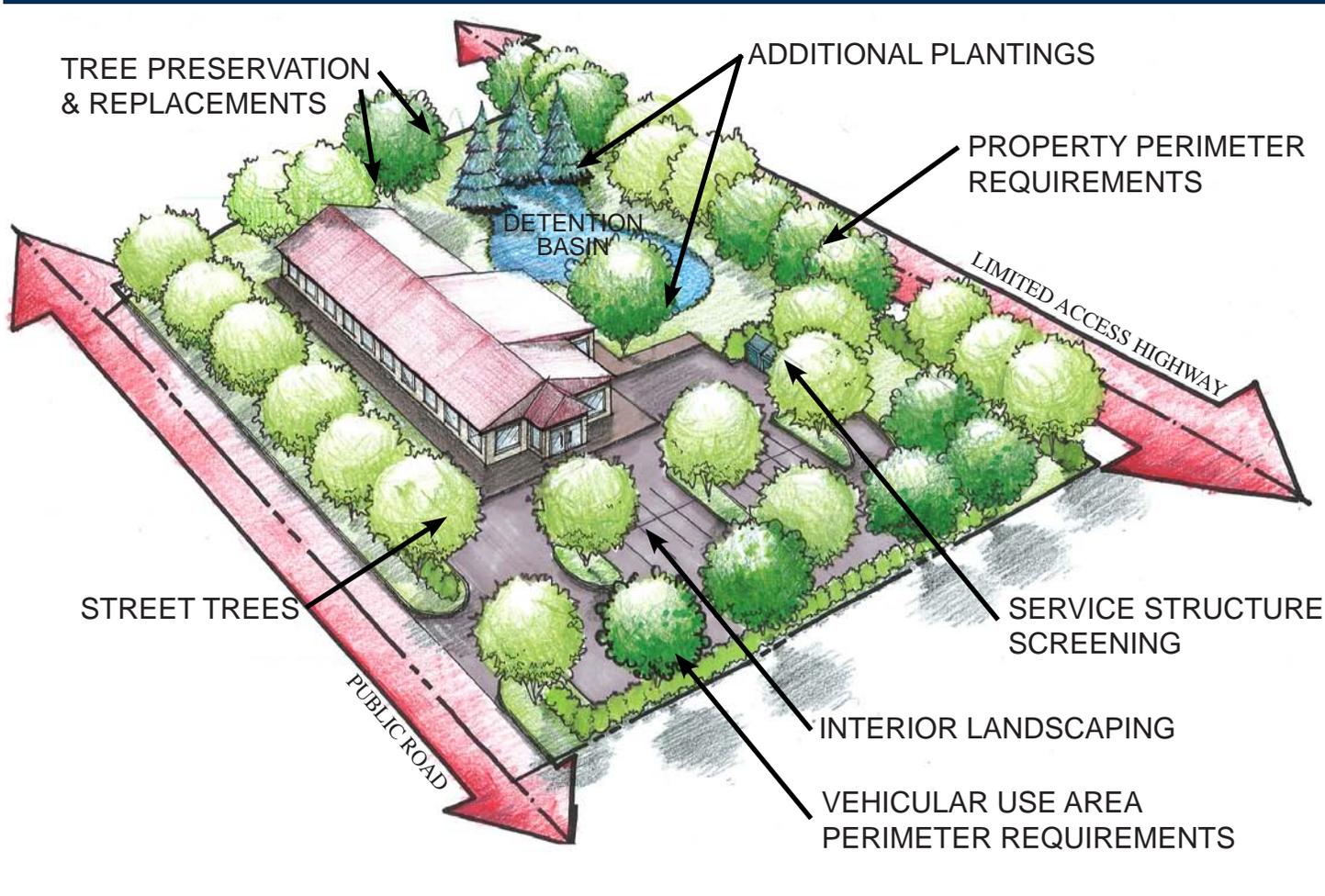
PARKING BUFFER



INTERIOR LANDSCAPING



PROPERTY PERIMETER



ADDITIONAL PLANTINGS



DETENTION BASIN



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Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016

Phone: 614-410-4600
Fax: 614-410-4747