

PLANTING MANUAL AND LANDSCAPE ORDINANCE GUIDELINES

CITY OF FRANKFORT, KENTUCKY

I. INTRODUCTION

The following charts, graphic details, specifications and guidelines are provided to assist persons in conforming to the Frankfort Landscape Ordinance, Article 7 of the Zoning Regulations. The plant lists that are provided are suggested plant materials for the various use groups and are plants that have been successful in this region for urban landscaping. The plant list is not limited to the plant materials indicated in this manual. The graphic details and planting specifications are not mandatory but are guidelines that are helpful in completing a landscape project in a proper manner. The plan submission guidelines should be helpful for those submitting landscape plans and also helpful to the Building Inspection personnel in reviewing and approving plans.

Legend of Plant List:

Example:

Anglojap Yew

Common Plant Name

Taxus x media

Plant Botanical Name

Brownii

Hicksii

Specie Cultivars

Wardii

II. PLANT SUBMISSION REQUIREMENTS

A landscape plan must be submitted to indicate new project conformity to the Landscape Ordinance. The plan must be a scaled drawing preferably no smaller than 1" - 30'.

A. The following is information required to be contained on each landscape plan submitted for review by the Building Inspections Department:

1. All property lines with meets and bounds shall be shown for the project parcel.
2. All adjacent property owners, land zones/uses and rights-of-way must be identified on the plan.
3. Location of all existing and proposed buildings and structures.
4. Location of all driveways, parking areas, loading areas and adjacent offsite roads and streets.
5. Location of dumpster and trash facilities.
6. Location of existing trees and vegetation.
7. Location of underground and overhead utility lines in addition to location of utility easements.
8. Proposed grading/excavation information – contour lines would be preferable.
9. Dumpster screening details.
10. Location of all proposed plant material keyed to a plant schedule.

11. Plant schedule that shall contain information as follows: Plan common and botanical name, plant size (height, spread, caliper, or container size) quantity of each specie to be planted and any specific planting notes.
12. Indication of areas for sodding and seeding.
13. Statistics that contain total square footages of parking/drive areas and interior parking lot landscaping.
14. Plan certification that shall read as follows:

I do hereby certify that this landscape plan has been reviewed by me/us and do adopt this plan and all information contained herein as the plan for minimum landscape development for this project. I do further certify that all plant material will be perpetually maintained to meet the requirements of the Landscape Ordinance unless an approval to amend the landscape is granted by the Planning and Building Codes Department.

Date Witness Owner (s)

- B. Five copies of the Landscape Plan shall be submitted to the Building Inspection Department.

III. RECOMMENDED GUIDELINES FOR FIELD INSPECTION AND VERIFICATION OF CONFORMANCE TO LANDSCAPE ORDINANCE

Prior to final approval of new development project, the requirements of the Landscape Ordinance must have been met. The following guidelines are for the benefit of the Inspector from the Planning and Building Codes Department to aid in checking the requirements of the approved landscape plan. In addition to these guidelines, the Inspector shall use the "Inspection Guides for Landscape Planting", published by the American Association of State Highway Officials. A copy of this publication shall be on file at the Planning and Building Codes Department. "The American Standard for Nursery Stock", published by the American Association for Nurserymen shall be used in checking plant material and quality. This publication will also be on file at the Planning and Building Codes Department.

- A. Verify the location and area requirements for all interior landscaping so that conformance to Vehicular Use area requirements will be met.
- B. Check dumpster screening requirements and determine if screening materials meet the minimum construction requirements as specified on the approved landscape plan.
- C. Check plant material quantities, species, sizes and locations to determine conformance to approved landscape plan.
- D. Verify that perimeter landscape requirements have been met and determine if there are any encroachments into landscape easements.
- E. Use the various check lists that are provided in the "Inspection Guide for Landscape Planting".
- F. Upon completion of inspection, file a report with the project owner. If a re-inspection is necessary, schedule after adequate time has been given for corrections to be made.
- G. Place a one-year inspection into inspection schedule.

PLANT LIST A SHADE TREES

Trees that are hardy in zones 5 – 6 are deciduous and reach a height of greater than 30 feet.

Callery Pear

Pyrus calleryana
Aristocrat
Chancellor

European Beech

Fagus Sylvatica

Ginkgo

Ginkgo biloba (male only)
Autumn Gold
Fastigiata
Sentry

Green Ash

Fraxinus pennsylvanica lanceolata
Marshall Seedless

Japanese Pagoda Tree

Sophora Japonica
Regent

Japanese Zelkova

Zelkova serrata

London Plane Tree

Platanus acerifolia

Sugar Maple

Acer saccharum

Thornless Honey Locust

Gleditsia triacanthos
Shademaster
Skyline
Sundial

Willow Oak

Quercus phellos

Yellowwood

Cladrastis lutea

Littleleaf Linden

Tilia cordata
Chancellor
Greenspire
June Bride

Norway Maple

Acer platanoides
Columnaire
Crimson King
Summershade

Pin Oak

Quercus palustris
Sovereign
Crown Rite

Red Maple

Acer rubrum
Autumn Flame
October Glory
Red Sunset

Red Oak

Quercus rubra

Scarlet Oak

Quercus coccinea

Sourwood

Oxydendron arboreum

Sweetgum

Liquidambar styraciflua

Tulip Poplar

Lusdendron tulipifera

White Ash

Fraxinum americana
Autumn purple

PLANT LIST B FLOWERING TREES

Trees that are hardy in zones 5 – 6 are deciduous and reach a height of greater than 30 feet.

Callery Pear

Magnolia soulangiana
Pyrus calleryana
Aristocrat
Chancellor

Crabapple

Malus varieties
Bob White
Sargeant
Snowdrift
White Angel

Eastern Redbud

Cercis canadensis
Flame
Forest Pansy
Royal

Dogwood*

Cornus florida
Cornus kousa
Cornus mas

Golden Raintree

Koelreutaria paniculata

Green Hawthorne

Crataegus viridis
Winter King

Sargent Cherry

Prunus sargentii
Columnaris
Kwanzan

Saucer Magnolia*

Magnolia soulangiana

Star Magnolia*

Magnolis stellata

These trees survive better in shady, sheltered conditions and would not be acceptable unless planted on the north or east of a building.

PLANT LIST C EVERGREEN TREES

Trees that are hardy in zones 5 – 6 are evergreen, can reach a height over 30 feet and if not limbed up can create a screen from the ground level up.

American Holly

Ilex opaca
Xanthocarpa

Austrian Pine

Pinus nigra

Canadian Hemlock

Tsuga canadensis

Carolina Hemlock

Tsuga caroliniana

Eastern Red Cedar

Juniperus virginiana

Colorada Blue Spruce

Picea pungens
Glauca

Norway Spruce

Picea abies

Scotch Pine

Pinus sylvestris

Southern Magnolia

Magnolia grandiflora

White Fir

Abies concolor

White Pine

Pinus strobus

**PLANT LIST D
DECIDUOUS SHRUBS**

Perennial woody plants that grow at least 3 feet in height, are tolerant in zones 5 –6 and are deciduous.

Spirea Species	Wintergreen Barberry Berberis julianae	Euonymus compacta
Doublefile Viburnum Viburnum plicatum tomentosum	Spreading Cotoneaster Cotoneaster divaricata	Quince Chaenomeles speciosa
Shrub Cinquefoil Potentilla Fruticosa	Burning Bush Euonymus alata	Forsythia Species
		Glossy Abelia Abelia grandiflora

**PLANT LIST E
EVERGREEN SHRUBS**

Perennial, woody plants that grow at least 3 feet in height are tolerant in zones 5 –6 and are evergreen.

Anglojap Yew Taxus x media Brownii Densiformis Hicksii Wardii	Japanese Yew Taxus cuspidata Capitata Intermedia Nana
Blue Holly Ilex x meserveae Blue Angel Blue Prince Blue Princess	Korean Boxwood Buxus microphylla koreana
Chinese Juniper Juniperis chinensis Hetzii Keteleeri Mint Julep Robusta Green	Leatherleaf Viburnum Viburnum rhytidophyllum
Japanese Holly Ilex crenata Microphylla Rotundifolia	Mugho Pine Pinus Mugho
	Spreading Yew Taxus baccata

**PLANT LIST F
UNACCEPTABLE PLANTS**

Trees and shrubs that are not hardy in zones 5 – 6 may have excessive fruits, leaf or limb drop, may interfere with underground utilities, attract excessive insects or are weak wooded, disease prone, pollution intolerant, noxious or require excessive maintenance.

Apple (common)

Malus pummila

Mountain Ash

Sorbus species

Black Locust

Robinia pseudoacacia

Osage Orange

Maclura promifera

Box Elder

Acer negundo

Mulberry

Morus species

Chinese Holly

Ilex cornuta

Privet

Ligustrum species

Devil's Walking Stick

Aralia spinosa

Poplars

Populus species

Elms (except Chinese & American)

Ulmus species

Silver Maple

Acer saccharinum

Ginkgo (female)

Ginkgo biloba

Sycamore

Platanus occidentalis

Hickory

Carya species

Tartarian Honeysuckle

Lonicera tartarica

Honeylocust (common)

Gleditsia triacanthos

Tree of Heaven

Ailanthus altissima

Horse Chestnut

Aesculus species

Walnut

Juglans species

Kentucky Coffee Tree (female)

Gymnocledus dioica

Weeping Willow

Salix babylonica

Linden or Basswood

Tilia americana

Weigela

Weigela florida

Momosa

Albizza julibrisson

Note: If mature trees exist on site prior to development, they may be accepted by the Planning & Building Codes Department.

PLANT MATERIAL REFERENCE BOOKS

Barbour, Roger W. and Wharton, Mary E., Trees and Shrubs of Kentucky. The University Press of Kentucky, 1973.

Dirr, Michael A., Manual of Woody Landscape Plants. Stipes Publishing Company, 1977.

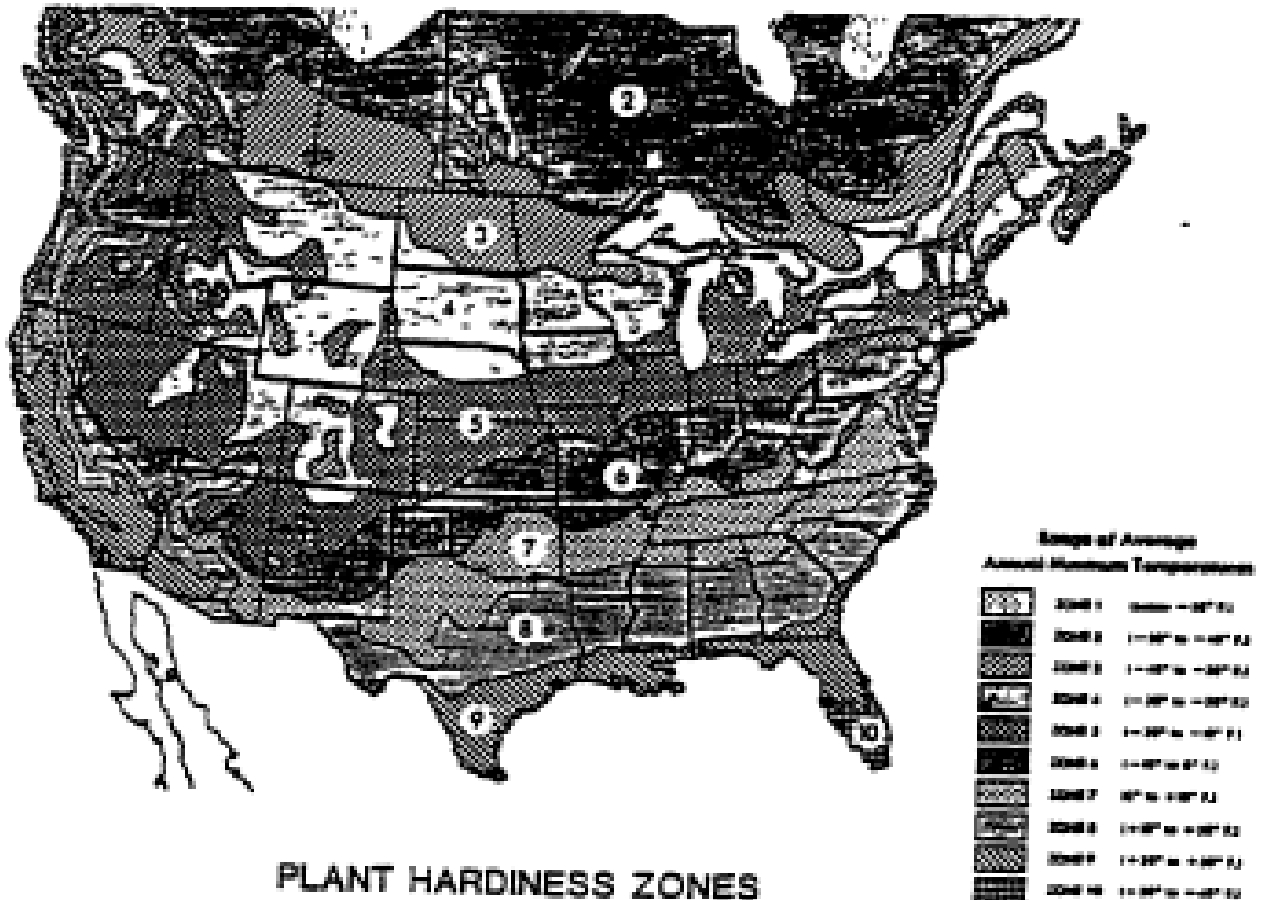
Dirr, Michael A., Photographic Manual of Woody Landscape Plants. Stipes Publishing Company, 1978.

Division of Planning, Lexington-Fayette Urban County Government Planting Manual, 1983.

Hudak, Joseph, Trees for Every Purpose. McGraw-Hill Book Co., 1980.

Wyman, Donald, Shrubs and Vines for American Gardens. McMillan Publishing Co., Inc., 1965.

Wyman, Donald, Trees for American Gardens. McMillan Publishing Co., Inc., 1965.



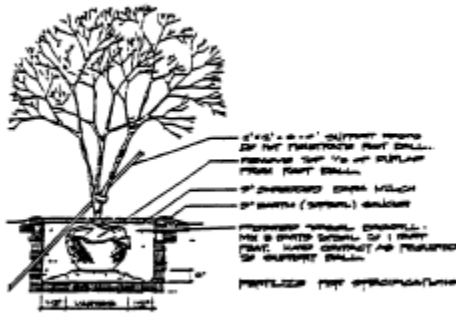
PLANTING SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Height	Comments

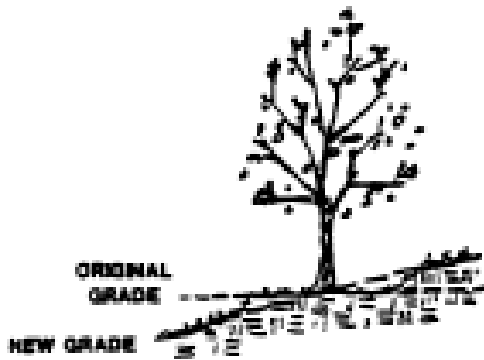
Landscape Statistics (Minimum Statistics Required)

Vehicular Use Area _____ Square feet
 Interior Landscape Area Required _____ Square feet
 Interior Landscape Area Provided _____ Square feet
 # Interior Trees Required _____
 # Interior Trees Provided _____
 Project Zoning _____

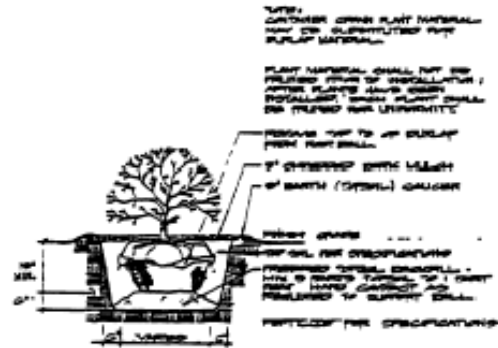
TYPICAL PLANTING DETAILS



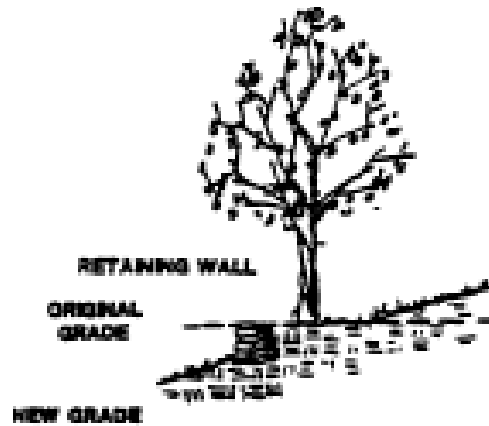
TYPICAL SMALL TREE PLANTING



Terracing



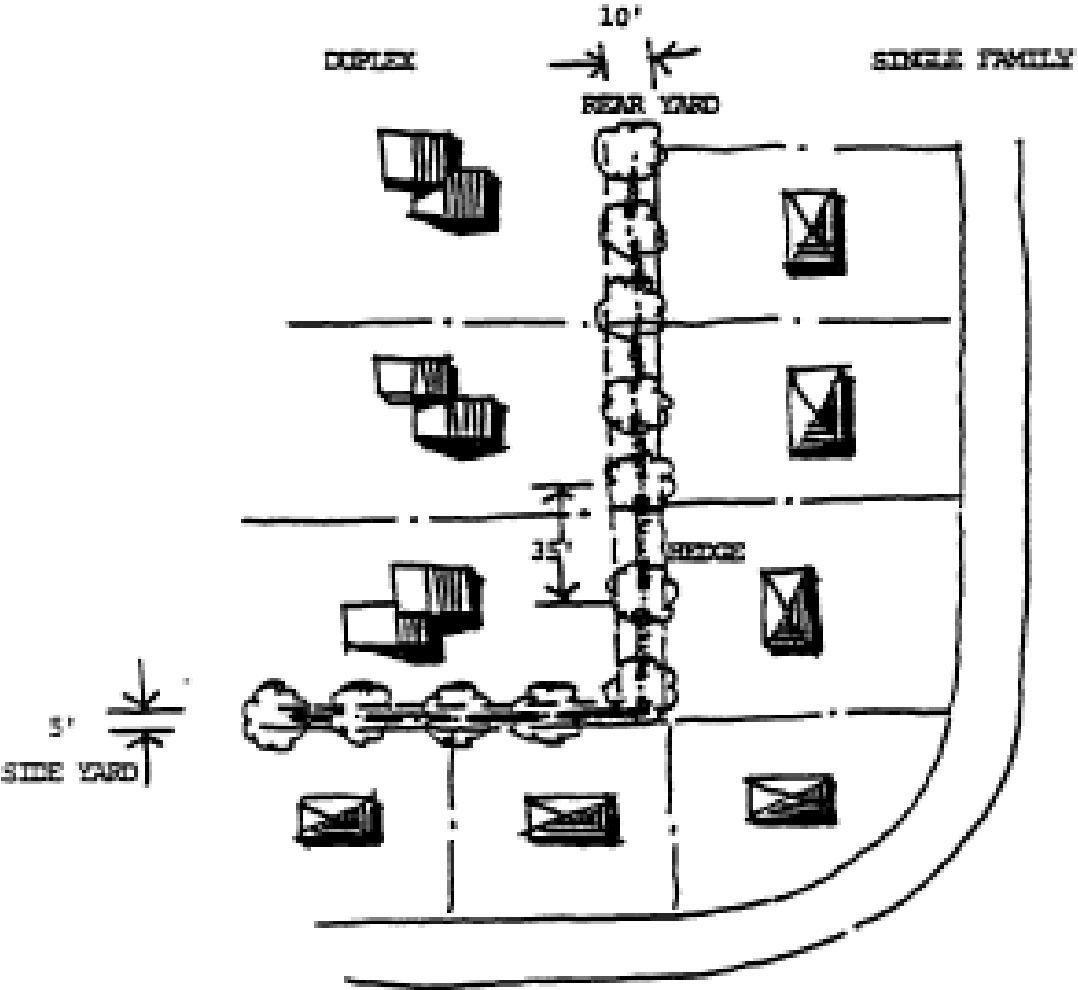
TYPICAL SHRUB PLANTING



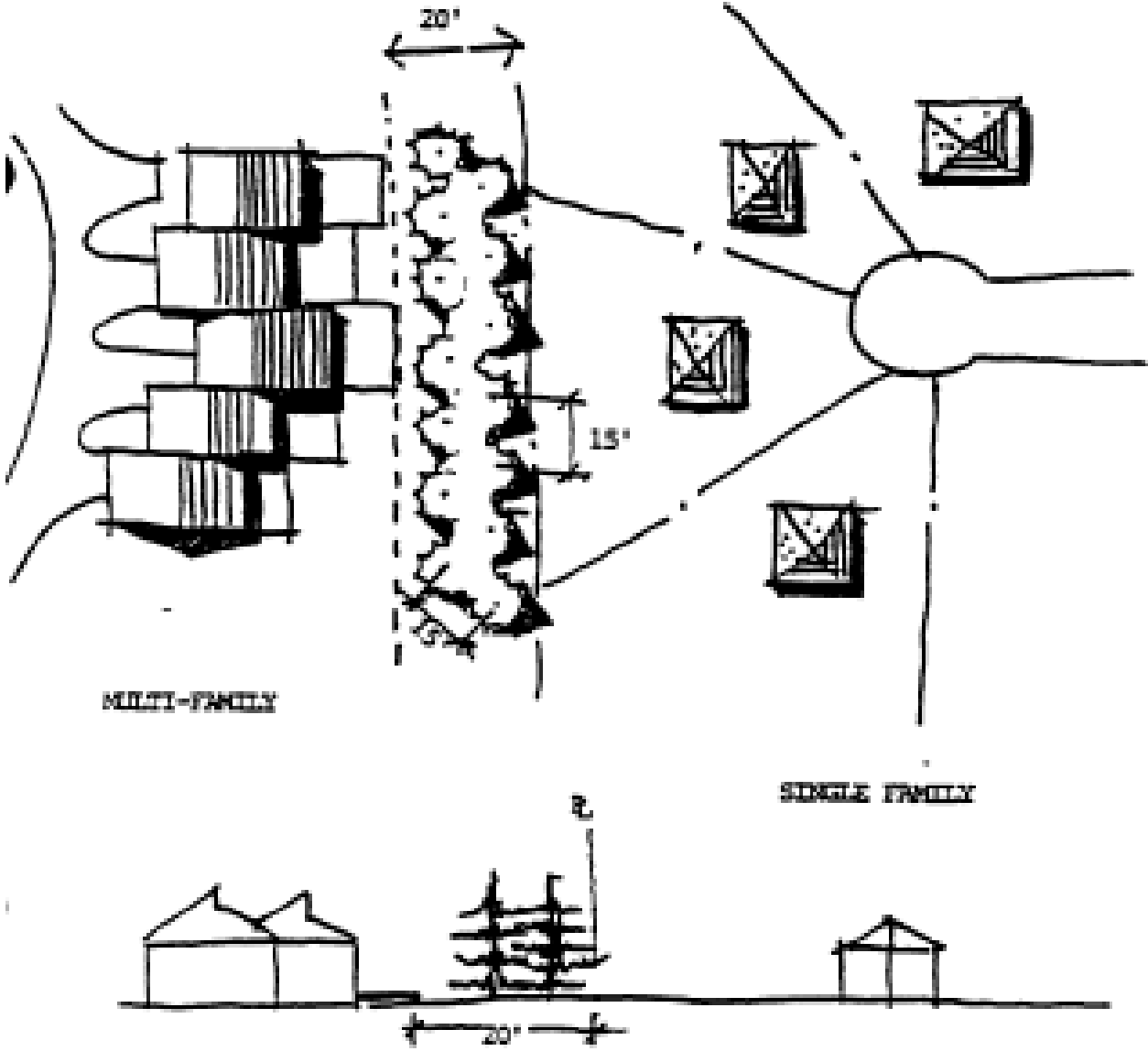
Retaining Wall

When	Adjoins	Min. Easement	Plant Material
Any duplex (except in the RD zone district*)	Any single family residential zone or land use (except the RD zone district*)	5' side 10' rear	Continuous 6' hedge row(E) + 1 tree (A or B) @ 35' OC or 6' wall or fence +1 tree (A or B) @ 35' OC

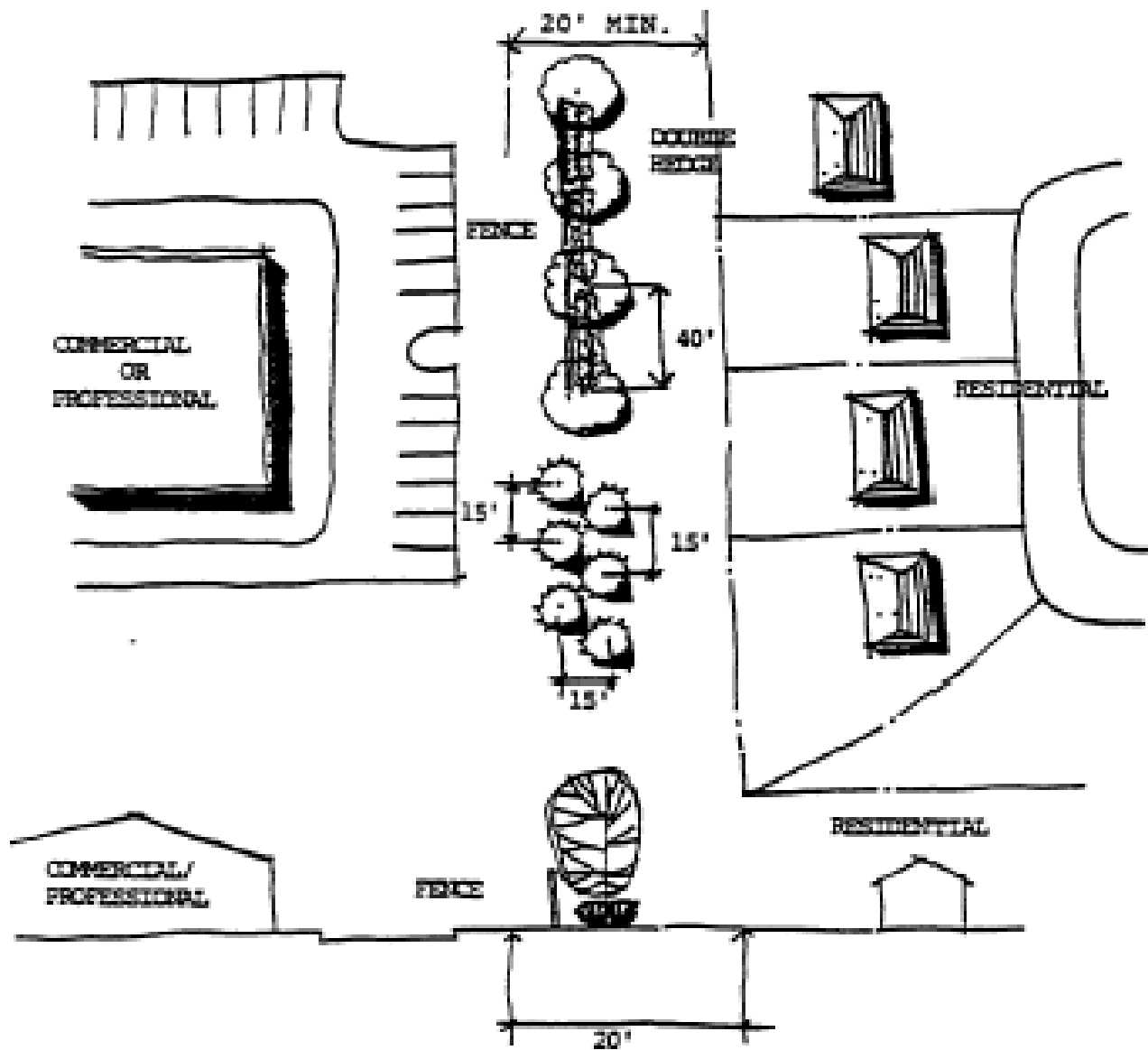
* Duplex and single family residences are both permitted in the RD zone district. No landscaping is required between these uses when both exist side by side within the RD zone district.



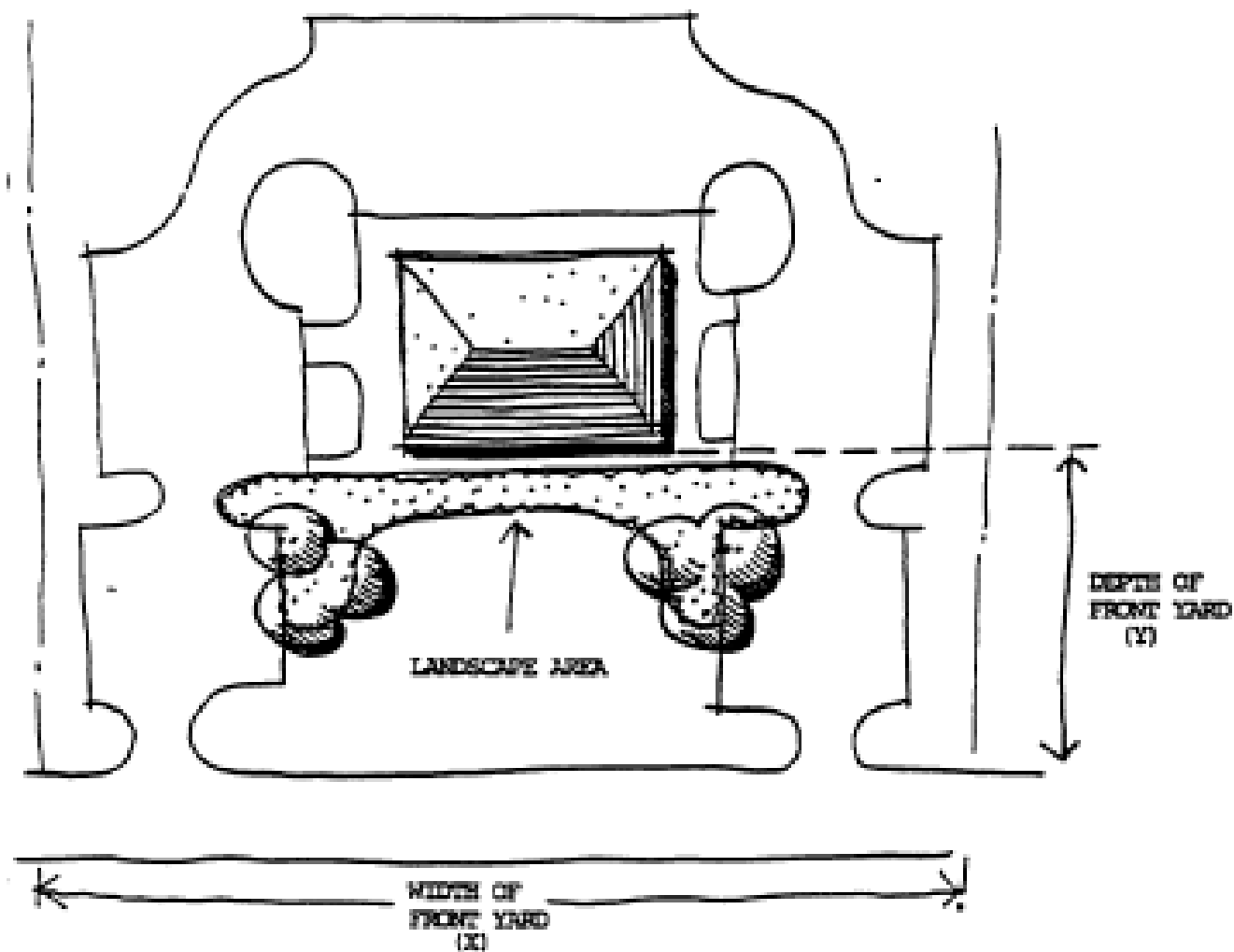
When	Adjoins	Min. Easement	Plant Material
Any high density residential (3 units or greater density) zone or land use	Any single family residential zone or land use	20'	Either 1 tree (A or B) @ 45' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + a hedge (D) or continuous staggered double row planting of trees (C) 15' OC



When	Adjoins	Min. Easement	Plant Material
Any commercial or professional zone or land use	Any residential zone or land use	20'	Either 1 tree (A or B) @ 35' OC + a double row 6' hedge (E) or 6' wall or fence or earthmound + hedge (D) + 1 tree (A or B) @ 40' OC or double row, staggered, planting of trees (C) 15' OC

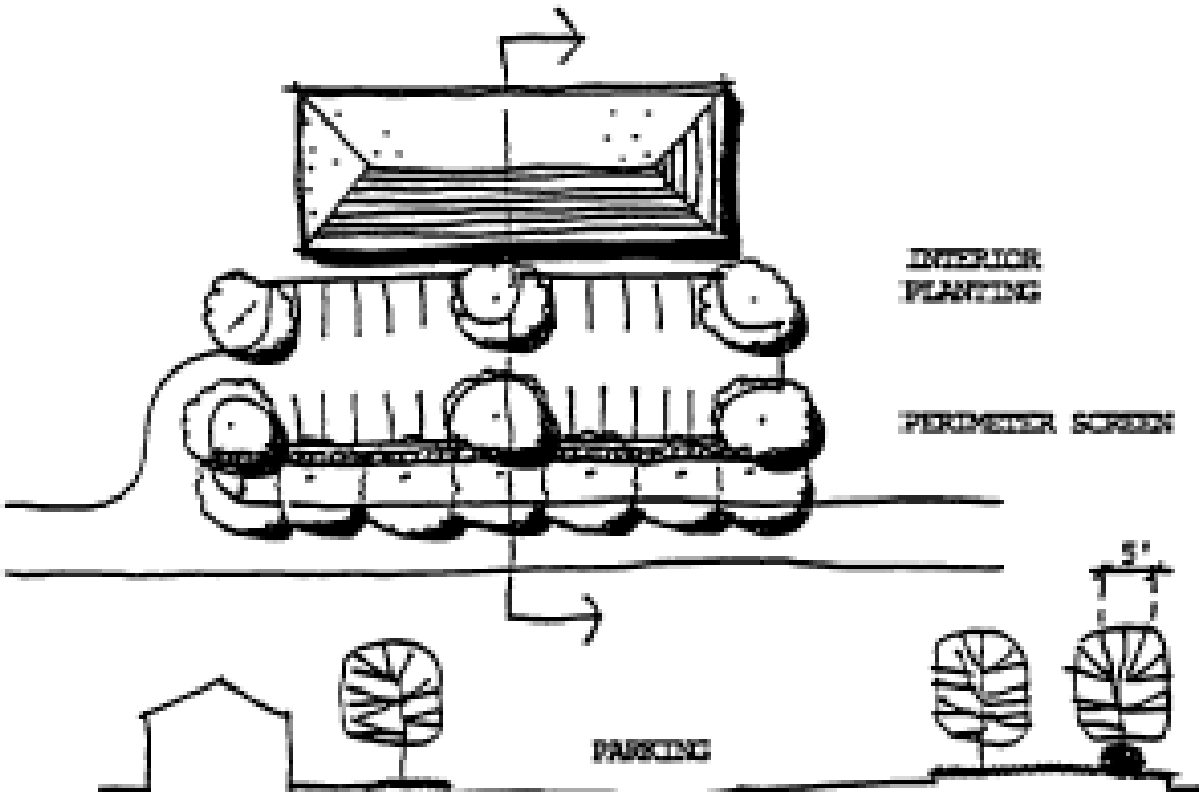


When	Adjoins	Min. Easement	Plant Material
Any general commercial zone or highway zone or land use	The public right of way, public or private street	10% of total front yard area must be landscaped	Trees, shrubs planting beds, and/or perennials in a motif designed by owner. This is in addition to other required landscaping



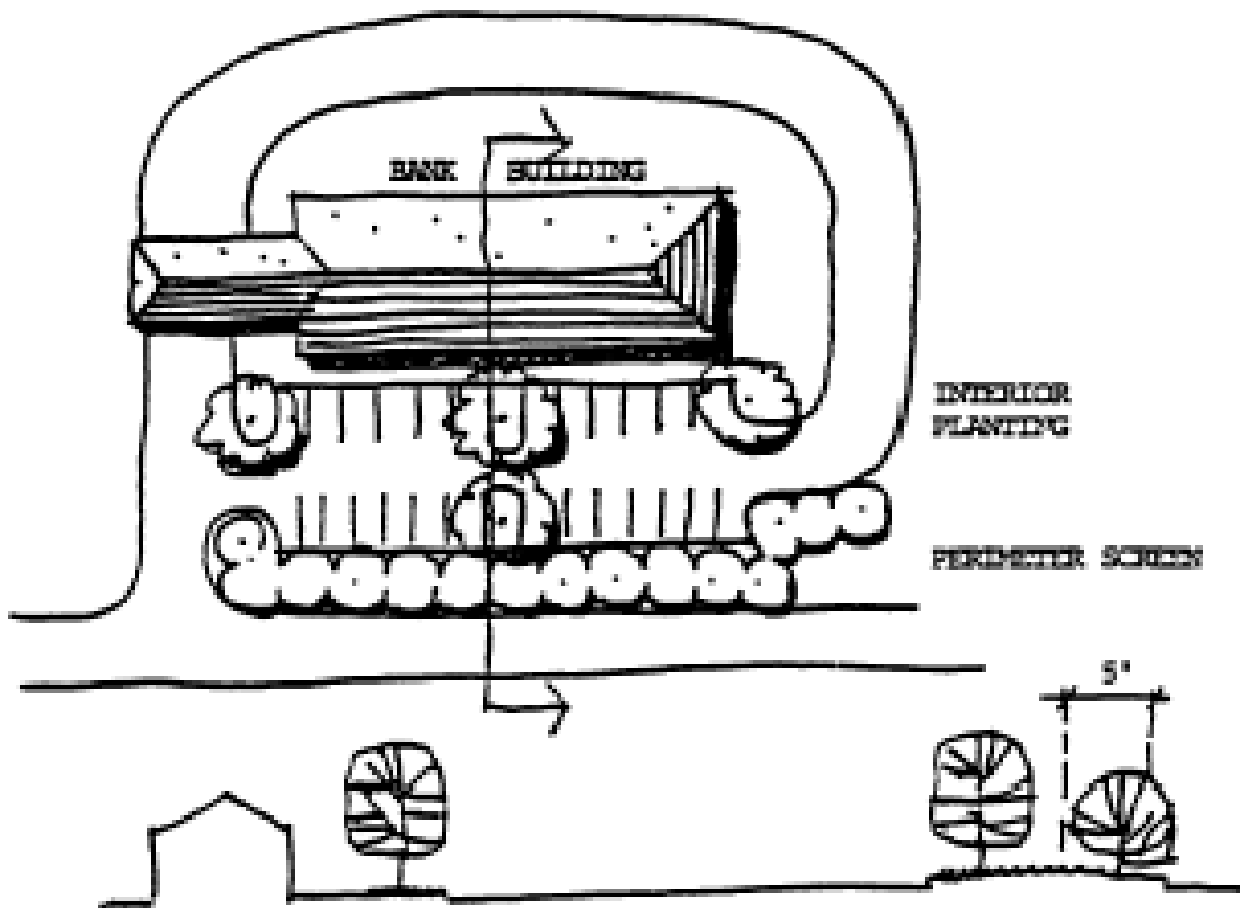
Required Front Yard Landscaping
 In Addition to VDA Landscaping = (X) x (Y) + 10

When	Adjoins	Min. Easement	Plant Material
A Vehicular use area associated with an zone or land use except single family residences, banks, savings & loan, mortgage companies & auto dealerships	Any public or private street	5' perimeter screening easement <hr/> plus 5% interior landscaped area**	Trees (A) @ 40' OC plus shrubs (D or E) @ 3' OC Or Trees (B) @ 25' OC plus shrubs (D or E) @ 3' OC (1 tree minimum) <hr/> Plus 1 tree** (A or B) per 250 sq. ft. of interior landscaped area (1 tree min.)

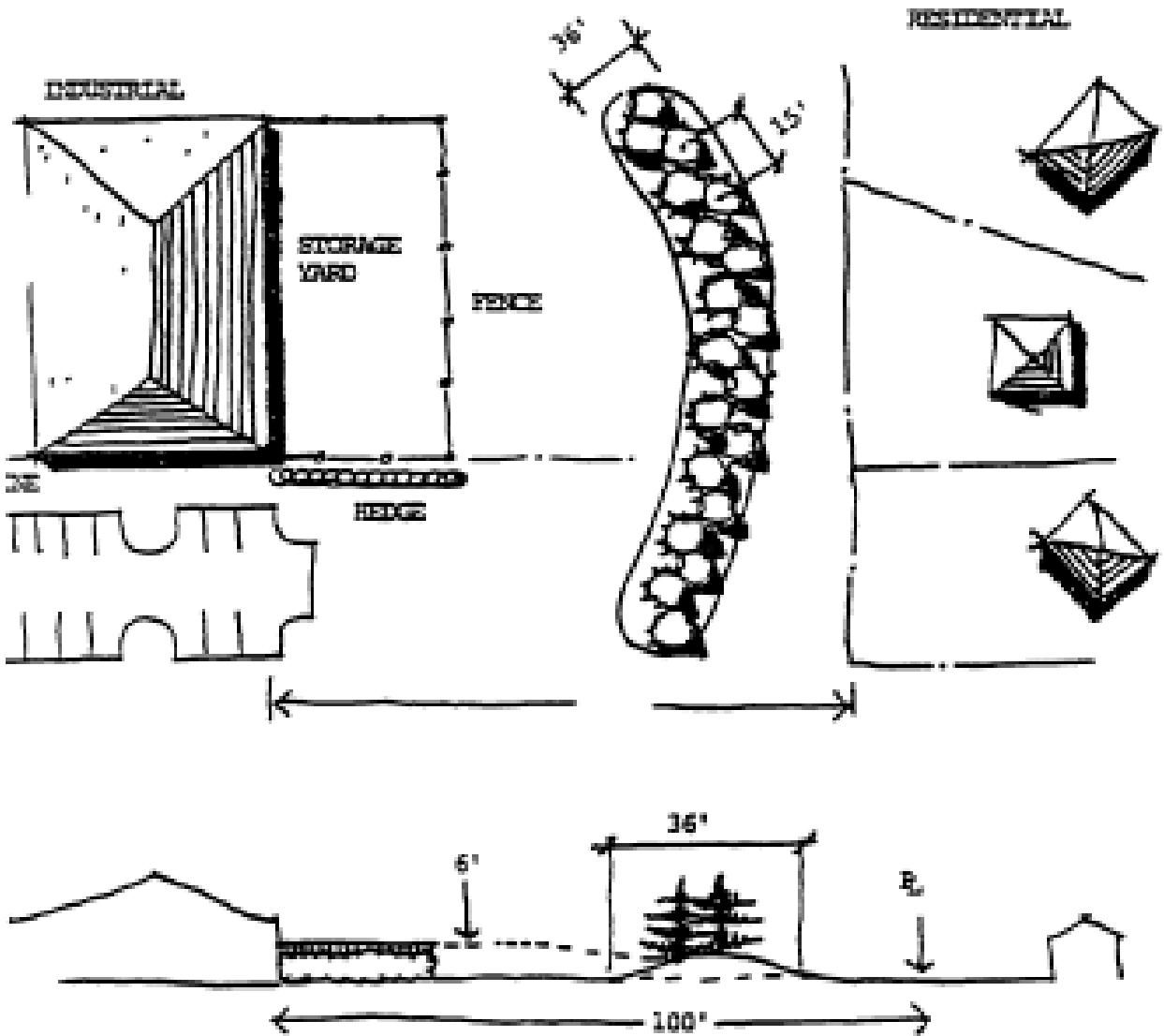


When	Adjoins	Min. Easement	Plant Material
A Vehicular use area at a bank, savings & loan, mortgage company or automobile dealership	Any public or private street	5' perimeter screening easement <hr/> Plus 5% interior landscaped area**	Trees (B) @ 20' OC <hr/> Plus 1 tree**(A or B) per 250 sq. ft. of interior landscaped area (1 tree min.)

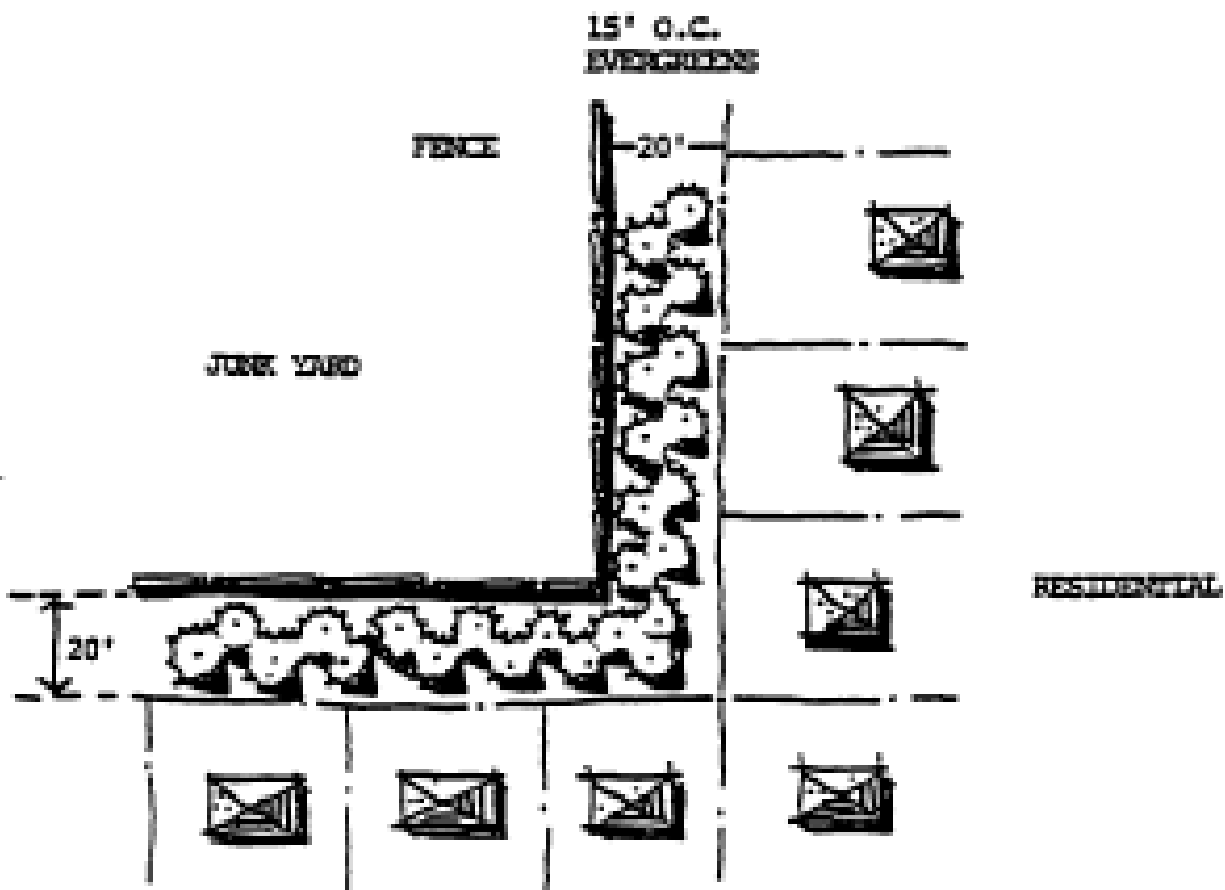
** Interior requirements are not required on parking lots smaller than 5 spaces. Interior landscape areas must be 64 sq. ft. minimum in size. Plants may be no closer than 30" to pavement in the V.U.A. unless concrete wheel stops are used to prevent plant damage by cars.



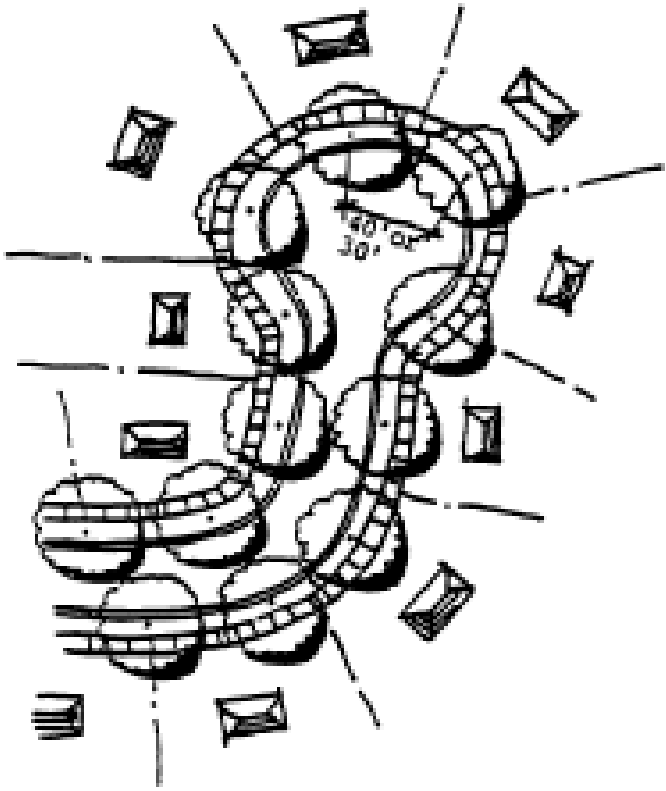
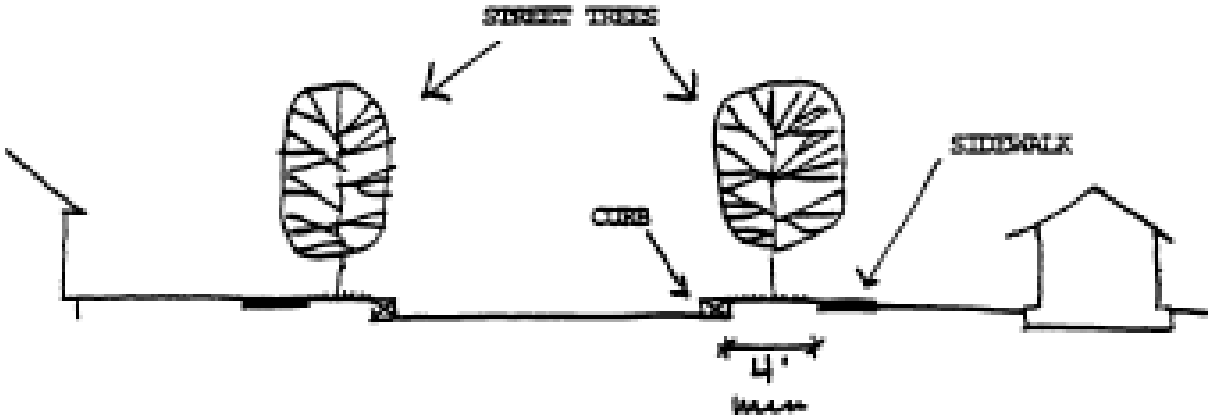
When	Adjoins	Min. Easement	Plant Material
Any industrial zone or and use	Any residential, commercial or professional zone or land use	100' side and rear yard	36' wide 6' tall earthen berm + a double row of staggered trees (C) @ 15' OC Storage Yard – 6' fence or wall + hedge (E) facing front yard only and/or street or drive

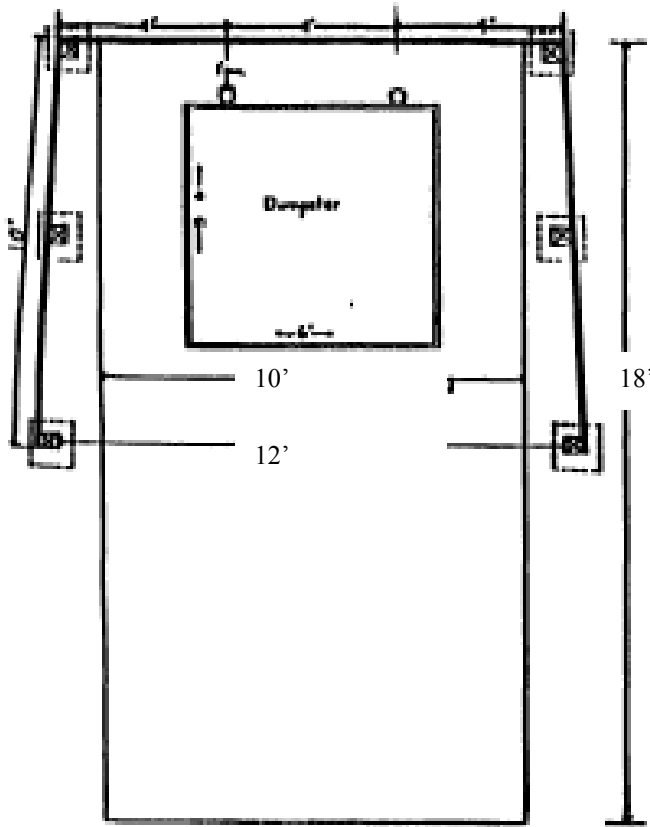


When	Adjoins	Min. Easement	Plant Material
A junk, salvage, refuse or parts yard or recycling center	Any zone or street (public or private)	20'	6' solid wall or fence + a single row (D or E) + trees (A or B) @ 35' OC or 6' solid fence or wall + staggered double row evergreens (C) @ 15' OC



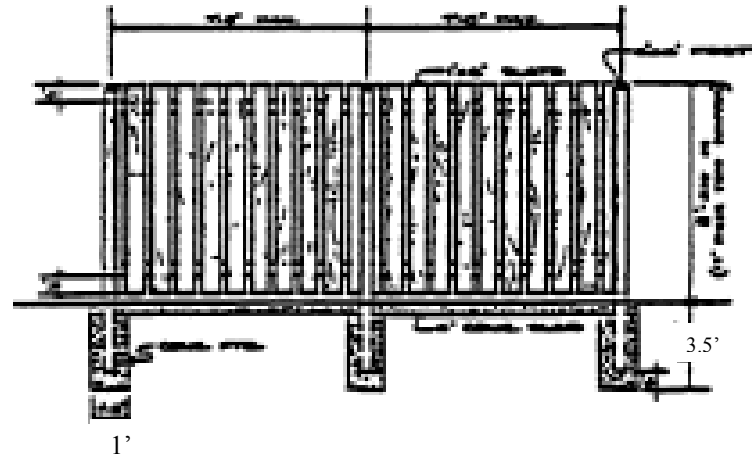
When	Adjoins	Min. Easement	Plant Material
Subdivision lots requiring sidewalks	The public right-of-way (street)	4' between curb & sidewalk or edge of pavement & sidewalk	1 tree (A) @ 40' OC or 1 tree (B) @ 30' OC





Dumpster Screening enclosure
Scale 1/4"=1'

Figure 1



DUMPSTER SCREENING

Screens shall consist of stone, brick, block, wood, or plant material. Chain link fencing is not recommended as a screen. If plants are to be used as screening material they should be planted so as to reach the required height in one year (planting of mature plants recommended.) Plants which die must be promptly replaced.