City of Newnan's Tree Conservation and Landscape Ordinance

Adopted February 22, 2022

NEWNAN

GEORGIA

TREE CONSERVATION AND LANDSCAPE ORDINANCE
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AN ORDINANCE TO AMEND THE CODE OF ORDINANCES AND THE ZONING ORDINANCE OF THE CITY OF NEWNAN BY ADOPTING CERTAIN TEXT AMENDMENTS TO THE TREE PRESERVATION AND LANDSCAPING ORDINANCE FOR THE CITY AND RENAMING SAID ORDINANCE AS TREE CONSERVATION AND LANDSCAPE ORDINANCE AND FOR OTHER PURPOSES

WHEREAS, the City has previously adopted a tree preservation and landscaping ordinance for the City as part of its development regulations; and

WHEREAS, the City has determined that it is advantageous to the City and to property owners, developers of property and residents of the City that provision be made for an alternative compliance plan in instances where the available land within a project site cannot comply with all of the requirements of this ordinance and for a process of appeal to the City of Newnan Tree Commission in instances where the City and the applicant providing the alternative compliance plan do not agree on the feasibility of the alternative compliance plan; and

WHEREAS, the City has determined that it is in the best interest of the property owners and residents of the City to update said ordinance in order to protect and preserve the City's natural resources; to allow for development and growth in a way that will provide a healthy environment for the City's future; and to benefit the environmental quality of the City.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Newnan and it is hereby ordained by the authority of same that:

Section I. The City of Newnan Tree Protection and Landscaping Ordinance set forth in Article III, Section 10-40, et seq. of Ordinance 10, Environment, of the Code of Ordinances of the City of Newnan, is hereby amended by deleting said ordinance in its entirety and adopting a new Tree Conservation and Landscape Ordinance, to be codified in Article III, Section 10-40 et seq., of Ordinance 10, Environment, of the Code of Ordinances of the City of Newnan, said ordinance to read as follows:

ARTICLE III. TREE CONSERVATION AND LANDSCAPE ORDINANCE

Sec. 10-81. Purpose...

This Tree Conservation and Landscape Ordinance has been developed to benefit the environmental and aesthetic quality of the City of Newnan. The intent is to create an opportunity and promote conservation of the City's natural resources and grow in a way that will provide a healthy environment for Newnan's future. The purpose of this ordinance is to provide standards for the conservation of trees as part of the land development process; to prevent massive grading of land, both developed and undeveloped, without provision for replacement of trees; and to conserve trees during construction whenever possible in order to enhance the quality of life within the City of Newnan. The regulations of this Tree Conservation and Landscape Ordinance shall be the definitive, unless otherwise directed by the Zoning Ordinance or City Code. The benefits derived from this ordinance include:

1. Provide visual buffering and enhance beautification of the city;
2. Moderation of storm water runoff, and improved water quality;
3. Protect and attempt to enhance property values, thus safeguarding private and public investment;

4. Protect the unique identity of Newnan by promoting native plants and the use of the City's signature plant palette;
5. Control soil erosion;
6. Reduction of some air pollutants and interception of airborne particulate matter;
7. Conserve stands of trees and "specimen" trees; and
8. Protect natural vegetation except where its removal is necessary for responsible property development or control of disease and infestation.

Sec. 10-82. Definition of Terms...

The following definitions are to clarify terms found in this Ordinance. Terms in this Ordinance that are not defined herewith shall be defined by the definition provided by the *American Heritage Dictionary, Second College Edition* or comparable dictionary. If the term cannot be found or if there is no logical nexus between the term in this Ordinance and a dictionary, the Zoning Administrator shall seek to provide a suitable definition.

1. BUFFER - (a) Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, light, or other environmental nuisance; (b) An area along some natural feature designated to protect and/or preserve the essential character of such feature and allow it to be maintained in an undisturbed and natural condition; (c) A natural undisturbed portion of a lot, except for approved access and utility crossings, which is set aside to achieve a hundred (100) percent visual barrier between the use on the lot and adjacent lots and/or uses.
2. CALIPER – The diameter of a tree trunk measured at six (6) inches above the ground, up to and including four (4) inches caliper size, and twelve (12) inches above the ground for larger sizes. Used for nursery stock and newly planted trees, and not for established trees.
3. CITY LANDSCAPE ARCHITECT – The agent of City of Newnan having the primary responsibilities of administration and enforcement of the Tree Conservation and Landscape Ordinance.
4. CLEARING – The selective removal of vegetation from a property, whether by cutting or other means.
5. CLEAR-CUTTING - The indiscriminate and broad removal of trees, shrubs, or undergrowth with the intention of preparing real property for non-agricultural development purposes. This definition shall not include the selective removal of non-native tree and shrub species when the soil is left relatively undisturbed; removal of dead trees; or normal mowing operations (See also **Clearing**).
6. CRITICAL ROOT ZONE – A more or less circular area above and extending twenty four (24) inches below the ground around the trunk of a tree with a radius equivalent to the distance to the dripline or one and one quarter (1.25) feet for every one (1) foot in diameter at breast height (dbh), whichever is greater. The critical root zone increases in size as a tree grows larger.
7. DIAMETER BREAST HEIGHT (Dbh) – the outside diameter of the trunk of a tree, measured four and one-half (4.5) feet above ground level. For trees with co-dominant (forked stems) the trunk is measured below the fork and above the trunk flare at the point of the smallest diameter. For multi-stemmed trees, the diameter is considered to be the sum of the diameters of all of the stems that contribute significantly to the crown.
8. DRIP LINE – a line extending down to the ground from the greatest horizontal extent of a tree's branches, more or less forming a cylinder around the tree.
9. EXISTING DENSITY FACTOR (EDF) – The Tree Density Units awarded for the conservation of existing trees which will remain on site to be conserved during construction.
10. LANDSCAPE PLAN – A component of a development, site, or other plan required by this Ordinance and the Landscape Ordinance on which is shown those details required by the City of Newnan Landscape Ordinance.

11. LANDSCAPE STRIP – Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. The deposition of storm water runoff into, or drainage swales through, a landscape strip is not permitted. Graded slopes in a landscape strip shall not be steeper than 4 to 1.

12. LANDSCAPING – (a) An expanse of natural scenery; or (b) any combination a natural and man-planted and maintained features including lawns, trees, shrubs, other plants, decorative or natural ground cover, exposed rock, mulch, wood chips, water features, sculpture, paths, etc.

13. REPLACEMENT DENSITY FACTOR (RDF) – The minimum number of Tree Density Units which must be achieved on a property after calculating Tree Density Units for existing trees (EDF) which will remain on site to be protected during construction.

14. SCREENING – The method of visually shielding or obscuring one abutting or nearby densely planted vegetation. Screening is designed to reduce the effects of objectionable or potentially objectionable uses and activities between incompatible uses. Breaks in screens shall be permitted to provide adequate ingress and egress as needed.

15. SITE DENSITY FACTOR (SDF) - The minimum number of Tree Density Units per acre which must be achieved on a property after development.

16. SPECIMEN TREE - Any tree or contiguous stand of trees which qualifies for special consideration for conservation due to its size, species, condition, location, structural integrity, or historic relevance.

17. TREE – Any living, self-supporting woody perennial plant which normally obtains a trunk diameter at least two inches (2") and a height of at least ten feet (10'), and typically has a main stem or trunk and many branches.

18. TREE BANK – An account maintained by the City Landscape Architect and funded by developers, as a form of alternative compliance to the Tree Conservation and Landscape Ordinance. The expenditure of tree bank funds shall be permitted for various tree conservation activities, including, but not limited to: the purchase, planting, maintenance of trees on public property, the purchase of greenspace, and the funding of tree related educational programs.

19. TREE, OVERSTORY – These trees that compose the top layer or canopy of vegetation and will generally reach a mature height over forty (40) feet.

20. TREE, UNDERSTORY – Those trees that grow beneath the overstory, and will generally reach a mature height of under forty (40) feet.

21. TREE DENSITY STANDARD – The minimum number of tree density units per acre which must be achieved on a property after development.

22. TREE DENSITY UNIT – A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.

23. TREE DIAMETER – The cross-sectional dimension of a tree trunk measured at four and one-half (4.5) feet above the ground. If a tree has more than one trunk, only the largest trunk shall be used to establish the tree diameter for the tree. Utilized for measuring existing, established, trees.

24. TREE PROTECTION AREA – Any portion of a site wherein are located existing trees which are proposed to be retained in order to comply with the requirements of this Ordinance. The tree protection area shall include no less than the total critical root zone of a tree or group of trees collectively.

25. TREE PROTECTION PLAN – A plan that identifies tree protection areas, existing trees to e retained and proposed trees to be planted on a property to meet minimum requirements, as well as methods of tree conservation to be undertaken on the site and other pertinent information.

26. TREE REMOVAL – Any act which causes a tree to die within three (3) years after commission of the act, including but not limited to damage inflicted upon the root system or trunk as a result of:

a. The improper use of machinery on the trees;
b. The storage of materials in or around the trees;
c. Soil compaction;
d. Altering the natural grade to expose the roots or to cover the tree's root system with more than four inches (4") of soil;
e. Pruning judged to be excessive by City Landscape Architect or not in accordance with the standards set forth by the International Society of Arboriculture (ISA);
f. Paving with concrete, asphalt, or other impervious surface within such proximity as to be harmful to the tree or its root system; and
g. Application of herbicides or defoliates to any trees without first obtaining a permit.

27. TREE SAVE AREA – An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or conserving natural buffers.

Sec. 10-83. Applicability...

The terms and provisions of this Ordinance shall apply to all land disturbance activities, including tree removal, as outlined within this ordinance, and spelled out in Section 4 (Permitting and Process...)

Sec. 10-84. Permitting and Process...

1. Annexations, Rezoning, and Preliminary Subdivision Plats

   Applications for annexation, rezoning or preliminary subdivision plat approval require the submission of a Preliminary Tree Management Plan. The Preliminary Tree Management Plan shall show the existing location and general tree canopy and shall also specify which areas are proposed to be conserved and/or replanted. The City Landscape Architect will conduct a preliminary review and recommend conditions that will be considered during the approval of such application. If no trees exists on site, then no such plan is required.

2. Land Disturbance Permit

   a. Prior to the submission of application for a Land Disturbance Permit the applicant is strongly encouraged to meet with the City Landscape Architect to discuss the Tree Conservation/Landscape Ordinance as it relates to the applicant's property. The purpose of the pre-submittal conference is to clarify the provisions and procedures of the Ordinance and review applicable standards and guidelines for the submittal of documents, and required tree conservations, replacement, and maintenance measures.

   b. A Tree Protection Plan and a Landscape Plan, either as separate or combined drawings, along with other permit drawings, are to be submitted as part of the and/or land disturbance permit process to the City of Newnan Planning Department. Detailed checklists for both Tree Protection Plans and Landscape Plans are available to assist in preparing such plans. These plans will be reviewed by the City Landscape Architect for compliance with the City of Newnan Zoning Ordinance and this Ordinance in particular and either approved, denied, or returned for revisions. Any comments will be made available to the designer/developer for response or revision to the drawings. The plans shall then be resubmitted (along with previous red line comments), with the necessary changes, following the same procedure as if it were an original application. Issuance of a land disturbance permit is contingent upon approval of the Tree Protection Plan/Landscape Plan.

3. Tree Removal Not Associated with Development...

   Requests to remove trees on lots of records, meaning lots that have not been approved as part of a land disturbance permitting process and therefore no subsequent tree planting plan and/or buffer requirements, are exempt from the provisions of this ordinance provided no more than four (4) trees are removed within any twelve (12) month period and that the trees are less than eight (8) inches diameter at breast height (dbh).

4. Tree Removal Associated with Development...

Requests to remove trees on all other tracts of developed land, including residential, commercial, and industrial lots, meaning lots that have been previously approved as part of a land disturbance permitting process and therefore have a subsequent tree planting plan and/or buffer requirements, are required to secure a tree removal permit prior to removing any trees.

5. Alternative Compliance Plan...

In those instances where it has been determined by the City's Landscape Architect that the available land within a project site cannot bear the total number of tree density units required by this Ordinance, the City has established an Alternative Compliance Plan, in place of the standard Tree Protection and Landscape Plan. Such plan shall be designed and reviewed keeping in mind the overall purpose of this ordinance. The Alternative Compliance Plan must detail the specific site hardships and provide additional details on how the alternate plan meets the purpose and objectives of this ordinance.

These landscape ordinance requirements are intended to set minimum standards for quality development and environmental protection. Site conditions or other reasons may justify the need to request an alternative method of compliance. Alternative landscape plans may be considered when the applicant cannot meet one or more of the specific requirements of this Article because...

1. Strict application of the landscaping requirements would require unreasonable or unnecessary compliance. Such situations could include water features, topography, lot configurations, utility maintenance zones, or unusual site conditions.

2. The applicant envisions a more creative means to meet the spirit and intent of these requirements.

3. A comprehensive landscaping plan involving several properties is proposed.

The applicant must submit an alternative landscape plan indicating proposed landscaping, that includes a list of landscaping requirements not met, a detailed description of the alternatives proposed, and a written explanation of how the proposed plan fulfills the spirit and intent of the landscape requirements. If an agreement can not be reached between the City Landscape Architect and the applicant, the applicant may then appeal to the City's Tree Commission. The Alternative Landscape Plan must be submitted to and reviewed by the Tree Commission. In making a recommendation regarding the alternative landscape plan, the Tree Commission must find that...

1. The proposed alternative will not present a safety hazard.
2. The proposed alternative will, upon maturity, provide landscaping that is equal to or better than the standard requirements.
3. The proposed alternative is designed to address plant health and vigor.
4. The proposed alternative is reasonably compatible with the natural and topographic features of the site.

In those instances where it has been determined by the Tree Commission that the available land within a project site cannot bear the total number of tree density units required by this Ordinance, the City has established an alternative compliance program. Alternative compliance shall be limited to a contribution to the City's tree fund as described herein.

The City of Newnan has established a Tree Bank that shall receive payments made by property owners in lieu of planting additional tree density requirements as approved by the Tree Commission, in addition to forfeited bonds or forfeited escrow funds. Funds in the tree bank shall be administered by the City Landscape Architect.

Where it is determined by the Tree Commission that it is impractical or impossible to fully meet the tree density requirements for a site, the portion of the tree density that cannot be accommodated on the site alternative compliance may be satisfied by a payment into the tree bank that shall be made prior to the issuance of a tree removal or land disturbance permit. The amount of the payment shall be calculated based on the cost of purchase and installation of the additional trees and verified by the City Landscape Architect.

The tree bank funds shall be available for use by the City for the establishment, maintenance, improvement, and expansion of tree cover on public property. The expenditure of tree bank funds shall be permitted for various activities related to tree conservation including but not limited to: purchase of trees, planting of trees, maintenance of trees, purchase of greenspace, or funding of tree care educational programs.

6. Redevelopment...

The redevelopment of property can occur in a variety of forms with the potential for varying site conditions. Due to the nature of redevelopment, unless the redevelopment consumes the entirety of the property, the applicant is entitled to submit an Alternate Compliance Plan and the City's Landscape Architect is hereby given authorization to determine compliance between the Alternate Compliance Plan and the proposed redevelopment project, keeping in mind the overall purpose of this ordinance.

7. Timber Harvesting...

All legitimate timber harvesting shall be required to provide a fifty (50) foot undisturbed buffer provided and maintained along the entire perimeter of the property, including road frontages, during the land disturbance activity, except for authorized access crossings. Once tree harvesting takes place in conformity with the above regulations, no development of the property shall be permitted that would require the cutting of trees conserved for a period of five (5) years following the timber harvesting. No timber harvesting shall be undertaken on any nonresidential parcel of land unless the transitional buffer zones required by the zoning regulations of the district in which located, are conserved in a natural and undisturbed state.

8. Appeals...

All decisions of the City's Landscape Architect, including decisions rendered on Alternative Compliance Plans, may be appealed to the City of Newnan Tree Commission. It is the responsibility of the applicant to present facts and evidence for consideration by the Tree Commission, established by Ordinance Number 10-90, § I, 3-12-90.

9. Penalties...

Any person, firm, corporation, company, or partnership violating any provision of this Ordinance shall be punished as provided in section 1-14 of the Code of Ordinances. Where an offense continues from day to day, each day's continuance thereof shall be deemed a separate offense. Each tree cut, damaged, or poisoned shall constitute a separate offense. The owner of a premises, where anything in violation of this Ordinance shall exist, or any person, firm, corporation, company, or partnership who may have assisted in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be punished as herein provided.

Sec. 10-85. Tree Conservation and Protection...

The existing trees in Newnan are a community resource worth conserving, protecting and maintaining. Careful thought and consideration is expected to be given to conserving trees in the development process. It is required that all reasonable efforts be made to conserve and protect existing specimen trees and/or groups of trees. (Reasonable effort shall include, but not limited to, alteration of building design, alternate building location, parking area, detention area, drainage system, or relocation of utilities).

The following guidelines and standards shall apply to trees proposed to be retained for credit toward meeting the Site Density Factor on a property.

1. Planning Considerations...

Tree space is the most critical factor in tree protection throughout the site development process. The root system can easily extend beyond the dripline of the tree canopy. The root system within the dripline region is generally considered to be the Critical Root Zone. Disturbance within this zone can directly affect a tree's chances for survival. To protect these critical root zones the following planning considerations should be applied:

a. The use of tree save islands and stands of trees is encouraged rather than the protection of individual (non-specimen) trees scattered throughout a site. This will facilitate ease in overall organization as related to tree protection.

b. The protective zone of specimen trees or stands of trees or otherwise designated tree save areas shall include no less than the total area beneath the tree(s) canopy as defined by the furthest canopy dripline of the tree(s).

c. Tree conservation and grading requirements are two design constraints, which are most often in conflict. A grade change of a few inches can be detrimental to a tree, yet most sites require extensive cut and fill in order to manage drainage. The use of berms or retaining walls, instead of cutting, to provide detention can be used to conserve significant trees. Detention ponds can be designed around significant trees by adding depth to minimize width where possible. Retaining walls can also be used to facilitate cuts and fills.

d. Underground water and wastewater lines, storm sewers, irrigation lines and both underground and overhead electric and telephone lines can have a considerable impact on trees. The layout of the project site utility plans should accommodate the required tree protective zones. Utilities should be placed along corridors between tree protective zones. Developers shall coordinate the location of utility lines, including irrigation and electric lighting, with the utility companies in order to prevent root damage within the critical root zones of protected trees and to minimize damage to trees located in protected zones.

e. Construction activities such as parking, material storage, concrete washout, burn hole placement, etc. shall be arranged so as to prevent disturbances within tree protective zones. No disturbance shall occur within the protective zone of specimen trees or stands of trees without prior approval of the City Landscape Architect.

f. Sidewalks often appear innocuous on plans, but can be very detrimental to trees due to grading requirements. Considerations should be given to move sidewalks as far from tree trunks as possible and provide a finished grade above the existing grade for sidewalks required in close proximity to a tree trunk. Drainage can be routed under sidewalks where an elevated grade is required.

2. Protection of Existing Trees...

a. Tree protection devices are necessary to eliminate activities detrimental to trees including, but not limited to:

1. Soil compaction in the critical root zone resulting from heavy equipment, vehicular or
2. Root disturbance due to cuts, fills, or trenching;
3. Wounds to exposed roots, trunks, or limbs by mechanical equipment;
4. Other activities such as chemical storage, cement truck cleaning, fire, excessive pedestrian traffic, or storage of equipment or materials;

b. Trees identified to be conserved and counted as credit towards meeting required site tree density shall have a four (4) foot tree protection fencing installed at the critical root zones. For methods of tree protection, see Section 5, Sub-Sections 3a through 3f. All tree protection measures shall be installed prior to the start of any land disturbance and maintained until final landscaping is installed. No construction activities are to occur within tree protection areas. Areas designated for parking, materials and equipment storage or staging areas are to be located outside of the drip line of existing trees.

3. Methods of Tree Protection...

The root system within the drip line is generally considered to be the critical root zone. Most trees can tolerate only a small percentage of critical root zone loss. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained. The following section describes ways to help control unnecessary encroachment on existing trees. These methods and guidelines will be followed for tree protection throughout all phases of construction. These guidelines are designed to reduce damage to critical root zones and wounds to exposed roots, trunks, and limbs by chemical, mechanical, and other means. Tree protection areas will be delineated on Tree Protection Plan and methods of protection will be clearly noted and detailed.

a. Active Protective Barriers - Barriers shall be installed along the outer edge of and completely around the critical root zones of all specimen trees or stands of trees, or otherwise designated tree protective zones, prior to any land disturbance. Deviations from this must be approved on an individual basis by the City Landscape Architect. Barriers will be a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. If tree save fencing is not properly maintained then a minimum four

(4) feet high, constructed in a post and rail configuration, may be required. The post and rail will consist of a two (2) inch by four (4) inch post and a one (1) inch by four (4) inch rail, with the post no further than six (6) feet apart, is recommended. Chain link fence with the same post spacing, is also acceptable. All tree fencing shall be maintained throughout the land disturbance and building construction, and should not be removed until all construction and landscaping is complete.

b. Passive Protective Barriers – Tree save areas and their critical root zones not within sixty (60) feet of any grading, storage, construction or traffic areas may be protected by a minimum four (4) foot orange mesh fabric safety fencing. Plastic tree save fence will not be accepted. Passive tree protection fencing is to be used only for areas remote from construction activity.

c. Boring - No open trenching will be allowed within the tree protection zone as defined by the tree protective barricades. All underground utilities to be installed within this protection zone shall be installed by boring underneath the root zone. Any exceptions must be approved by the City Landscape Architect. Utilities may be tunneled in the root zone at a twenty four (24) inch minimum depth providing that plans are approved showing the location and method.

d. Filling/Clearing within Root Zone - Fill dirt no deeper than two inches may be allowed within the drip line of the tree. No grubbing is permitted in the root zone. In the protected root zone, any stumps, dead trees and shrub growth to be removed shall be cut flush or ground out. Stump grinding will be accomplished with equipment and methods acceptable in normal arboriculture operations. All holes will be backfilled completely the same day of the operation.

e. Clearing Activities - Roots often fuse and tangle amongst 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 two (2) foot trenches (e.g. with a ditch witch) along the limits of land disturbance, so as to cut, rather than tear, the roots. Trenching may be required for the protection of specimen trees. The cutting down and then grinding the stump of the adjacent removed trees, as opposed to bulldozing them and ripping their roots, can also aid the protected trees.

f. Tree Removal – To minimize potential root loss from soil disturbance in an overlapping root situation. All roots attached to a tree inside a tree save area that extend outside the tree save areas shall be cut by hand if the soil is to be disturbed. The removal of any tree adjacent to a tree within a tree save area shall not be removed by heavy equipment. Cutting the roots by hand or with a ditch witch is acceptable.

4. Tree Protection Plan...

Any proposal for development or improvement of any tract of land shall include a Tree Protection/Landscape Plan, including trees to be planted in order to meet the minimum requirements of this section. Such plan shall be submitted, along with other permit drawings, to the City of Newnan Planning & Zoning Department prior to any clearing, grubbing, grading or other removal of the existing vegetation that may affect the health of existing tree coverage. No tree removal shall occur prior to approval of the Tree Protection Plan. The Tree Protection Plan may be submitted as part of the Landscape Plan, provided that all required information is legible, or as a separate drawing which includes, as a minimum, the following:

a. Name, address, phone number, and emergency contact of the owner of record and applicant.

b. Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, land lot, land district, north point, graphic scale, and date.

c. Approximate location of all specimen trees and their critical root zones. Indicate those specimen trees proposed for removal or for conservation. Removal of specimen trees is subject to City Landscape Architect's approval.

d. Approximate location of all trees or stands of trees proposed to be protected. Only trees (10 inches dbh and above) that are designated on the Tree Protection Plan will be counted towards density requirements.

e. Exact location of specimen trees when their conservation is questionable, or might result in a change of the site design.

f. Location of proposed buildings, structures and paved areas.

g. Locations of all existing and proposed utility lines. (Utility lines must be placed along corridors between critical root zones of trees which will remain on the site.)

h. Limits of land disturbance, clearing, grading, and trenching.

i. Limits of tree protection areas, showing trees to be maintained and planted, specifying species and size.

j. Grade changes or other work adjacent to a tree, which would effect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree.

k. Methods of tree protection shall be indicated for all tree protection zones, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signage, etc.

l. Procedures and schedules for the implementation, installation, and maintenance of all tree protection measures.

m. Indicate staging areas for parking, materials storage, concrete washout, and debris.

n. The required site tree density factor must be satisfied. Compliance shall be clearly demonstrated on the Tree Protection Plan. Existing trees or stands of trees used in the density calculation must be clearly indicated on the drawing. A summary table of the number of existing trees to remain and new trees to be planted, by diameter shall be shown along with the calculations showing tree density achieved for the site.

o. Additional information as required on a case by case basis. This could include, but is not limited to, a certified arborist's appraisal of the tree's viability and projected life span.

p. The following notes shall be indicated on both the Tree Protection Plan and the Grading Plan in large bold letters.

1) CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.

2) ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.

3) NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

4) TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

5. Determination of Site Density Factor...

a. All Commercial, Multi-Family Residential, and Attached Residential projects, including Single Family Residential with a minimum lot size of less than 7,500 square feet, within the City of Newnan shall maintain or exceed a minimum site density factor of twelve (12) units per acre. The term "unit" is not synonymous with "tree". The density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. All existing trees that are to be counted toward meeting density requirements must be inventoried. The site density requirement must be met whether or not a site had trees prior to development. Minimum tree site density shall be calculated and established pursuant to the formula and analysis set forth in this section. The trees, both conserved and new,

where feasible shall be reasonably distributed throughout the site with emphasis on tree groupings to achieve results following professional landscape standards.

b. All Industrial projects within the City of Newnan shall maintain or exceed a minimum site density factor of eight (8) units per acre.

c. Individual single family lots with a minimum lot size of 7,500 square feet or greater, within platted residential subdivisions, are required to plant two (2) shade/canopy trees that are at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances. These residential common areas shall maintain or exceed the minimum site density factor of twelve (12) units per acre. d. All projects within the City of Newnan are required to maintain a minimum site density per acre and to provide the minimum landscaping requirements. The minimum site density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two.

In order to qualify for tree replacement density credit, all replacement trees shall be at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. Multi stemmed canopy/shade trees shall count only the largest trunk for caliper. All multi-stemmed understory/flowering replacement trees shall have a minimum of three (3) canes, each with a minimum one (1) inch caliper extending clear at least to a height of four (4) feet. All evergreen replacement trees shall be at least a seven (7) gallon size, six (6) feet tall planted, and have a main trunk of not less than two (2) caliper inches. No more than forty (40) percent of anyone genus may be included in any replanting plan.

The Site Density Factor (SDF) is determined as follows:

SDF = (total site area, in acres, minus zoning buffers, stream buffers, floodplain, or delineated wetlands) x 12

Credit for existing trees proposed to be conserved on the site shall be calculated by multiplying the number of trees (by diameter) times the units assigned in **Table 2 – Credit For Existing Trees**. Credit shall be given all trees conserved on a property having a diameter of ten (10) inches or more, except trees located in a required zoning buffers, stream buffers, floodplain, or delineated wetlands. Credit for new trees proposed to be replaced on the site shall be calculated by multiplying the number of trees (by diameter) times the units assigned in **Table 3 – Credit For Replacement Trees.** Credit shall be given all new trees replaced on the property except for new trees of less than two (2) inches in diameter and new trees planted in a required zoning buffers, stream buffers, floodplain, or delineated wetlands. The number of new trees planted is determined as follows:

Using **TABLE 2 – CREDIT FOR EXISTING TREES** calculate the existing density factor (EDF) of trees ten (10) inch diameter (DBH) or greater which will remain on the site and be protected during construction.
DBH = diameter at breast height (four and one half (4½) feet above ground)

Table 2 - Credit For Existing Trees (EDF)

Conversion From Tree Diameter in Inches to Tree Density Units For Trees Remaining on Site

Diameter	Units	Diameter	Units	Diameter	Units	Diameter	Units
10"	0.6	21"	2.4	32"	5.6	43"	10.1
11"	0.7	22"	2.6	33"	5.9	44"	10.6
12"	0.8	23"	2.9	34"	6.3	45"	11.0
13"	0.9	24"	3.1	35"	6.7	46"	11.5
14"	1.1	25"	3.4	36"	7.1	47"	12.0
15"	1.2	26"	3.7	37"	7.5	48"	12.6
16"	1.4	27"	4.0	38"	7.9	49"	13.1
17"	1.6	28"	4.3	39"	8.3	50"	13.6
18"	1.8	29"	4.6	40"	8.7		
19"	2.0	30"	4.9	41"	9.2		
20"	2.2	31"	5.2	42"	9.6		

To calculate the Replacement Density Factor (RDF), subtract the Existing Density Factor (EDF) from the Site Density Factor (SDF).

RDF = SDF – EDF

Example procedure for calculating the required replacement density factor (RDF):

STEP 1 = Calculate the site density factor (SDF) by multiplying the number of site acres by 12.

Example = 1.89 acres x 12 = 22.68 units.

STEP 2 = Calculate the existing density factor (EDF) of trees that will remain on site to be protected during construction. EDF is determined by converting the tree diameter (DBH) of individual existing trees to density factor units, using **TABLE 2 – CREDIT FOR EXISTING TREES**. These units are then totaled to determine the EDF.

Example = A total of 10 trees will remain on the 1.85 acre site in Step 1. The trees include: natural topography of the site and protection to the maximum number of trees.

- 3 – 12" pines
- 4 – 18" oaks
- 3 – 20" poplars

When converted to density factor units using **TABLE 2**, we arrive at the following values:

DBH	Number of Trees	x	Units	Total
12"	3	x	0.8	2.4
18"	4	x	1.8	7.2
20"	3	x	2.2	6.6

Adding together the units of all remaining trees, the sum total of units = 16.20 Units.

Since the existing density factor (EDF) is less than the required site density factor (SDF), then replacement trees are required. The minimum site density factor (SDF) for a 1.893 acre site, established in Step 1 has not yet been met.

STEP 3 – Calculate the replacement density factor (RDF) by subtracting the existing density factor (EDF) (Step 2) from the site density factor (SDF) (Step 1). RDF = EDF – SDF

Example = RDF = 22.68 (SDF) – 16.20 (EDF)
22.68 – 16.20 = 6.48 (RDF)

STEP 4 – The replacement density factor (RDF) can be converted back to caliper inches using **TABLE 3 – CREDIT FOR REPLACEMENT TREES**. Any number or combination of transplantable size trees can be used so long as their total density factor units will equal or exceed the replacement density factor (RDF).

Example = on the 1.893 acre site the following number and size of trees will be planted as replacement trees:

Number	Size	Species	x	Density Factor	=	Total Units
05	2"	Dogwood	x	0.5	=	2.50
02	2"	Blackgum	x	0.5	=	1.00
05	3"	Red Maple	x	0.6	=	3.00

Adding together the units of proposed replacement trees, the sum total of units = 6.50 Units.

Proposed replacement units of 6.50 is equal to the replacement density factor (RDF) of 6.48 units, thus minimum replacement requirements have been met.

Use **TABLE 3 – CREDIT FOR REPLACEMENT TREES** to determine the number and size of trees that must be planted. Any combination of transplantable size trees can be used, so long as their total density factor units equal or exceed the RDF. Replacement trees must meet the minimum landscaping requirements set forth in Section 6, Sub-Section 2.

Table 3 - Credit For Replacement Trees (RDF)			
Conversion From Tree Caliper In Inches To Tree Density Units For Proposed Replacement Trees			
Caliper	Units	Caliper	Units
2.0	0.5	9.0	1.5
3.0	0.6	10.0	1.7
4.0	0.7	11.0	1.9
5.0	0.9	12.0	2.1
6.0	1.0	13.0	2.3
7.0	1.2	14.0	2.5

IMPORTANT NOTE: For the purpose of this Ordinance, tree calipers are measured at six (6) inches above the ground.

Existing trees proposed to be retained and new trees proposed to be planted in order to meet the buffer requirements of the Zoning Ordinance or conditions of zoning, special use or variance approval shall not be considered in fulfilling the requirements of this section concerning site tree density factors. Buffer requirements are considered to be in addition to the minimum site tree density requirements. See appropriate zoning district classification for any additional landscaping or buffering requirements.

6. Specimen Trees...

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as specimen trees. Trees unique due to age, size, species, condition, or historic relevance are to be identified during the survey process and special consideration must be made to work around them. It is required that all reasonable efforts be made to save specimen trees. Reasonable effort shall include, but not limited to, alteration of building design, alternate building location, parking area, detention area, drainage system, or relocation of utilities. These trees are to be identified and highlighted on the Tree Protection Plan. Design of buildings, hardscapes and utilities are to be developed with consideration to preserving and featuring specimen trees.

Tree density unit credits are given for existing trees that are saved during the site development process, with more credits given to specimen trees. 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 which are successfully saved by a design feature specifically designated for such purpose. Credit for any specimen tree thus saved for such purpose would be two (2) times the assigned unit value in **TABLE 2 – CREDIT FOR EXISTING TREES**. Increased credits can also be earned by conserving non specimen groups of trees eighteen (18) inches and larger.

7. Specimen Tree Survey Requirements...

All specimen trees as identified below shall be surveyed and their location noted on a tree protection plan with a circle denoting the extent of the expected root zone. Lesser trees, at least 10 inches and above, may be surveyed if the applicant elects to pursue additional tree credits.

The following criteria are used by the City to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify:

a. Specimen Tree Size Criteria:
   a. 27" dbh – Overstory trees include...oaks, hickory, pecan, maple, ash, beech, blackgum, cedar, etc.
   2. 36" dbh – Overstory trees include...pines, yellow poplar, sweetgum, etc.
   3. 10" dbh – Understory trees include...dogwoods, redbuds, sourwoods, etc.

b. Specimen Tree Condition Criteria:
   1. A life expectancy of more than fifteen (15) years.
   2. A structurally sound trunk, no obvious hollows, having n with no extensive decay, and less than 10% radial trunk dieback.

3. No more than two major limbs (those over 25% of trunk dbh one foot from trunk) and several minor dead limbs (hardwoods only).
4. Relatively uniformly balanced and branched crown with no more than 70% of crown branches on one side of the trunk leading to an unbalanced tree crown.
5. No major insect or pathological problem.

A lesser sized tree can be considered a specimen tree, if in the judgement of the City Landscape Architect:

1. It is a rare or unusual species or of historical significance.
2. It is specifically used by a builder, developer, or design professional as a focal point in a project or landscape and meets health and structural requirements for specimen trees.
3. It is a tree with exceptional or unique quality.

The following criteria are used by the City to identify specimen tree stands, which is a contiguous grouping of four or more trees which have been determined to be of high value in the opinion of the City Landscape Architect. Determination is based upon the following criteria:

1. A relatively mature, even aged, stand.
2. A stand with uniform species composition or of a rare or unusual nature.
3. A stand of historical significance.
4. Meets health and structural requirements for specimen trees.

8 Replacement of Specimen Trees...

In the event any specimen tree should be removed during the land development process, the applicant shall be required to replace any specimen tree being removed with suitable replacement trees elsewhere on the site. Removed specimen trees shall be replaced by species with potential for comparable size and quality. Tree replacement, in addition to the minimum required tree density, shall be required in recompense for the removal of specimen trees. Specimen trees that are removed must be replaced by trees, minimum three (3) inch caliper, with a one half inch for one inch replacement of the specimen tree removed. To determine if the replacement is reasonable the City Landscape Architect shall consider intended use of:

a. Existing tree coverage, size, and type.
b. Number of trees to be removed on the entire property.
c. Number of trees to be saved on the entire property.
d. Area to be covered with structures, parking, and driveways.
e. Grading and drainage requirements.
f. Character of the site and its environs.

Any tree, designated on the Tree Protection Plan to be saved, which is damaged during construction or as a result of construction, as determined by the City Landscape Architect, shall be replaced with a tree or trees equal to the unit value of the tree damaged. However, any specimen tree damaged as described above shall be replaced with trees equaling an inch for inch replacement of the tree damaged.

Sec. 10-86. Landscape Plan and Requirements...

A Landscape Plan prepared by a landscape architect, registered in the State of Georgia, will be required for any development, with the exception of the construction of individual single family and detached dwellings, in the City of Newnan. A Landscape Plan shall be prepared for any project wherein buffer areas or other landscaping areas or treatments are required by this Ordinance, the Zoning Ordinance, conditions of zoning, special use or variance approval, or other regulations of the City of Newnan, and shall be approved prior to the issuance of a land disturbance permit. A Landscape Plan is required for single-family residential subdivision development plats. The plan shall address common areas including, but not limited to, such areas as parks, active and passive recreation areas, amenity areas, buffers, landscape strips, and entrances.

The density may be achieved by counting existing trees to be conserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. The site density requirement must be met whether or not a site had trees prior to development. Minimum tree site density shall be calculated and established pursuant to the formula and analysis set forth in this section. The trees, both retained and new, where feasible shall be

reasonably distributed throughout the site with emphasis on tree groupings to achieve results following professional landscape standards.

1. Landscape Plan Requirements...

The Landscape Plan may be submitted as part of the Tree Protection Plan, provided that all required information is clearly legible, or as a separate drawing which includes, as a minimum, the following:

1. Name, address, and phone number of owner of record and applicant.
2. All Landscape Plans shall be prepared by a Landscape Architect, registered in the State of Georgia, who shall affix their seal, to the drawing.
3. Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, disturbed area, land lot, land district, north point, graphic scale, and date.
4. Adjacent land uses and zoning classifications.
5. Approximate location of all specimen trees or stands of trees.
6. Location of proposed buildings, structures, dumpsters, sidewalks, and paved areas.
7. Location of all existing and proposed storm, sanitary, and utility lines.
8. Location of all existing and proposed light poles and transformers.
9. Location of all existing and proposed contours (2 foot minimum).
10. General location of all proposed trees, shrubs, vines, groundcovers, grass, mulching, and other features proposed within the landscaped area. A scale sufficient to clearly show all details shall be used.
11. Planting schedules with proposed plant material names (common and botanical), quantity, size, spacing, and any special planting notes.
12. Show all site density calculations. (_____ acres x 12 = _____ units)
13. Demonstrate compliance of minimum landscape requirements.

		SHOWN		REQUIRED
3" Shade trees	=	_____	///	_____
2" Shade trees	=	_____	///	_____
1.5" Flowering trees	=	_____	///	_____
Evergreen shrubs	=	_____	///	_____
Deciduous shrubs	=	_____	///	_____

14. All evergreen trees used as tree replacement credit must be minimum 7 gallon size, 6 feet tall planted, one and one half inch minimum caliper, extending clear to at least to a height of 4 feet. Place note on plan.
15. All multi stemmed understory/flowering or evergreen trees used as tree replacement credit must have a minimum of 3 canes, each with a minimum one inch caliper, extending clear to at least to a height of 4 feet. Place note on plan.
16. All landscape islands shall be planted with shrubs, ornamental grasses, or ground covers. Mulch shall be applied. Turf grass will not be accepted.
17. Trees and shrubs need to be evenly distributed on site.
18. All islands in parking lot need to be curbed and landscaped.
19. All parking islands must be planted with overstory/shade trees.
20. No more than 20 spaces in a row without a landscape island.
21. All internal landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
22. All end of row landscape islands 10 foot minimum (back of curb to back of curb) with minimum 3 foot radius.
23. Utilities and light poles shall not be allowed within required parking lot landscape islands or other areas that trees are planted and shall not conflict with tree locations. Light poles shall be at least 20 feet away from a required tree.
24. Provide irrigation along all road frontages.
25. Provide plant materials that are suitable with Newnan's plant palette.
26. Space plant materials appropriately for future growth.
27. Provide planting details, especially on steep slopes, if applicable.
28. Provide the following maintenance statement on all Landscape Plans in large bold capital letters:

    1. **WHERE LANDSCAPING AREAS ADJOIN GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREAS FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER**

SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS OF WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.

2. **IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWNAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
3. **TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.**

2. Landscaping Requirements...

The City of Newnan has devised a Plant Palette for the City of Newnan. This is a detailed plant list of trees, shrubs, and groundcovers which outline historically relevant and suitable plant material for the City of Newnan. By using this list, focusing primarily on those plants identified as Signature Plants, we hope to promote the continued development of a regional character, ensure the preservation of Newnan's horticultural heritage, and provide guidance in the decision making for our landscape design efforts. The Plant Palette is listed at the end of this Ordinance.

a. General Requirements...

1. Unless otherwise approved by the City Landscape Architect, all plant material selected to meet the replanting and/or landscaping requirements shall be selected from the Plant Palette for the City of Newnan. Plant materials shall be placed appropriately for future growth.

2. The following minimum landscaping requirements, which can be used as replacement units to meet the required site density factor of twelve (12) Units per acrea, with the minimum number and size of trees and shrubs, per acre are:

05 Large Shade/Canopy Trees	3 Inch Caliper
10 Large Shade/Canopy Trees	2 Inch Caliper
08 Small Understory/Flowering Trees	2 Inch Caliper
40 Evergreen Shrubs	3 Gallon Size (18 Inches)
15 Deciduous Shrubs	3 Gallon Size (18 Inches)

Buffers, screening requirements, and specimen tree replacements are considered to be in addition to these minimum landscape requirements.

3. Projects that are zoned Industrial are required to provide the following maximum landscaping requirements, with no less than sixty (60) percent of the required landscaping to be placed in the required front yard. The remaining forty (40) percent shall be evenly distributed throughout the site. For corner lots or lots with more than one (1) street frontage, no less than seventy (70) percent of required landscaping shall be placed in the yards adjacent to the rights of way of said streets. Buffers, screening requirements, and specimen tree replacements are considered to be in addition to these maximum landscape requirements.

08 Large Shade/Canopy Trees	2 Inch Caliper
08 Small Understory/Flowering Trees	2 Inch Caliper
20 Evergreen Shrubs	2 Gallon Size (12 Inches)
08 Deciduous Shrubs	2 Gallon Size (12 Inches)

4. All canopy/shade replacement trees shall be at least eight (8) feet tall planted and have a trunk of not less than two (2) caliper inches. All understory/flowering replacement trees shall be at least eight (8) feet tall

planted and have a main trunk of not less than two (2) caliper inches. Multi stemmed canopy trees shall count only the largest trunk for caliper. All multi-stemmed understory/flowering replacement trees shall have a minimum of three (3) canes, each with a minimum one (1) inch caliper extending clear at least to a height of four (4) feet.

5. No more than forty (40) percent of any one (1) tree species shall be permitted on a Landscape Plan. Trees and shrubs shall be evenly distributed on site.

6. Landscaping shall not obstruct the view between twenty-four (24) inches high and sixty (60) inches high on access drives, streets or parking aisles. Indicate clear sight lines at intersections.

7. The Landscape Plan must address all the landscaping requirements of this Ordinance, which includes, but is not limited to, site density factor, tree replacement, interior parking lot plantings, peripheral parking lot plantings, landscape strip plantings, landscape screening plantings, and landscape buffer plantings.

b. Interior Parking Lot Planting Requirements – If any parking lot contains twenty (20) or more parking spaces, interior parking lot landscaping shall be required as follows:

1. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb.

2. There shall be a minimum curb radii of three (3) feet required on the corners of all landscape islands and medians to allow for free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted.

3. All rows of parking spaces shall be provided a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal island for a single row of parking spaces shall be planted with a least one (1) canopy/shade tree. A terminal island for a double row of parking spaces shall contain not less than two (2) shade/canopy trees.

4. All landscape islands within parking lots shall be one hundred (100) percent landscaped with deciduous trees, evergreen shrubs (not to exceed three (3) feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.

4. Parking areas of twenty (20) or more spaces must install interior landscape islands so that no more than twenty (20) adjacent parking spaces exist without a landscaped separation of at least ten (10) feet in width. If significant tree save areas or natural areas exist within a parking area, the City Landscape Architect may make an exception to this requirement, as appropriate.

5. Each island shall contain a minimum of one hundred and eighty (180) square feet. All interior landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of ten (10) feet measured from back of curb. There shall be a minimum ten (10) foot wide (back of curb to back of curb) curbed landscaped island at the end of every row of parking, equal in length to the adjoining parking space. A parking island must be located no further apart than every twenty (20) parking spaces.

6. Planting strips in the interior of a parking lot shall be minimum of ten (10) feet wide back of curb to back of curb to accommodate trees.

7. Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.

8. Areas used principally for storage of vehicles or display areas do not require interior islands if such areas are screened from adjacent properties and public streets.

9. Parking lot islands, peninsulas, and medians shall have clean, cultivated soil to a depth of two and one half (2.5) feet.

10. Linear parking islands may be used to separate rows of parking. Where applicable, the linear planting islands shall be a minimum of ten (10) feet in width back of curb to back of curb.

11. A planting area of no less than ten (10) feet in width as measured from back of curb shall separate all parking lots, driveways, and service drives from adjoining property lines.

12. Light poles and electrical transformers are not permitted in parking lot islands, peninsulas, and medians unless a lighting and electrical plan is submitted for review and approval.

13. Trees planted in parking lots should be ecologically compatible with the harsh growing environment. Parking lot trees shall be a minimum two (2) inch caliper, shall be a minimum eight (8) feet tall planted, and be urban and drought tolerant.

c. Peripheral Parking Lot Planting Requirements – If any parking lot contains ten (10) or more parking spaces, peripheral parking lot landscaping shall be required as follows:

1. The perimeter of all parking areas shall be landscaped.

2. Except where otherwise stated in the City of Newnan's Zoning Ordinance, a landscaping strip ten (10) feet in width measured from the back of curb, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment. A minimum landscape strip of ten (10) feet shall be provided between all backs of curb.

3. Peripheral plantings shall include one (1) shrub per twenty (20) linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center:
   a) One (1) understory/flowering tree per every thirty (30) linear feet; One (1) shade/canopy tree per every sixty (60) linear feet.

4. Trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.

d. Landscape Planting Strip Requirements – Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:

1. Landscape plantings shall be provided in a landscape strip of at least ten (10) feet in which adjacent to any street right of way abutting the property and running the length of the entire property frontage; and in areas adjacent or internal to off street parking lots that contain more than five (5) parking spaces; and as required by a condition of zoning, special use or variance approval.

1. No permanent structures are permitted within landscape strips, with the exception of identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, rip-rap, utility boxes, vacuum/air/water, etc. The deposition of storm water runoff into or drainage swales through a landscape strip is not permitted. Decorative retaining walls may be placed within landscape strips with approval by the City Landscape Architect. Graded slopes within a landscape strip may not be steeper than 4:1.

2. Curb stops must be used to prevent vehicle overhang into required landscape strips and parking islands.

3. Landscape strips shall contain one (1) tree for each fifty (50) linear feet of strip length. Each tree shall be at least eight (8) feet tall planted and have a main trunk of not less than two (2) caliper inches.

5. Landscape strips shall contain ten (10) shrubs for each thirty five (35) linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than fifty (50) feet.

6. The remaining ground area shall be sodded, seeded, or hydro-seeded with grass, and/or planted with groundcover species.

7. Where landscaping areas adjoin grassed rights-of way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.

e. Landscape Screening Planting Requirements – Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise, and other objectionable activities. The following minimum requirements shall apply to screening:

1. Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances and exits.
2. Screening may consist of a fence, a wall, a berm, or vegetation and/or a mix of any or all of the foregoing. The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub group at least every fifty (50) feet, subject to approval of the City Landscape Architect. Berms must be a minimum two (2) feet high, two (2) foot minimum crown width, and side slopes of no greater than four (4) to one (1).
3. Parking areas shall be adequately screened so as to not be visible from contiguous residential areas and shall have limited visibility from adjoining streets.
4. Dumpster and trash storage/collection areas shall be adequately screened so as not to be visible from streets and/or adjacent properties regardless of adjacent land use or zoning classification.
5. All plantings used for screening shall consist of evergreen trees, shrubs, or combination thereof. All trees planted shall be a minimum eight (8) feet planted and shall be a species which will achieve a height of at least twenty (20) feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of three (3) feet planted, and shall be a species which will achieve a height of at least ten (10) feet at maturity.
6. Plants shall be spaced so as to provide for effective visual screening within three (3) growing seasons. Planting beds required for screening shall be a minimum of ten (10) feet in width.

f. Landscape Buffer Planting Requirements – Buffers shall be required between uncomplimentary uses in accordance with the provisions of the Zoning Ordinance or as a condition of zoning, special use or variance approval. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the City of Newnan.

1. Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas. There shall be five (5) different buffers types based on acreage of the project and zoning districts. Each different buffer identifies the width of the buffer, minimum tree spacing standards, minimum shrub spacing standards, and minimum/maximum wall and/or fence standards. The buffers types are listed in the following matrix based on the zoning of the proposed project and the adjacent zoning also. Buffer widths for each buffer type will be based on project acreage.
    - **Area 1** consists of zoning districts where lots sizes are permitted to be less than 20,000 square feet;
    - **Area 2** consists of zoning districts where lots sizes are permitted to be 20,000 square feet or greater.

Type A Buffer:	**Type B Buffer:**	**Type C Buffer:**
Area 1 = 5 feet densely planted	Area 1 = 10 feet densely planted	Area 1 = 20 feet densely planted
Area 2 = 15 feet densely planted	Area 2 = 25 feet densely planted	Area 2 = 35 feet densely planted

Type D Buffer:	**Type E Buffer:**
Area 1 = 20 feet densely planted	Area 1 = 50 feet densely planted
Area 2 = 50 feet densely planted	Area 2 = 1000 feet densely planted

BUFFER REQUIREMENTS OF ZONING CLASSIFICATION

-Adjacent Property-

- Subject Property -

Zoning Classification	RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	OI-1	OI-2	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDR	PDC	PDO	MXD
RS-20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RS-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RU-7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RU-I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
RU-2	B	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	B	-	-	-
RML	B	B	B	B	B	B	B	A	A	-	-	-	-	-	-	-	B	-	-	-
RMH	B	B	B	B	B	B	B	A	A	-	-	-	-	-	-	-	B	-	-	-
OI-1	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
OI-2	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CUN	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CCS	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CBD	C	C	C	C	C	B	B	A	A	-	-	-	-	-	-	-	C	-	-	-
CGN	C	C	C	C	C	B	B	A	A	A	A	A	-	-	-	-	C	-	-	-
CHV	C	C	C	C	C	B	B	A	A	A	A	A	-	-	-	-	C	-	-	-
ILT	E	E	E	E	E	D	D	C	C	B	B	B	B	B	-	-	E	B	-	A
IHV	E	E	E	E	E	E	E	E	E	C	C	C	C	C	A	A	E	C	A	C
PDR	B	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	-
PDC	D	D	D	D	D	D	D	B	B	-	-	-	-	-	-	-	D	-	-	-
PDO	D	D	D	D	D	D	D	B	B	B	B	B	B	B	-	-	D	B	-	A
MXD	C	C	C	C	C	B	B	-	-	-	-	-	-	-	-	-	C	-	-	-

1. Required undisturbed buffers must remain undisturbed and actively protected in perpetuity. Buffers must be replanted where sparsely vegetated or where disturbed for approved access and utility crossings. Existing vegetation shall be used to meet all or part of the requirements of this section whenever possible, if it provides the same level of obscurity as the planted buffer required below. Required buffer plantings allow for a mix of large canopy trees, small flowering/evergreen trees, and large shrubs. The mix is designed to create a buffer which will give a satisfactory screen within three (3) to five (5) years of planting, under normal maintenance, while allowing room for the various plants to grow.

2. Large canopy trees with a minimum height of eight (8) feet planted and a minimum caliper of two (2) inches shall be planted at the following rate:

Required Buffer Width	One Tree Per...
Less Than 20'	200 Sq. Ft. Of Buffer
21' To 30'	300 Sq. Ft. Of Buffer
31' To 50'	350 Sq. Ft. Of Buffer
Greater Than 50'	400 Sq. Ft. Of Buffer

Small trees are required to fulfill from no less than twenty (20%) percent to no more than thirty (30%) percent of the required number of trees. Additionally, evergreen trees are required to fulfill at least fifty (50%) percent of the required trees planted in buffers greater than thirty (30) feet. Evergreen and small flowering trees, the same required size as the large canopy trees, are to be planted at the same rate as the large trees. Two (2) evergreen or small flowering trees for each required tree, with a minimum height of five (5) feet planted, may be substituted. Trees shall be distributed along the entire length of the buffer.

3. Additionally evergreen shrubs, a minimum of twenty four (24) inches in height, of a variety that can be expected to reach four (4) or five (5) feet in height within three (3) to five (5) years of planting, shall be provided. Shrubs shall not normally be planted closer than six (6) feet on center. Additionally, shrubs shall not normally be planted closer than six (6) feet to planted trees, nor within the drip line of existing trees. Shrubs shall also be distributed along the entire length of the buffer. Evergreen shrubs shall be provided at the following rate:

Required Buffer Width...	One Shrub Per...
Less Than 20'	50 Sq. Ft. Of Buffer
21' To 30'	75 Sq. Ft. Of Buffer
31' To 50'	125 Sq. Ft. Of Buffer
Greater Than 50'	200 Sq. Ft. Of Buffer

Variations in quantities and spacing of buffer shrubs may be approved by the City Landscape Architect when larger shrubs are provided.

4. The number of planting rows for supplemental plantings or replanting of shrubs is determined by the buffer width:

Buffer Width...	Minimum Planting Rows...
Less Than 10'	1 Row
10' To 20'	2 Rows
21' To 30'	3 Rows
31' To 50'	4 Rows
Greater Than 50'	4 Rows Plus 1 Row For Each Additional 15 Feet

5. Buffer planting requirements shall be guaranteed for the lifetime of the development. Necessary trimming and maintenance shall be performed to maintain the health of the plant materials, to provide an aesthetically pleasing appearance, and to ensure that the buffer serves the purpose for which it is intended. Encroachment into buffers for the construction of retaining walls, footings, or wall supports is not permitted.

7. Maintenance Requirements...

All required trees and shrubs shall be properly maintained in accordance with approved landscape plans. If a tree or shrub dies, it shall be replaced within six (6) months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.

Trees, which are used to meet the tree density requirements, shall be fully maintained in perpetuity. It is the responsibility of the property owner to water, fertilize, and treat trees in order to maintain tree health and vigor. The property owner shall, at all times, maintain the required tree density. Failure to maintain the required tree density factor at any time during the life of the project shall be a violation of this Ordinance. Trees which have been used to meet the tree density requirements shall not be removed at any time without approval of the City Landscape Architect. Removal of such trees will result in replacement of like kind and size.

It shall be the duty of any person or persons owning or occupying property subject to this Ordinance to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched to prevent weed growth and maintain soil moisture. Plant materials shall be pruned as required to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs, and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.

8. Irrigation Requirements...

Irrigation is to be provided for landscaped areas fronting multi-family, commercial and industrial developments. Irrigation is also to be provided along all road frontage for these types of developments. Landscaped areas shall be irrigated by the use of an automatic irrigation system with controllers. Automatically controlled irrigation systems shall be operated by an irrigation controller that is capable of watering high water requirement areas on a different schedule from low water requirement areas. No significant overthrow shall be allowed onto non-pervious areas.

SITE DENSITY FACTOR CALCULATION SHEET...

Site Density Factor (SDF) = Total Site Area (in acres) x 12 Units Per Acre

EXISTING TREES ON PROPERTY:

DBH	No. Of Existing		Units For Each Tree		Total	DBH	No. Of Existing		Units For Each Tree		Total
10	_____	x	0.6	=	_____	31	_____	x	5.2	=	_____
11	_____	x	0.7	=	_____	32	_____	x	5.6	=	_____
12	_____	x	0.8	=	_____	33	_____	x	5.9	=	_____
13	_____	x	0.9	=	_____	34	_____	x	6.3	=	_____
14	_____	x	1.1	=	_____	35	_____	x	6.7	=	_____
15	_____	x	1.2	=	_____	36	_____	x	7.1	=	_____
16	_____	x	1.4	=	_____	37	_____	x	7.5	=	_____
17	_____	x	1.6	=	_____	38	_____	x	7.9	=	_____
18	_____	x	1.8	=	_____	39	_____	x	8.3	=	_____
19	_____	x	2.0	=	_____	40	_____	x	8.7	=	_____
20	_____	x	2.2	=	_____	41	_____	x	9.2	=	_____
21	_____	x	2.4	=	_____	42	_____	x	9.6	=	_____
22	_____	x	2.6	=	_____	43	_____	x	10.1	=	_____
23	_____	x	2.9	=	_____	44	_____	x	10.6	=	_____
24	_____	x	3.1	=	_____	45	_____	x	11.0	=	_____
25	_____	x	3.4	=	_____	46	_____	x	11.5	=	_____
26	_____	x	3.7	=	_____	47	_____	x	12.0	=	_____
27	_____	x	4.0	=	_____	48	_____	x	12.6	=	_____
28	_____	x	4.3	=	_____	49	_____	x	13.1	=	_____
29	_____	x	4.6	=	_____	50	_____	x	13.6	=	_____
30	_____	x	4.7	=	_____						

Total Units, (Trees To Be Saved) = _____

TREES TO BE PLANTED:

Caliper (in)	No. of New Trees	x	Units for Each Tree	=	Total Units
2	_____	x	0.5	=	_____
3	_____	x	0.6	=	_____
4	_____	x	0.7	=	_____
5	_____	x	0.9	=	_____
6	_____	x	1.0	=	_____
7	_____	x	1.2	=	_____
8	_____	x	1.3	=	_____
9	_____	x	1.5	=	_____
10	_____	x	1.7	=	_____

Total Units, (Trees To Be Planted) = _____

CITY OF NEWNAN'S PLANT PALETTE

(Signature Plants In Boldface)
(* - Denotes Evergreen)

Botanical Name	Common Name
OVERSTORY TREES...	
Carya species	Hickory
Cercidiphyllum japonicum	Katsura Tree
Fagus grandiflora	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Red Ash
Ginkgo biloba	Gingko
Liriodendron tulipifera	Tulip Poplar
Magnolia grandiflora*	**Southern Magnolia**
Platanus occidentalis	Sycamore
Quercus alba	**White Oak**
Quercus coccinea	Scarlet Oak
Quercus falcata	**Southern Red Oak**
Qurecus lyrata	Overcup Oak
Quercus nigra	**Water Oak**
Quercus nuttalli	Nuttall Oak
Quercus palustris	Pin Oak
Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard Oak
Quercus stellata	Post Oak
Quercus phellos	**Willow Oak**
Tilia cordata	Littleleaf Linden
Zelkova japonica	Japanese Zelkova
MID STORY TREES...	
Acer barbatum	**Southern Sugar Maple**
Acer rubrum	Red Maple
Betula nigra	River Birch
Carpinus caroliniana	American Hornbeam
Celtis laevigata	Sugar Hackberry
Cladrastis kentukea	American Yellowwood
Cryptomeria japonica *	Cryptomeria
Gleditsia triacanthos var. inermis	Golden Honey Locust
Juniperus virginiana *	Red Cedar
Metasequoia glyptostroboides *	Dawn Redwood
Nyssa sylvatica	Black Gum
Ostrya virginiana	Hophornbeam
Pinus virginiana *	Virginia Pine
Pistacia chinensis	Chinese Pistache
Quercus laurifolia	Laurel Oak
Taxodium distichum	**Bald Cypress**
Ulmus parvifolia	Lacebark Elm
UNDERSTORY AND ORNAMENTAL TREES...	
Acer buergerianum	Trident Maple
Acer campestre	Hedge Maple

Acer griseum	Paperbark Maple
Acer palmatum	**Japanese Maple**
Amelanchier arborea	Serviceberry
Cedrus deodara	Deodar Cedar
Cercis canadensis	**Eastern Red Bud**
Chionanthus virginicus	**Fringe Tree**
Cornus florida	**Flowering Dogwood**
Cornus kousa	Kousa Dogwood
Crataegus phaenopyrum	Washington Hawthorne
Cryptomeria japonica *	Cryptomeria
Halesia carolina	Carolina Silverbell
Hamamelis virginiana	Witch Hazel
Illicium floridanum	Florida Anise Tree
Ilex aquafolium x 'Nellie R. Stevens' *	**Nellie R. Stevens Holly**
Ilex attenuata x 'Fosteri' *	Foster's Holly
Ilex attenuata x 'Savannah' *	Savannah Holly
Ilex opaca *	American Holly
Ilex vomitoria (treeform) *	Treeform Yaupon Holly
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	**Crape Myrtle**
Magnolia soulangiana	**Saucer Magnolia**
Magnolia stellata	Star Magnolia
Magnolia virginiana *	Sweetbay Magnolia
Malus species	Flowering Crabapple
Myrica cerifera (treeform) *	Treeform Wax Myrtle
Oxydendrum arboreum	Sourwood
Parrotia perisca	Parrotia
Prunus caroliniana *	**Cherry Laurel**
Prunus species	Flowering Cherry
Pyrus calleryana x Chanticleer	Chanticleer Pear
Sassafras albidum	Sassafras
Vitex agnus-castus	Chaste Tree

LARGER SHRUBS

Abelia grandiflora *	**Glossy Abelia**
Aesculus pavia	**Red Buckeye**
Aesculus parviflora	Bottlebrush Buckeye
Aucuba japonica *	Aucuba
Buxus sempervirens *	Common Boxwood
Camellia japonica *	**Camellia**
Camellia sasanqua *	**Sasanqua Camellia**
Cleyera japonica *	**Japanese Cleyera**
Elaeagnus pungens *	Elaeagnus
Forsythia suspensa	Border Forsythia
Hibiscus syriacus	Shrubalthea
Hydrangea quercifolia	**Oakleaf Hydrangea**
Ilex aquafolium x 'Nellie R. Stevens' *	**Nellie R. Stevens Holly**
Ilex attenuata x 'Fosteri' *	Foster's Holly
Ilex attenuata x 'Savannah' *	Savannah Holly
Ilex latifolia *	Lusterleaf Holly
Ilex cornuta 'Burfordii' *	Burford Holly
Ilex opaca *	**American Holly**
Ilex verticillata	Deciduous Holly
Ilex vomitoria *	Yaupon Holly
Kerria japonica	Kerria

Loropetalum chinense *	Loropetalum
Miscanthus varieties	Miscanthus
Myrica cerifera *	**Wax Myrtle**
Osmanthus fragrans *	**Fragrant Tea Olive**
Pieris japonia *	**Japanese Pieris**
Prunus caroliniana *	**Cherry Laurel**
Rhodendron indica *	**Indica Azaleas**
Rhododendron species	Native Azalea
Rhododendron species *	Rhododendron
Viburnum opulus	Snowball Viburnum
Viburnum sieboldi	Siebold Viburnum
Vibernum plicatum x tomentosum	Doublefile Viburnum

SMALL/MEDIUM SHRUBS

Azalea obtusum *	Kurume Azalea
Azalea hybrida *	Glenn Dale Azalea
Berberis thunbergi	Japanese Barberry
Buxus microphylla *	Dwarf Boxwood
Callicarpa americana	Beautyberry
Calycanthus floridus	Sweet Shrub
Chaenomeles speciosa	Common Flowering Quince
Clethra alnifolia	Summersweet Clethra
Cotoneaster horizontalis *	**Rock Cotoneaster**
Duetzia gracilis	Slender Deutzia
Euonymus alatus compactus	**Dwarf Winged Euonymus**
Forsythia x intermedia	**Forsythia**
Fothergillia gardenii	Dwarf Fothergilla
Gardenia jasminoides *	Gardenia
Hydrangea arborescens	Snowhill Hydrangea
Hydrangea macrophylla	Bigleaf Hydrangea
Hydrangea paniculata	Panicle Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex cornuta 'Burfordii nana' *	**Dwarf Burford Holly**
Ilex cornuta "Carissa" *	**Carissa Holly**
Ilex vomitoria 'Nana' *	Dwarf Yaupon Holly
Itea virginica	Virginia Sweetspire
Jasminum floridanum *	Flowering Jasmine
Jasminum nudiflorum	Winter Jasmine
Juniper species *	Upright and Spreading Junipers
Leucothoe populifolia *	Florida Leucothoe
Mahonia aquifolium *	Oregon Grape Holly
Mahonia bealei *	Leatherleaf Mahonia
Nandina domestica *	**Nandina**
Prunus laurocerasus 'Otto Lukyen' *	Otto Lukyen Laurel
Prunus laurocerasus 'Schipkaensis' *	Skip Laurel
Rhaphiolepis indica *	Indian Hawthorn
Rosa species	**Shrub Roses/Old Roses**
Spiraea species	**Spirea**
Weiglea florida	**Old Fashioned Weiglea**

GROUND COVERS

Hedera helix *	**English Ivy**
Hemerocallis species	**Day Lilies**
Hosta species	**Hosta**

Iberis sempervirens *	Evergreen Candytuft
Iris species	Iris
Juniperus horizontalis *	Creeping Junipers
Lantana sellowiana	Trailing Lantana
Lirope muscari *	**Bigblue Liriope**
Liriope spicata *	**Creeping Liriope**
Narcissus species	**Daffodils**
Ophiopogon japonicus *	Mondo Grass
Pachysandra terminalis *	**Pachysandra**
Phlox subulata	Thrift
Vinca minor *	Common Periwinkle
Vinca major *	Large Periwinkle

VINES

Campsis radicans	Trumpet Vine
Clematis species	Clematis
Euonymus fortunei *	Wintercreeper
Gelsemium sempervirens *	**Carolina Yellow Jessamine**
Lonicera sempervirens	Trumpet Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Rosa banksiae *	**Lady Banks Rose**
Rosa hybrida	Climbing Roses
Wisteria species	Wisteria

FERNS

Adiantum Capillus-Veneris	Maidenhair Fern
Asplenium Filix-foemina	Southern Lady Fern
Asplenium platyneuron	Ebony Spleenwort
Osmunda cinnamomea	Cinnamon Fern
Osmunda regalis	Royal Fern
Polystichum acrostichoides	Christmas Fern

Section II: All ordinances or parts of ordinances in conflict or inconsistent with this ordinance hereby are repealed.

Section III. This Ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED by the City Council of the City of Newnan, Georgia, this the 2nd day of February, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Raymond F. DuBose, Mayor Pro-Tem

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember