

Section 6.17 Landscaping and Design Requirements

6.17.1 Purpose

The purpose of this section is to provide landscaping and design requirements for all properties, to encourage preservation of existing trees, to protect the air, soil, and water from contamination, and to make the city more attractive to residents, businesses, and visitors. No part of this section may be construed as prohibiting the owner from developing his property in a manner allowed by this ordinance and the adopted codes, nor shall it prohibit a public utility, public entity, or authorized agent thereof from maintaining or improving their easements or right-of-ways. The requirements of this section shall apply whenever there is a change in use of the property as defined by the adopted codes, or whenever improvements are made in excess of fifty (50) percent of the assessed value of the property.

6.17.2 Tree Preservation

Prior to initiating any land clearing activity, other than operation of a bona fide tree farm or on a single family residential lot, the property owner or developer shall submit a “tree survey” to the Building and Zoning Director for review and approval which shows the location, species, and size of any trees which are in excess of thirty (30) inches in diameter, and which identifies all trees that will be preserved for tree credits. At least twenty four (24) tree credits shall be preserved or provided per acre or portion thereof at commercial and office use sites, twelve (12) tree credits per acre or portion thereof at service and industrial use sites, and two (2) tree credits per dwelling unit at newly developed residential sites. At commercial, office, service, and industrial use sites, at least half of the required trees shall be planted or preserved in and around the parking lot prior to issuance of a certificate of occupancy. Trees which are at least two and a-half (2 ½) inches in diameter shall count as one tree credit, trees which are ten (10) inches in diameter shall count as two credits, trees which are twenty (20) inches in diameter shall count as three credits, and trees which are thirty or more inches in diameter shall count as four credits. Only trees from the tree list herein shall be counted toward meeting this requirement unless the species is approved by the Building and Zoning Director. In no case may any tree in excess of thirty (30) inches in diameter be removed without the written consent of the City Council. All tree diameter measurements shall be made with calipers at the narrowest width at a height of four and one-half (4½) feet above grade. No land clearing activity shall be permitted in a designated flood hazard area unless a “no rise” certification from a qualified surveyor or engineer is submitted with the “tree survey”. Where any provision of this ordinance conflicts with the tree preservation requirements of chapter 42 of the Mauldin Municipal Code, the more restrictive requirement shall apply. Construction fencing shall be provided at the drip line of all trees being preserved for credits. The parking of vehicles or equipment, and the storage of materials within the drip line of the tree is specifically prohibited.

6.17.3 Landscaping

A buffer not less than ten (10) feet in width shall be maintained between the road right-of-way and the parking lot or structure on any lot, other than one occupied by a single family detached dwelling, for the purpose of planting landscaping materials. At least one (1) tree which is at least two and a-half (2 ½) inches in diameter and thirty (30) shrubs from the approved list shall be planted for every thirty (30) feet of road frontage. No tree shall be planted within eight (8) feet of the road right-of-way. Where overhead utility lines exist and may interfere with the growth of the trees, the Building and Zoning Director may approve the substitution of three (3) low growing trees or large shrubs for each required tree. All other shrubs planted in the landscape buffer shall be low growing or dwarf varieties which are a minimum one (1) gallon size at planting, and which do not ordinarily exceed three (3) feet in height at maturity. Monument signs located within the landscape buffer must comply with the eight (8) foot sign setback from the road right-of-way required in section 6.11.2 herein. Pylon signs must be located outside of the landscape buffer.

6.17.4 Parking Lot Trees

One tree from the approved tree list shall be planted for every ten (10) spaces located in the parking lot. Such tree shall be at least two and a-half (2 ½) inches in diameter at the time of planting. All such trees shall be protected against vehicular damage by means of curbs, curb stops, bollards, retaining walls, or other approved means. No other landscaping material is required in the parking lot.

6.17.5 Landscaping Plan Requirements

A landscaping plan shall be submitted for review and approval by the Building and Zoning Director prior to issuance of any building permit for any change in use or improvements in excess of fifty (50) percent of the assessed value. Such landscaping plan shall be drawn on a scale no smaller than one inch being equal to 50 feet (1" = 50'). The landscaping plan shall show the location of all qualifying trees that have been preserved, all trees to be planted, all shrubs to be planted, all road and utility right-of-way lines, all driveways, all parking lots, all structures, all exterior lighting, and any other improvements, either existing or proposed, on the subject property. No certificate of occupancy shall be issued until all landscaping material has been planted in accordance with the approved plan.

6.17.6 Maintenance

The owner of the property shall be responsible for maintaining all required vegetation including replacing any dead or diseased vegetation, mulching, weeding, watering, and pruning as needed.

6.17.7 Dumpster Enclosures, Storage Yards, and Loading Docks

All dumpsters, compactors, and outside storage yards shall be enclosed inside a six (6) foot tall wall, opaque fence, or fence and evergreen hedge which hides the dumpster, compactor, or outside storage yard from view. All loading docks shall

be screened from view from all road right-of-ways by a six (6) foot tall evergreen hedge.

6.17.8 Equipment Enclosures

All cooling towers, air conditioning condensers, and other equipment mounted on the roof of a structure or on the ground shall be enclosed inside a wall, opaque fence, or fence and evergreen hedge which hides the equipment from view.

6.17.8 Building Facades

Exterior building facades which are visible from any road right-of-way shall not be constructed of unfinished concrete block, unfinished cast concrete, or metal unless such construction is required by the adopted codes for the type of use and occupancy. No intense or distracting colors or color schemes shall be used on any structure, other than a single family detached dwelling or its accessory structures, unless specifically approved in writing by the Building and Zoning Director. Appeals of the decision of the Building and Zoning Director shall be heard as provided by section 9 herein.

6.17.9 Tree List

American Beech	(Fagus Grandifolia)
American Chestnut	(Castanea Dentata)
American Holly	(Ilex Opaca)
American Hornbeam	(Carpinus Caroliniana)
American Linden	(Tilia Americana)
American Sycamore	(Platanus Occidentalis)
Bald Cypress	(Taxodium Distichum)
Black Cherry	(Prunus Serotina)
Black Gum	(Nyssa Sylvatica)
Black Mulberry	(Morus Nigra)
Black Oak	(Quercus Velutina)
Black Walnut	(Juglans Nigra)
Box Elder	(Acer Negundo)
Cabbage Palm	(Sabal Palmetto)
Carolina Basswood	(Tilia Caroliniana)
Carolina Hemlock	(Tsuga Caroliniana)
Chinese Elm	(Ulmus Parvifolia)
Deodar Cedar	(Cedrus Deodar)
Eastern Hop Hornbeam	(Ostrya Virginiana)
Eastern Redbud	(Cercis Canadensis)
Gingko – male specimens	(Gingko Biloba)
Green Ash	(Fraxinus Pennsylvanica)
Horse Chestnut	(Aesculus Hippocastanum)
Live Oak	(Quercus Virginiana)
Laurel Oak	(Quercus Laurifolia)
Lombardy Poplar	(Populus Nigra)
London Planetree	(Platanus X Acerifolia)

Mockernut Hickory	(Carya Tomentosa)
Norway Maple	(Acer Platanoides)
Pecan	(Carya Illinoensis)
Pignut Hickory	(Carya Glabra)
Planetree Maple	(Acer Pseudoplatanus)
Redbay	(Persea Borbonia)
Red Buckeye	(Aesculus Pavia)
Red Maple	(Acer Rubrum)
Red Mulberry	(Morus Rubra)
Red Oak	(Quercus Rubra)
River Birch	(Betula Nigra)
Sassafras	(Sassafras Albidum)
Shagbark Hickory	(Carya Ovata)
Silver Maple	(Acer Saccharinum)
Sourwood	(Oxydendrum Arboreum)
Southern Magnolia	(Magnolia Grandiflora)
Sugar Maple	(Acer Saccharum)
Sweetgum	(Liquidambar Styraciflua)
Tulip Tree	(Liriodendron Tulipifera)
Water Oak	(Quercus Nigra)
White Ash	(Fraxinus Americana)
White Mulberry	(Morus Alba)
White Oak	(Quercus Alba)
Willow Oak	(Quercus Phellos)

6.17.10 Small Trees / Large Shrubs

American Smoketree	(Cotinus Obovatus)
Amur Maple	(Acer Ginnala)
Bay Laurel	(Laurus Nobilis)
Bradford Pear	(Pyrus Calleryana)
Burford Holly	(Ilex Cornuta Burfordii)
Catawba Rhododendron	(Rhododendron Catawbiense)
Common Camellia	(Camellia Japonica)
Crape Myrtle	(Lagerstroemia Indica)
Downy Serviceberry	(Amelanchier Arborea)
Eastern Redbud	(Cercis Canadensis)
Eastern Red Cedar	(Juniperus Virginiana)
Flowering Dogwood	(Cornus Florida)
Fragrant Winter Hazel	(Corylopsis Glabrescens)
Fringetree	(Chionanthus Virginicus)
Green Hawthorn	(Crataegus Viridis)
Hedge Maple	(Acer Campestre)
Japanese Dogwood	(Cornus Kousa)
Japanese Crabapple	(Malus Floribunda)
Japanese Maple	(Acer Palmatum)
Japanese Yew	(Taxus Cuspida)

Leyland Cypress	(<i>Cupressocyparis X Leylandii</i>)
Mountain Laurel	(<i>Kalmia Latifolia</i>)
Russian Olive	(<i>Elaeagnus Angustifolia</i>)
Saucer Magnolia	(<i>Magnolia X Soulangiana</i>)
Trident Maple	(<i>Acer Buergerianum</i>)
Yoshino Cherry	(<i>Prunus Yedoensis</i>)

6.17.11 Shrubs

American Elderberry	(<i>Sambucus Canadensis</i>)
American Filbert	(<i>Corylus Americana</i>)
Arrowwood	(<i>Viburnum Dentatum</i>)
Azalea (all low varieties)	(<i>R. Pentanthera</i> and <i>R. Tsutsusi</i> cultivars)
Beautyberry	(<i>Callicarpa Dichotoma</i>)
Beautybush	(<i>Kolkwitzia Amabilis</i>)
Bluebeard	(<i>Caryopteris X Clandonensis</i>)
Boxwood	(<i>Buxus Sempervirens</i>)
Bridal Wreath Spirea	(<i>Spiraea Prunifolia</i>)
Butterfly Bush	(<i>Buddleia Davidii</i>)
Carolina Allspice	(<i>Calycanthus Floridus</i>)
Carolina Rhododendron	(<i>Rhododendron Carolinianum</i>)
Chinese Holly	(<i>Ilex Cornuta</i>)
Common Lilac	(<i>Syringa Vulgaris</i>)
Common Privet	(<i>Ligustrum Vulgare</i>)
Dwarf Fothergilla	(<i>Fothergilla Gardenii</i>)
Dwarf Pomegranate	(<i>Punica Granatum</i>)
English Holly	(<i>Ilex Aquifolium</i>)
Evergreen Euonymous	(<i>Euonymous Japonica</i>)
Flowering Quince	(<i>Chaenomeles Speciosa</i>)
Forsythia	(<i>Forsythia X Intermedia</i>)
Gardenia	(<i>Gardenia Jasminoides</i>)
Hinoki Cypress	(<i>Chamaecyparis Obtusa</i>)
Hydrangea	(<i>Hydrangea Arborescens</i>)
Japanese Holly	(<i>Ilex Crenata</i>)
Japanese Laurel	(<i>Aucuba Japonica</i>)
Juniper	(<i>Juniperus Communis</i>)
Leatherwood	(<i>Dirca Palustris</i>)
Mountain Andromeda	(<i>Pieris Floribunda</i>)
Nandina	(<i>Nandina Domestica</i>)
Oleander	(<i>Nerium Oleander</i>)
Red Chokeberry	(<i>Aronia Arbutifolia</i>)
Rose-of-Sharon	(<i>Hibiscus Syriacus</i>)
Shrubby Cinquefoil	(<i>Potentilla Fruticosa</i>)
Star Magnolia	(<i>Magnolia Stellata</i>)
Sweet Fern	(<i>Comptonia Peregrina</i>)
Sweet Mock Orange	(<i>Philadelphus Coronarius</i>)
Sweet Pepperbush	(<i>Clethra Alnifolia</i>)

Sweetspire	(<i>Itea Virginica</i>)
Tree Peony	(<i>Paeonia Suffruticosa</i>)
Wax Myrtle	(<i>Myrica Cerifera</i>)
Weigela	(<i>Weigela Florida</i>)
Wintergreen Barberry	(<i>Berberis Julianae</i>)
Yaupon	(<i>Ilex Vomitoria</i>)