

Below please find minor amendments to the zoning regulations for the City of Hartford, as put forward by the Tree Advisory Commission. In January 2016, the Commission adopted a comprehensive revision to the zoning regulations, followed by several previous rounds of minor amendments. The proposed amendments below aim to improve upon the current zoning regulations and promote health, safety, and general welfare specifically by amending our Sitework and Landscape regulations to better align with landscape design best practices.

### **1.3.3.B(6) Site Plan Review – Application Submittal Requirements, Existing Natural Conditions Plan**

Existing topography, vegetation, wetlands (or documentation of lack thereof), drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.

#### **Proposed addition:**

*Plans shall include mapping location of existing trees, tree type, caliper, and **tree protection zone**. Tree protection zone must be shown on all exterior improvement plan sheets.*

### **1.3.3.B(7) – Site plan**

A site plan delineating all proposed structures and surfaces, including buildings, parking, pavement, accessory structures per 4.20, lighting, landscape, and retaining walls.

#### **Proposed revision:**

*A site plan delineating all proposed structures and surfaces, including buildings, parking, pavement, accessory structures per 4.20, lighting, landscape (**including tree protection zone**), and retaining walls.*

## **1.6 Definitions**

Critical Root Zone. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width, measured at diameter breast height above the mean grade of the tree's trunk.

#### **Proposed addition:**

***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.***

*Reasoning: ANSI 300 refers to tree protection zone rather than critical root zone and tree protection zone adds concept of depth*

#### **6.1.1.D. – Intent**

To 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.

#### **Proposed revision:**

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.

#### **6.1.1. – Intent**

#### **Proposed addition:**

*Section 6.1.1.F.*

*To meet the citywide tree canopy goal of 35% by 2070.*

#### **6.1.2.A. General Compliance**

#### **Proposed addition:**

*(4) any project involving new or existing trees must comply with the Tree Ordinance (Article VI of the City Code of Ordinances).*

*(5) an active list of permitted trees can be obtained from the City Forester*

#### **6.2.3.A. – General Installation Requirements, National Standards**

All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

#### **Proposed revision:**

*All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the **ANSI A300 Part 5** (available from the Tree Care Industry Association).*

### **6.2.3.B. – General Installation Requirements, Installation**

Landscaping shall be fully installed prior to a certificate of completeness.

#### **Proposed revision:**

*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.*

### **6.2.3.G. – Establishment**

All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

#### **Proposed revision:**

*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 five years. The landowner, or successors in interest, or agent, if any, shall be jointly and severally responsible for maintenance and replacement.*

### **Figure 6.2-B**

Recommended Soil Volumes & Permeable Area (title & label)

#### **Proposed revision:**

*Required Soil Volumes & Permeable Area per Tree*

### **Figure 6.2-B**

Soil Surface Area with 2.5' Soil Depth (column heading)

#### **Proposed revision:**

*Soil Surface Area with 3' Soil Depth*

### **6.2.3.H. – Requirements, Permeable Surface**

For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in these regulations. Refer to Figure 6.2-B Recommended Soil Volumes & Permeable Area per Tree.

#### **Proposed revision:**

*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.*

### **6.2.3. – Requirements**

#### **Proposed addition:**

#### *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.*

### **6.4.1.D. Required Quantity of Trees, Alternative Compliance**

#### **Proposed addition:**

*Off-site planting requirement may be met by contribution to the Hartford Tree Fund as determined by the City Forester.*

### **6.4.3 – Tree Spacing**

Trees shall be planted no closer than 25, 15, and 5 feet apart for large, medium, and small trees, respectively...

#### **Proposed revision:**

*Trees shall be planted no closer than 35, 25, and 15 feet apart for large, medium, and small trees, respectively...*

### **6.5.1.B. – Landscape Maintenance, Replacing Unhealthy Landscaping**

This includes all plant material that shows dead branches over a minimum of 25 percent of the normal branching pattern.

#### **Proposed revision:**

*This includes all plant material that shows dead branches over more than 25% of the normal branch pattern.*

### **6.5.1.F – Certified Arborist**

ATree

#### **Proposed revision:**

*All tree*

[typo to be revised]

### **6.5.1.G ANSI Standards**

Aall

#### **Proposed revision:**

*All*

[typo to be revised]

### **6.6.1.B.(3)(a) – Required Findings for Approval**

(a) The planting of a tree or trees with the cumulative equivalent diameter at breast height as the removed tree, or...

#### **Proposed revision:**

*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. Refer to the Tree Ordinance of the City of Hartford.*

### **6.6.2.A. – Tree Protection During Development Activity**

During development, all precautions shall be undertaken to prevent construction damage to existing trees, in accordance with ANSI guidelines.

#### **Proposed revision:**

*During development, all precautions shall be undertaken to prevent construction damage to existing trees, in accordance with guidelines in **ANSI 300 Part 5**.*

### **6.6.3. – Penalties**

#### **Proposed addition:**

*Specific fines and fees are outlined in the Hartford Tree Ordinance (Hartford Municipal Code Chapter 28, Article VI).*

### **6.7.3.B. – Minimum Street Tree Requirements, Clear Branch Height**

#### **Proposed addition:**

*At planting, minimum clear branch height of 5' is required with 6' preferred for all trees planted adjacent to a sidewalk or street.*

### **6.7.3.D(4) – Minimum Street Tree Requirements, Street Tree Spacing, Tree Wells**

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 well shall be a minimum of 24 square feet.

#### **Proposed revision:**

*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**.*