

## ARTICLE 11

# Landscape Requirements and Tree Protection

*[Amended September 20, 2016 Ordinance 2016-O-18]*

### 11.1 Purpose

The regulations set forth in this Article are intended to reduce tree canopy loss through requirements for tree protection, tree preservation, the planting of trees and the maintenance of existing and newly planted trees within the City of Creedmoor. Additionally, this Article will establish minimum standards for the design of landscapes so as to improve the community aesthetically, economically, and environmentally. The requirements are intended to enhance the quality of life and increase the benefits trees provide, including, but not limited to the following.

- A. Absorption of carbon dioxide and returning oxygen
- B. Reduction of soil erosion and increase in rainwater infiltration
- C. Provision of shade for cooling
- D. Screening of noise, dust, glare, and visual intrusions
- E. Reduction of storm-water runoff
- F. Maintenance and improvement of City appearance and aesthetics
- G. Provision of habitat for wildlife
- H. Preservation, protection and enhancement of the natural environment

### 11.2 Administration

The Planning, Zoning and Subdivision Administrator shall have responsibility for overseeing the administration of this article.

### 11.3 Applicability

The provisions of this article shall apply to the following:

- 11.3-1 All new major subdivisions with four (4) or more new lots, all new non-residential developments, and all new multi-family developments with four (4) or more units except for those projects listed under Exemptions below.
- 11.3-2 Changes in use, expansions, and non-residential, or mixed-use developments as per the following:
  - A. Changes in use to a higher intensity, such as a change from residential to commercial. The requirements shall be applicable to the entire lot;
  - B. Renovations with a total cost exceeding 50 percent of the appraised value of the building as established by the Granville County Tax Office.
- 11.3-3 Vehicular use areas shall be subject to the landscape requirements as outlined under the Parking Lot Landscape Requirements as follows:
  - A. Any new parking lot with six (6) or more spaces;
  - B. Expanded portions of existing parking lots which are less than 50 percent of the total vehicular use areas shall landscape the area included in and around the expansion;
  - C. Expansions exceeding 50 percent of the paved area must bring the entire vehicular use area into compliance with the Parking Lot Landscape Requirements;
  - D. Existing unpaved parking lots which are paved or existing paved lots which are demolished and repaved must bring the entire vehicular use area into compliance with the Parking Lot Landscape Requirements.

### 11.4 Exemptions

Properties within and abutting the Main Street (MS) District shall be exempt from the buffer and tree conservation area requirements but are still required to meet the street trees and parking lot landscaping requirements, as well as any applicable requirements of Article 19 (Watershed).

## **11.5 Landscape Plan Procedure**

11.5-1 LANDSCAPE PLAN APPROVAL REQUIRED. An applicant must receive approval of a landscape plan as a component of a site plan from the Planning, Zoning and Subdivision Administrator prior to grading or before other site work may begin.

11.5-2 INSTALLATION OF PLANT MATERIALS REQUIRED. Installation of plant material shall occur prior to the issuance of a Certificate of Compliance (or Occupancy) by the Building Inspector. *Landscaping shall not be placed in the sight visibility triangle which would obstruct the view of motorists using any street, driveway, or parking aisle.*

11.5-3 FINANCIAL GUARANTEE IN LIEU OF INSTALLATION OF PLANT MATERIALS.

If at the time of a request for a Certificate of Compliance, the required planting areas are not complete, the Planning, Zoning and Subdivision Administrator may allow the developer may provide a performance bond or an irrevocable letter of credit guaranteeing the installation of the plant materials within six (6) months. Installation may be bonded and delayed only if weather conditions prohibit completion of the planting areas.

A. The performance bond or irrevocable letter of credit shall be in an amount equal to one hundred twenty five percent (125%) of the estimated cost of the installation of the required plant materials, as determined by the City. The Planning, Zoning and Subdivision Administrator may require a valid contract for the installation as a form of cost estimation. The performance bond or the irrevocable letter of credit shall secure the installation of the plant materials as shown on the approved landscape plan. The letter of credit or bond shall remain in full force and effect until such time as the installation of plant materials is completed, inspected, and accepted by the City of Creedmoor.

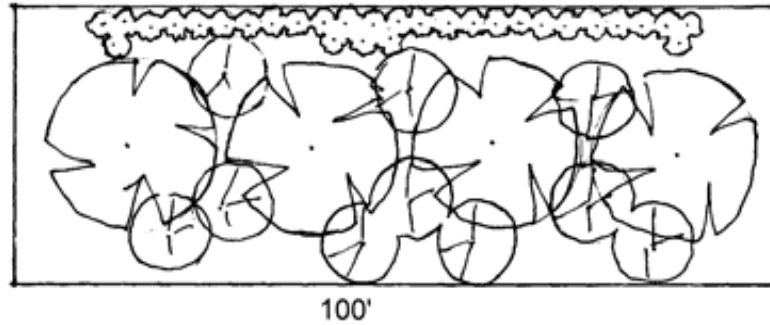
A temporary construction easement permitting the City of Creedmoor or its designee(s) to access the property for the purpose of installing the guaranteed plant materials shall be provided with the performance bond or irrevocable letter of credit. The temporary construction easement shall be valid until all guaranteed plant materials have installed and approved by the City. The temporary construction easement shall pass to all successive owners until the guaranteed plant materials have been installed and approved by the City.

B. Failure to initiate installation of the plant materials within six (6) months of the date the bond or letter of credit was accepted by the City of Creedmoor shall result in the City directing and/or installing the plant materials, with the cost to be paid from the letter of credit or bond. The surety shall, if requested by the City, pay all or any portion of the bond or letter of credit to the City up to the amount needed to complete the installation of the plant materials based on an estimate by the City as described in 11.5-3(B) above. The City at its discretion may spend such portion of said funds as deemed necessary to complete all or any portion of the required plant installation. Default on a project does not release the developer from responsibility for the completion of the plant installation. The City may release a portion or all of any surety posted as the plant installation is completed and approved by the City. In the event that the amount of the letter of credit or bond on hand is insufficient to pay for the completion of the plant installation, the property owner shall pay to the City of Creedmoor the total amount of the insufficiency. If the City is not re-paid in full, the amount of the insufficiency shall be the basis for a claim against the property and constitute a lien on the property in favor of the City upon filing with the Register of Deeds.

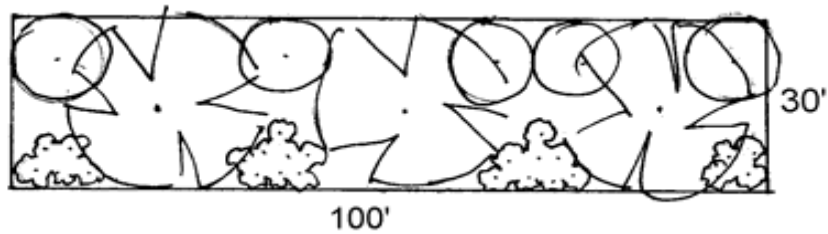
## **11.6 Landscape Requirements**

The following buffer yards are hereby established and shall be required where applicable:

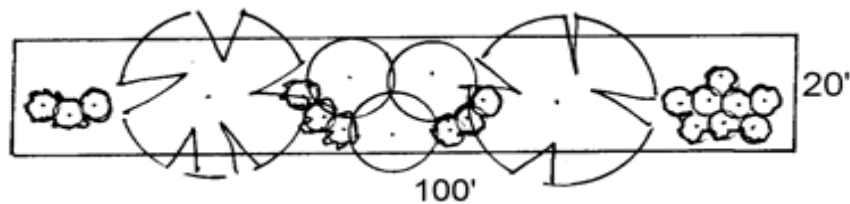
**TYPE A BUFFER YARD:** A high-density screen intended to substantially block visual contact between adjacent uses and create a spatial separation.



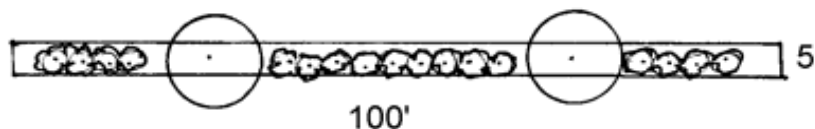
**TYPE B BUFFER YARD:** A medium-density screen intended to partially block visual contact between uses and create spatial separation.



**TYPE C BUFFER YARD:** A low-density screen intended to partially block visual contact between uses and create spatial separation.



**TYPE D BUFFER YARD:** A peripheral planting strip intended to separate uses, provide vegetation in densely developed areas, and to enhance the appearance of individual properties.



11.6-1 **USE DISTRICT BUFFER.** Buffer yards shall be required to separate development in certain zoning districts from adjacent districts. Buffer yards, as identified in Table 11.1 below, are required on the sides and rear of the property abutting the identified adjacent zone. The following buffers shall be provided when development in the identified development zoning districts abuts the identified adjacent zoning districts. Buffering is required in accordance with section 11.3 above. To determine the required buffer for a new development, identify the development zone, the zoning district in which the development is located, on the chart. Then identify the adjacent zone, the zoning district abutting the development, on the chart below.

DEVELOPMENT ZONE	ADJACENT ZONE	BUFFER YARD REQUIRED
IND	All	Type A
C 56, C 15	SFR	Type A
CIV	SFR	Type A
C 56, C 15	R/MST	Type B
R/MST	SFR	Type C
CIV	R/MST	Type C
MSP	R/MST	Type D

Plantings shall be provided in the buffer yards as indicated in the following table.

Type	Average Width (ft.)	Minimum/ Maximum Width (ft.)	Evergreen Tree Rate	Canopy Tree Rate	Understory Tree Rate	Shrubs Rate
Type A Yard	40	35/65	8	4/100 If 25 feet on center	10/100 If 10 feet on center	33/100 If 3 feet on center
Type B Yard	30	25/50	6	3/100 If	5/100 If	25/100 If
Type C Yard	20	15 /40	4	2/100 If	3/100 If	17/100 If
Type D Yard	5	5/10	0		2/100 If	18/100 If

A. Buffer Yard Alternative Standards and Conditions.

1. The minimum buffer width for all buffer yards except the Type D yard may be reduced by 50% with the use of an opaque wall or fence constructed of masonry, stone, composite materials, or pressure treated lumber providing such reductions do not disturb the Critical Root Zone (CRZ) of existing trees. The wall or fence should be a minimum of five (5) feet in height. The wall or fence shall be set back from the property line a minimum of five (5) feet and shall be planted with half the required plantings, including all types of shrubs and trees required, on the outside of the wall or fence (facing the adjacent property).
2. Understory trees shall be substituted for canopy trees at the rate of two (2) understory trees for every canopy tree to be planted within fifteen (15) feet of an overhead utility line.

B. Location of Buffer Yard. Required trees and shrubs shall not be installed in street rights-of-way. Required trees and shrubs may be placed in electric utility easements below overhead lines, and in drainage maintenance and utility easements upon approval by the Planning, Zoning and Subdivision Administrator.

C. Setback Less Than Buffer Yard. If the required building setback is less than the required buffer yard width, the building setback shall reduce the required planting yard width only alongside the building. The planting rate of the required planting yard shall still apply.

D. Screening of Dumpsters, Outdoor Storage, and Utility Structures. All dumpsters, loading docks, outdoor storage areas over 25 square feet, and utility structures must be screened by an opaque wall or fence with a minimum height of 6 feet if visible to adjacent public or private streets or any adjacent properties. Screening of a dumpster shall not be required in the Industrial District,

unless the dumpster is located within one hundred (100) feet of an existing non-industrial land use.

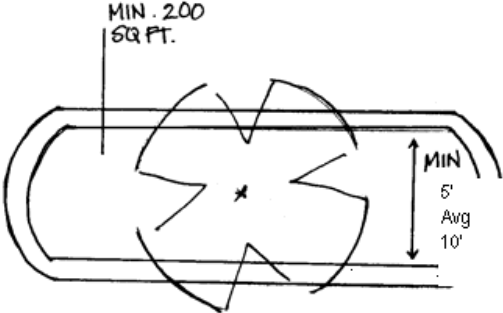
11.6-2 STREET TREES. Street trees are required along all street frontages for all new developments. Trees are required at the following rate:

- A. One large maturing tree required for every 40 linear feet of street frontage. If overhead utilities are present, planting of one small maturing tree for every 30 linear feet of property abutting a street is required.
- B. Where the street abuts a parking lot over 3000 square feet in area and located within 50 feet of the edge of the pavement, shrubs shall be planted at the rate of one deciduous or evergreen shrub for every 5 linear feet of vehicular use area abutting the street in addition to the required street trees. The shrubs must achieve a minimum height of three feet at maturity.
- C. Street trees may be evenly spaced or spaced to accommodate existing site features. Street trees shall be a minimum of fifteen (15) feet apart and a maximum of sixty five (65) feet apart. No street tree shall be located more than twenty five (25) feet from the edge of pavement.
- D. Street trees shall be planted in the planting strip within the public right-of-way. In the Main Street (MS) District, the trees may be placed in tree pits with grates that are a minimum of sixteen (16) square feet.
- E. Existing Trees: See Section 11.9 for information regarding credits for preservation of existing trees.
- F. No more than fifteen (15) percent of the street-planting yard may be used for walkways serving individual lots, except in the MS, and MSP districts. Parking, merchandise display, and off-street loading are prohibited in the street-planting yard.

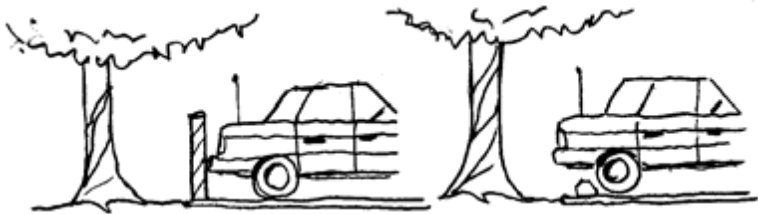
11.6-3 PARKING LOT PLANTING AREAS.

- A. Applicability. Parking lot landscaping buffers shall be required to separate parking areas from adjacent uses for new and/or expanding parking lots with six (6) or more spaces. Required canopy trees and shrubs shall be located within the parking lot and adjacent to parking spaces in planting areas between rows of parking spaces, at the end of parking bays, in tree islands, and/or around the periphery of the parking lot. The following buffer requirements shall apply to parking lots with six (6) or more spaces:
  - 1. A minimum of a type D buffer shall be provided for all parking lots with six (6) or more spaces.
  - 2. A type C buffer shall be provided along any edge of a parking lot with a minimum of six (6) spaces and occupying less than ½ acre that abuts an AG, SFR, or R/MST zoning district.
  - 3. A type C buffer shall be provided along all edges of any parking lot with a minimum of six (6) spaces and occupying less than ½ acre that is located within an AG, SFR, or R/MST zoning district.
  - 4. A type D buffer shall be provided along any edge of a parking lot with a minimum of six (6) spaces and occupying ½ acre or more that abuts an AG, SFR, or R/MST zoning district.
  - 5. A type D buffer shall be provided along all edges of any parking lot with a minimum of six (6) spaces and occupying ½ acre or more that is located within an AG, SFR, or R/MST zoning district.
- B. Planting Rate. For every fifteen hundred (1500) square feet of vehicular use area (VUA), one (1) deciduous tree and four (4) shrubs must be planted. At least seventy five (75) percent of the trees shall be large maturing species. Trees and shrubs must be planted within fifteen (15) feet of the VUA to meet the requirement.
- C. Existing Trees. See Section 11.9 for information regarding credits for preservation of existing trees in parking lots.
- D. Tree Islands and Medians. When more than four trees are required in a lot with interior rows, fifty (50) percent of the trees and shrubs must be planted in islands or medians located within

the parking lot. The planting islands or medians shall be a minimum size of 200 square feet with no dimension smaller than five (5) feet and an average width of ten (10) feet.



- E. Multiple Parking Bays. When there are more than 4 bays of parking, an interior island with an average width of twenty (20) feet and a length equivalent to the parking bay shall be constructed. It should include a pedestrian walkway five (5) feet or more wide and a planted strip on one or both sides. The median should be located in such a way as to enhance pedestrian circulation within the development, leading to the entrance or to an adjacent sidewalk and/or walkway.
- F. Perimeter Parking. All continuous runs of fifteen (15) or more parking spaces shall be interrupted by a tree island.
- G. Grouping. Shrubs and trees may be grouped or clustered in the required planting yards, except for the perimeter landscaping adjacent to parking lots, outside storage, access drives, and loading and unloading areas. The remainder of the materials shall be distributed throughout the planting yard. There shall be at least one (1) row of evergreen shrubs or evergreen understory trees in all Type A planting yards used in parking areas.
- H. Plant Protection. Whenever planting areas are adjacent to parking lots or drives, such areas shall be protected from damage by vehicles, lubricants, or fuels. Curbing or some other structural barrier is required to be placed around trees within five feet of a car bumper. Trees and shrubs in islands should be set back at least three feet from the curb to allow for the operation of car doors.



**11.7 Reserved.**

**11.8 Tree Conservation and Protection**

- 11.8-1 PURPOSE OF TREE CONSERVATION AREA. The purpose of the Tree Conservation Area (TCA) is to encourage the preservation of healthy trees that are four (4) inches or greater in diameter at breast height (DBH).
- 11.8-2 TREE CONSERVATION AREA DETERMINATION. The TCA shall be provided in accordance with the chart below. If trees of four (4) inches or greater DBH exist within or partially within these areas, such trees must be saved to the extent possible. The area will be designated a TCA and shall not be disturbed except as allowed herein below in Table 11.3.

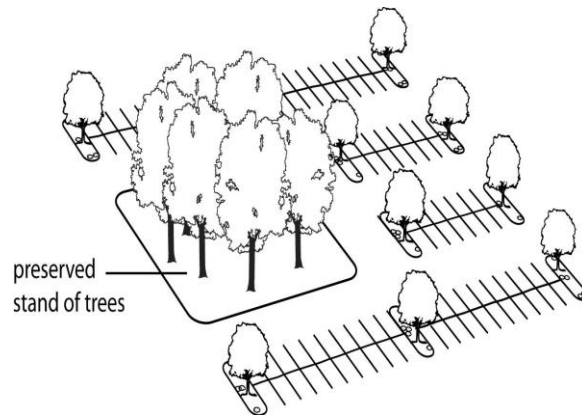
Table 11.3 – Tree Conservation Area (TCA)

Size of Parcel	TCA Required to Include
0 – 55,000 sq. ft.	One percent (1%) of lot area and located within the required planting yard
55,000 sq. ft. – 5 acres	One and one-half percent (1.5%) of lot area. All trees four (4) inches or greater DBH that are located within the required planting yards
5.01 – 10 acres	Three percent (3%) of lot area. All trees four (4) inches or greater DBH that are located within the required planting yard or within fifteen (15) feet of the side and rear property lines, whichever is greater
Greater than 10 acres	Six percent (6%) of lot area. All trees four (4) inches or greater DBH that are located within the required planting yard or within twenty-five (25) feet of the side and rear property lines, whichever is greater

11.8-3 TREE CONSERVATION AREA SELECTION.

A. In selecting which existing tree stands are to be designated as Tree Conservation Area (TCA), the landowner shall give due consideration to building, parking lot, driveway, street, and utility location as they relate to the practicality of preservation and shall use the following tree preservation priority list:

1. Existing stands of mature hardwoods as highest priority, then
2. Existing stands of younger hardwoods, then
3. Existing specimen trees, then
4. Existing stands of hardwoods and Pine mix, and lastly
5. Existing stands of Pine trees. Preservation of a single Pine tree is not typically encouraged.



B. If it is necessary to pick among two or more stands of trees within a category listed above, then Tree Conservation Areas adjacent to the following priority list shall be used in order of significance:

1. Type A buffer yards, as a first priority, then
2. Type B buffer yards, then
3. Type C buffer yards, then
4. Type D buffer yards, then
5. Street tree yards, and lastly
6. Vehicular use areas

C. SMALLER TREES: Trees less than four (4) inches DBH within the TCA may be preserved at the landowner's option and counted toward buffer yard, street tree, or vehicular use area requirements.

**11.9 Tree Credits**

- 11.9-1 **BUFFER YARDS.** All trees of appropriate size and type preserved in the Tree Conservation Area (TCA) that are within the buffer yard shall be credited toward meeting all or part of the buffer yard requirements. The protection of tree stands, rather than individual trees, is strongly encouraged.
- 11.9-2 **STREET TREES.** Existing preserved trees may count toward up to 100% of the street tree requirement, providing there is no more than 65’ between trees.
- 11.9-3 **PARKING LOTS.** For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a TCA and within fifteen (15) feet of the parking lot may be used to satisfy up to fifty (50) percent of the required number of parking lot trees. Non-TCA trees located within the parking area may count towards up to 100% of the requirement. Trees in the TCA counted toward planting yard requirements may not count for required parking lot trees.
- 11.9-4 **TREE HEALTH.** No credit will be allowed for any dead tree, any tree in poor health, or any tree subjected to grade alterations. Trees should have a life expectancy of greater than ten (10) years and have a relatively sound and solid trunk with no extensive decay, major insect, or pathological problems. For the purposes of determining the health or condition of any tree, the *Planning, Zoning and Subdivision Administrator* may defer to a qualified expert with the cost of the expert to be reimbursed by the applicant.
- 11.9-5 **TREE REPLACEMENT.** Except for storm damage, the death of any tree used for preservation credit within five (5) years of site development shall require the landowner to plant new trees equal to the number of credited trees. After five (5) years any trees that were used for preservation credit that die shall be replaced.
- 11.9-6 **CALCULATION OF CREDIT.** Credits are to be given in accordance with the chart below.

Table 11.5 – Tree Credits

DBH of Existing Tree(s) in Inches	Number of Trees Credited
4” – 18”	1
19”+	2

- 11.9-7 **PROTECTION OF EXISTING TREES.** To receive credit, trees must be protected from direct and indirect root damage and trunk and crown disturbance. The following standards shall apply:
  - A. **Critical Root Zone.** To preserve existing trees within the designated TCA, the Critical Root Zone (CRZ) of the trees shall be preserved. The CRZ includes a radius around the tree equal to, or at least, one foot for every one inch of DBH. It is recommended to preserve the entire CRZ of each preserved tree.
    - 1. Construction site activities such as parking, material storage, dirt stockpiling, concrete washout, and other similar activities shall not be permitted within the TCA.
    - 2. Protective fencing shall be installed around the TCA prior to any tree disturbing activities. Such fences shall be at least four (4) feet high and shall consist of orange polyethylene safety fencing. Fencing shall remain in place until construction is complete and other landscaping has been installed, and the *Planning, Zoning and Subdivision Administrator* has approved its removal. See the City of Creedmoor Technical Standards and Specifications Manual fencing detail.
    - 3. The TCA should be designated as such with "Tree Conservation Area" signs (in both English and Spanish) posted visibly on the outside of the fenced-in area. Signs may not be posted on the trees.
  - B. **Tree Removal within the TCA.** Trees less than four (4) inches DBH not being preserved, undergrowth and plant material in poor condition may be removed from the TCA. No roots shall be removed from the TCA. Stumps may be removed only by grinding. All requests for tree removal within the TCA



must have prior approval by the *Planning, Zoning and Subdivision Administrator* pursuant to the provisions of this chapter. Any tree within the TCA, including the CRZ, which the landowner chooses to remove or that must be removed due to poor health or impractical means of preservation shall be removed in a manner that is in accordance with standard arboricultural practice (Per American National Standards Institute (ANSI) Standards) so as to cause as little disturbance or harm to those trees intended to be saved as practical. However, in an emergency situation due to storm damage; to alleviate an immediate hazard to the health, safety, and welfare of the citizens; or to repair property damage, prior approval for tree removal in previously approved designated areas is not required.

- C. Tree Conservation Plan Procedures. Approval of a Tree Protection Plan is required for all projects, except those listed in Section 11.4 Exemptions, and shall be submitted along with all other necessary drawings to the Planning Board. Tree protection items shall be included on all grading plans.

11.9-8 RESERVED.

**11.10 [Reserved]**

**11.11 Land Being Developed Outside the Tree Conservation Area (TCA)**

11.11-1 PROTECTIVE FENCING.

- A. Vegetation located outside the TCA that is to be protected on land being developed, as indicated on a Tree Protection Plan, shall be protected by fences or other equally effective measures during construction activity. Such fencing shall be located and erected according to City standards and be located as shown on the Tree Protection Plan and site grading plans. All land disturbing activity, storage of equipment, building material, soil, and other debris shall be kept within the area of development activity and outside of the protective fencing.
- B. Vegetation that is to be retained during rights-of-way clearing of single family or two-family residential subdivisions, as indicated on a Tree Protection Plan, shall be delineated by high visibility flagging during construction activity. Such flagging shall be located and installed according to City standards and be located as shown on the landscape protection and site grading plans. The use of flagging shall be limited to those specific applications where no rare or specimen trees will be affected by development activity.

11.11-2 TREATMENT OF TREES DURING CONSTRUCTION.

- A. No nails, ropes, cables, signs or fencing shall be attached to any part of any tree that is to be preserved.
- B. Trees that are damaged during construction shall be treated so as to promote their continued health.
- C. Reserved.

**11.12 [Reserved]**

**11.13 Hazard Trees**

11.13-1 The Planning, Zoning and Subdivision Administrator may order the removal of any tree, shrub, or part thereof on private property, which is unsafe or injurious to public improvements, structures, or to the general public.

11.13-2 RESERVED.

**11.14 Species Selection**

In order to ensure that landscaping required by this article is suitable, the following selection techniques are hereby established.

11.14-1 PLANT SPECIES: Species used in required planting yards and parking lots shall be of a locally adapted nature.

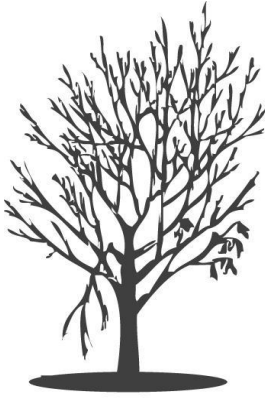
11.14-2 PLANT SIZE: Specific plant sizes are listed below:

- A. Canopy Tree Size: When mature, a canopy tree should have a minimum height of forty (40) feet and have a minimum crown width of thirty (30) feet. Canopy trees must be a minimum of three (3) inches in caliper, measured six (6) inches above grade, when planted.
- B. Understory Tree Size: When mature, an understory tree should have a height of twenty-five (25) to forty (40) feet. Understory trees must be a minimum of two (2) inches in caliper measured six (6) inches above grade at the time of installation.

Shrub Size and Type: All shrubs approved for landscaping of vehicle use areas, loading and unloading areas, and outside storage areas shall be evergreen, with a minimum size of eighteen (18) inches, spread or height, when installed and reach a minimum height of thirty-six (36) inches and a minimum spread of thirty (30) inches. Such shrubs shall be planted using required planting techniques and located parallel to the edge of parking lots, access drives, loading and unloading areas, and outside storage areas. Required shrubs in other locations, outside of the areas listed above, may be evergreen or deciduous and shall be three (3) gallon in size as per American National Standards Institute (ANSI) standards at the time of installation.

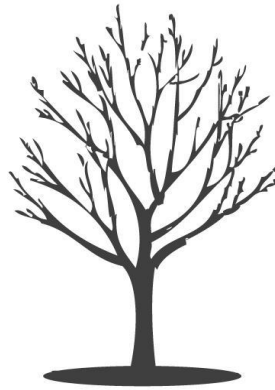
**11.15 Maintenance of Regulated Planting Spaces**

- 11.15-1 OWNER RESPONSIBILITY. The owner or lessee of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material. Landscaped areas shall be maintained in good condition and kept free of debris. Any dead, unhealthy, or missing plants (preserved or planted) shall be replaced with new plant material equal to the number of credited plants planted or preserved, subject to the provisions of this Ordinance. The replacement plant material shall be sized according to the requirements of this section and shall conform to the initial planting rates and standards. The replacement plant material shall be planted within one hundred eighty (180) days of the date that dead, unhealthy, or missing plants are identified. Regulated spaces include those physical areas in which trees and landscape materials are required by this section.
- 11.15-2 FAILURE TO MAINTAIN. Failure to maintain or replace dead, damaged, or diseased material or to repair a broken fence or wall (where such fence or wall is considered a required portion of the landscape as outlined by this section) shall constitute a violation of this Ordinance and shall be subject to the provisions in Section 11.18, Enforcement, if not replaced within 30 days of notification.
- 11.15-3 DESTRUCTION BY NATURAL EVENT. In the occurrence of a natural event which destroys a large quantity of vegetation, the owner or lessee shall have 180 days to replant. Replaced plant material must be in compliance with the minimum size, spacing and quantity standards of this section.
- 11.15-4 IRRIGATION. Drip irrigation, which includes drip misters, shall be used for required landscaping planting beds during the required establishment period. After establishment, supplemental watering can be reduced and used on an as needed basis. Traditional spray irrigation is prohibited except for turf areas.
- 11.15-5 PRUNING. All required trees shall be allowed to reach their mature size and shall be maintained at their mature size. Trimming and pruning shall be done in strict accordance with the (ANSI) standards. Topping is not an acceptable pruning practice. Topping is the reduction of a tree's size using heading cuts that shorten limbs or branches back to a predetermined crown limit. The *Planning, Zoning and Subdivision Administrator* may require the removal and replacement of any tree(s) located in required planting yards or TCA's that have been topped or excessively trimmed.



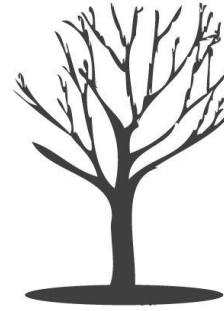
**Before Pruning**

Mature trees often need pruning due to crowded foliage, broken and dead branches, and asymmetrical shape.



**After Proper Pruning**

After pruning, trees should retain a symmetrical appearance and tree-like form. A minimum canopy spread of 20 feet must be maintained.



**After Excessive Pruning**

Pruning in excess of one fourth (25%) of the required canopy spread is prohibited. Tree-topping (hatracking) is prohibited.