

- A. Any Specimen Tree that is removed without the appropriate review and approval of the County Arborist must be replaced by trees with a total density unit value equal to four times the unit value of the tree removed with a minimum of three inch (3”) caliper trees.
- B. If a Historic or Landmark Tree is damaged or removed without prior approval of the County Arborist, the Department of Planning and Community Development will require replacement by trees with a total density equal to eight times the unit value of the tree removed.
- C. In the event the County Arborist determines a Specimen, Historic or Landmark Tree is a hazard to property, power lines, or people the tree may be removed without recompense or penalty.

### **Section 2.9 Special Requirements**

The following classifications will be required to comply with these special requirements in addition to the standard requirements of this ordinance.

- A. Residential Zoning District
  - 1. The Site Density Factor for development in Residential Zoning Districts shall be met by preserving or replacing trees in common areas, rear and exterior setbacks, and other areas that are not to be disturbed during house construction.
  - 2. Each detached single family residential Lot shall contain a minimum of two trees, at least one of which must be located in the front yard. Corner Lots shall contain a minimum of three trees with at least one tree located in each yard abutting the streets. The required trees must be a minimum of 2-inch Caliper size and be an overstory hardwood species. Where planting space is limited or an Overstory Tree would not be compatible with the intended growing site, the use of Understory species may be approved on a case by case basis as determined by the County Arborist. Existing or replacement trees may be used to satisfy this requirement. The trees may be counted toward the required Site Density Factor for the project.
  - 3. Common Areas in new, major subdivisions and future phases of existing, major subdivisions shall preserve or provide fifteen (15) overstory trees per acre.

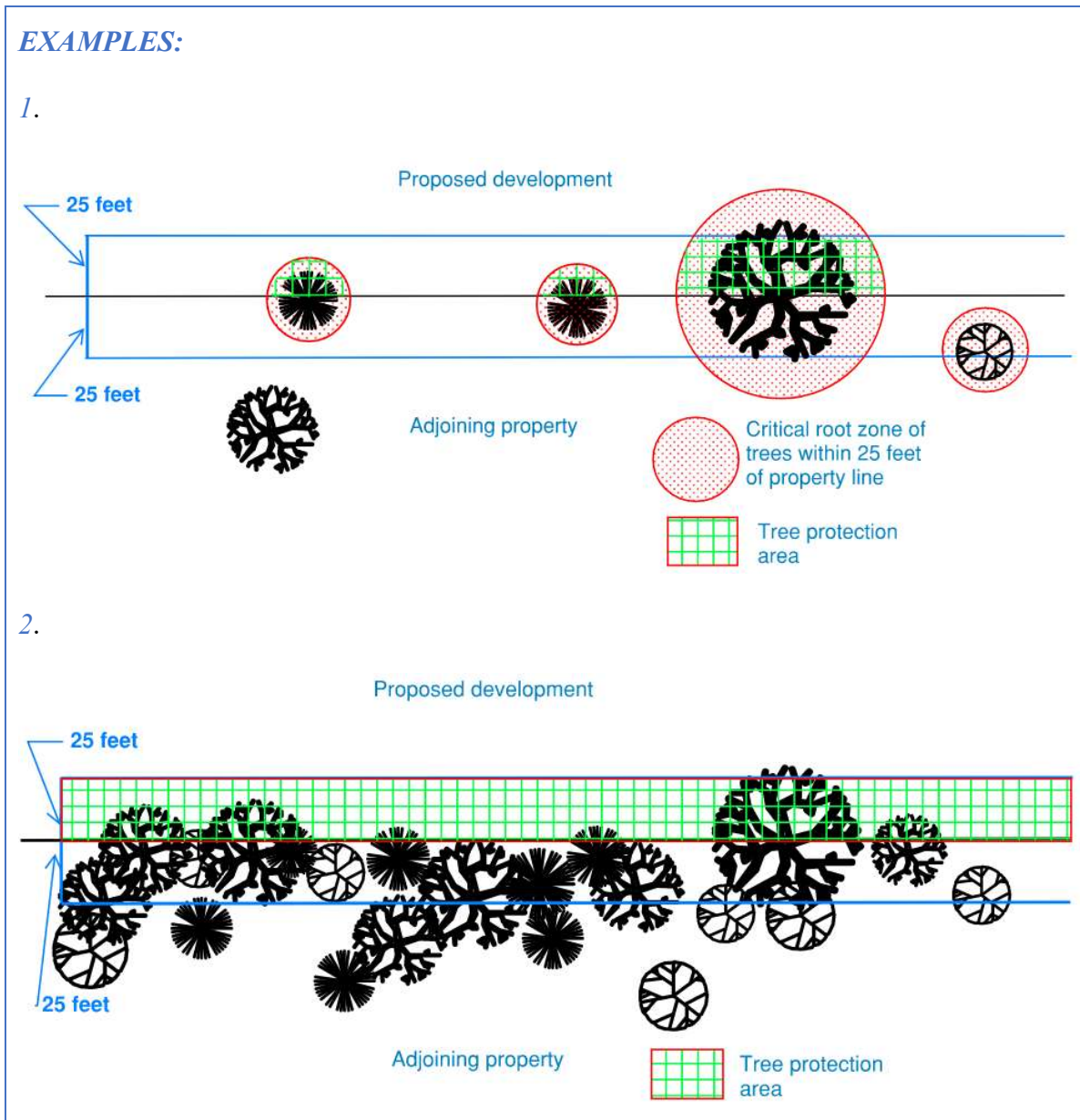
Preserved healthy overstory trees over sixteen (16) inch dbh can count for three (3) newly planted overstory trees, as approved by the County Arborist.

B. Commercial and Industrial Zoning Districts Subdivisions

Subdivisions in Commercial and Industrial Zoning Districts require the Site Density Factor to be shown on the as built. At the time of Site development, each Lot must submit a Tree Protection and/or Replacement Plan indicating compliance with the Tree Protection and Replacement Ordinance. Specimen Tree liability shall be assessed against the entire development on a prorated per Lot basis.

C. Protection of Boundary Trees and Trees on Adjoining Properties

In order to protect Boundary Trees and trees on adjoining property, ~~there shall be no Land-Disturbing Activity conducted within 25 feet of the property line except for utilities. This requirement may be waived when there are no trees located within 25 feet of the property line on the adjoining property.~~ *the Tree Protection and/or Replacement Plan shall show all trees within 25 feet of the property line that are 8” dbh and greater, along with the critical root zone (CRZ) of each such tree. The limits of disturbance on the subject property shall be adjusted so that there is no land disturbance, other than the minimum necessary for utility installation and maintenance, within the CRZ of each such tree. In lieu of identifying each such tree, the area of protection may be identified along the property line where trees exist on the adjoining property. The maximum area of protection is 25 feet from the property line. Notwithstanding the area of protection requirements of this subsection, the area of protection described herein is not required along the internal lot lines of a multi-parcel development approved under a single zoning application located in a commercial or industrial zoning district.* In the event of a conflict between this section and any other language in the Code of Forsyth County, Georgia, including the Unified Development Code, that would otherwise allow Land-Disturbing Activity prohibited by this section, this section shall prevail.



**Section 2.10 Location of Trees within a Development other than Single Family Development**

Forsyth County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the Site Density Factor for a project. However, if the Site Density Factor is

**Section 2.12 Exclusions from Tree Density Acreage**

- A. Areas within public utility easements which contain petroleum, gas, electric transmission easements or major sanitary sewer mains (8 inches or greater), and water mains (16 inches or greater) shall be excluded from the total acreage of the property when calculating the required tree density provided that no proposed improvements (building, parking lots, roadways) are within the easement.
- B. Public athletic field and trails shall be excluded from the disturbed area of the property when calculating the required Site Density Factor calculations.
- C. Building footprints aggregates greater than 30,000 square feet in size that are located in industrial zoning districts shall be excluded from Site Density Factor calculations.

**Section 2.13 Additional Credits**

- A. Additional Tree Density Units will be granted under the following:
  - 1. Existing Trees to be preserved on slopes greater than 10% will receive an additional bonus credit of 50% of the unit amount as defined in this division.
  - 2. In major subdivisions, Tree Groupings connected with a continuous drip line will receive an additional bonus credit of 50% of the earned credit when such Tree Groupings are not located within or adjacent to an identified Buffer.
- B. If excess existing density factor (EDF) units remain above and beyond the required site density factor (SDF), these excess units may be applied toward required Specimen Tree replacement units.

**Section 2.14 Alternative Compliance**

Where the minimum density requirements cannot be fully met, due to Site conditions, the applicant must have the approval of the Director, to contribute to the Tree Replacement Fund of Forsyth County. Such contributions will be used for the sole purpose of planting trees on public property. Contributions to the Tree Replacement Fund must be paid in full prior to the issuance of any permit.