

Recommended changes to Hartford Zoning Regulations – as adopted by Planning & Zoning Commission – 2/22/22

1. 1.3.3.B(6), Existing Natural Conditions Plan: Add a second and third sentences to read - “Plans shall include mapping location of existing trees, tree type, caliper, and ~~critical root zones~~[Tree Protection Zones]. ~~Critical root zones~~ [Tree Protection Zones] must be shown on all exterior improvement plan sheets.”
2. 1.3.3.B(7) – Site plan – Edit to read “A site plan delineating all proposed structures and surfaces, including buildings, parking, pavement, accessory structures per 4.20, lighting, landscape (including critical root zones [Tree Protection Zones]), and retaining walls.
3. Add “plant” to Intent, 6.1.1.D. - Change to “To plant, protect and preserve trees and landscaping that clean the air, calm traffic, reduce the urban heat island effect, provide shade that reduces energy costs, increase property values, reduce stormwater runoff, and otherwise enhance quality of life.
4. Add section 6.1.1.F. - “To meet the city-wide tree canopy goal of 35% by 2070.”
5. Change ANSI reference to A300 – 6.2.3.A. – Change second sentence of 6.2.3.A to “All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the ANSI A300 (available from the Tree Care Industry Association).”
6. Replace first sentence of 6.2.3.B. to read “Installation – All landscaping shall be installed according to sound nursery practices in a manner designed to encourage vigorous growth. All landscape material, living and non-living, shall be healthy and in place prior to issuance of final certificate of completeness.”
7. Expand 6.2.3.G. to read
Establishment. All installed plant material shall be fully maintained until established, including watering, fertilizing, and replacement as necessary. Establishment is defined as survival in healthy and undamaged condition for a minimum of ~~three~~ [five] years.
- ~~8. Maintenance and Replacement – The land owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:~~
 - ~~1) Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices;~~
 - ~~2) The regular maintenance, repair, or replacement, where necessary, of any landscaping required by this Chapter; and~~
 - ~~3) Continuous maintenance of the site.~~
9. Title of Figure 6.2-B should read “Required Soil Volumes & Permeable Area per Tree.”
10. Revise first paragraph of 6.2.3.H. to read - “For each tree preserved or planted, a minimum amount of permeable surface area is required unless otherwise stated in these regulations. Refer to Figure 6.2-B, Required Soil Volumes & Permeable Area per Tree.” Review 6.2.3.H (1) and (2) for feasibility.
11. Add Section 6.2.3.J., Required Soil Volume: When the required soil volume as outlined in Figure 6.2-B cannot be achieved, the following minimum requirements are to be met:
 1. Minimum of 5x10x3 (150 cu ft) of soil is to be provided.

2. Required volume can be achieved by the use of structural soils or another method approved by the City Forester.
12. Figure 6.2-B: Column heading Soil Surface Area – Update soil depth to 3'.
13. Add the following sentence to 6.4.1.D. - Off-site planting requirement may be met by contribution to the Hartford Tree Fund as determined by the City Forester.
- ~~14. Revise 6.4.3 {Note: further discussion required}– Tree Spacing to read “Trees shall be planted no closer than 35, 25, and 15 feet apart for large, medium and small trees, respectively and as close to these intervals as practically possible to achieve continuous canopy coverage. Ultimately, spacing should be dependent upon the growth habits of selected trees.”~~
15. 6.5.1.B Second sentence should read “This includes all plant material that shows dead branches over more than 25% of the normal branch pattern.”
16. 6.5.1.F - First word should be “All”
17. 6.5.1.G - First word should be “All”
18. 6.6.1.B.(3)(a) Should read – The planting of replacement tree or trees. In no case shall the quantity of replacement trees equal less than one caliper inch of replacement tree for each caliper inch at breast height of trees removed.
19. 6.6.2.A. Should read - “During development, all precautions shall be undertaken to prevent construction damage to existing trees, in accordance with guidelines in ANSI 300 Part 5.”
20. 6.6.3. Insert a final sentence to read “Specific fines and fees are outlined in the Hartford Tree Ordinance (Hartford Municipal Code Chapter 28, Article VI).”
21. 6.7.3B Insert second sentence to read – “At planting, minimum clear branch height of 5’ is required with 6’ preferred for all trees planted adjacent to a sidewalk or street.”
22. 6.7.3.D(4) Tree wells. Should read “For trees installed within the public right of way which are not within a continuous landscaped buffer strip, a tree well shall be used. Such tree wells shall be a minimum of 25 square feet but must conform to standards in Section 6.2.3 J.
- ~~23. At some point in the regulations, there should be indication that any project that involves new or existing trees must be approved by the City Forester before consideration by the Planning and Zoning Commission.~~

[New definition - Tree protection zone. Area within the dripline of a tree or a circle centered on the center of the tree trunk with a radius of 18 times the diameter of the tree trunk at 4.5 feet above ground level, whichever is larger. It extends to a depth 3.5 feet. The City Forester may approve other definitions or delineations on a case-by-case basis. ANSI 300 Part 5 identifies activities that are prohibited within the tree protection zone.]

[New paragraph in 6.1.2.A General Compliance - (4) any project involving new or existing trees must comply with the Tree Ordinance (Article VI of the City Code of Ordinances).

[Permitted Tree List – columns removed regarding native status, insect susceptibility and street tree suitability. Paragraphs removed regarding access to tree references]

Recommendations were adopted by the City of Hartford Tree Advisory Commission at its meeting on June 2, 2021, for submission to the City of Hartford Planning and Zoning Commission. Cross-outs and bracketed text indicate text removed and text added (respectively) by P&Z Commission at its meeting on 2/22/22.