

Benchmarking for Tree Waiver Policy

Staff has reviewed tree replacement ordinances for other central Ohio communities and found that **Powell** requires the same tree replacement as Dublin but allows replacement at 1.5 inches.

Westerville includes a sliding scale for 1:1 replacements for trees under 12 inches, 2:1 for up to 18-inch trees, 3:1 for up to 24-inch trees, 4:1 for up to 24-inch trees and 5:1 for up to 30-inch trees. There is an exception for heavily wooded sites which are required to retain 40% of the canopy and new trees must be planted to create the same canopy as before within 30 years.

Delaware requires the same replacement as Dublin but allows replacement trees at a size of 1.75 inches and permits off-site replacements.

Additionally, Staff has reviewed comparable suburban communities including Waukegan, IL; Cupertino, CA; and Decatur, GA.

Waukegan requires 'inch-for-inch' replacement of all trees unless the Director of Planning and Zoning deems a reduction in the requirement consistent with the intent of the regulations. All replacement trees are required to be a minimum of 3 inches. If a waiver is granted a fee-in-lieu is required at \$125 per caliper inch not replaced. Identified noxious or restricted trees require an inch for two inch replacement. In addition, dead or dying trees do not require replacement and deciduous trees can only be replaced with deciduous trees.

Cupertino requires all replacement trees be box trees and located on site. Cupertino requires one 24-inch tree for trees under 12 inches, two 24-inch or one 36-inch tree for trees 12 inches or greater up to 36 inches, one 36-inch tree for trees greater than 36 inches, and one 48-inch tree for a Heritage Tree, a tree that is designated and tagged by the City. If the trees cannot be replaced on-site a fee-in-lieu may be paid to the City based on the cost of replacing the tree at the time for trees less than 36 inches, or based on the assessed value of the existing tree for trees over 36 inches and heritage trees. These fees are paid to the City's Tree Fund for tree planting or replacement on designated City property.

Decatur requires tree canopy replacement dependent on the type of development and level of tree removal or disturbance. For commercial sites with less than 45% tree canopy cover after permitted tree removal, the amount removed must be replaced depending on the percentage of increased impervious cover or floor area. If the increase in impervious cover or floor area is less than 15 percent, tree replacement to no net loss is required. If the increase in impervious cover or floor area is 15% or greater, replacement to 45% tree canopy cover is required. Replacement is not required if the site maintains over 45% tree canopy cover after permitted removal. In addition, the removal of a protected tree without a valid tree removal permit requires replacement on site in the amount of two times the amount removed. Payments in lieu of required replacement plantings shall not be approved for commercial sites. However, if determined by the City Arborist that replacement is not feasible, a payment in lieu of planting up to 75% of the tree canopy cover requirement may be made to the Tree Bank. For residential sites, removal of a tree that requires a removal permit shall require replanting to maintain no net loss. If required replacement trees cannot be accommodated, a payment in lieu to the Tree Bank for up to 50% of the canopy replacement requirement must be made. For residential

properties with greater than 60% tree canopy cover, a payment in lieu to the Tree Bank for up to 100% of the canopy replacement requirement may be made.