

City of Salem, Virginia Urban Forest Overlay District

City Code
Chapter 106 – Zoning
Sec. 106-230. Urban forest overlay district.

106-230 URBAN FOREST OVERLAY DISTRICT

106-230.1 Statement of Intent

- (A) It is the intent of the Urban Forest Overlay District to promote healthy tree canopies within the City of Salem. The standards contained in this district help to increase both the number and size of trees in new development. These types of plants are important to maintaining general health as they reduce temperatures caused by urban heat islands, absorb carbon dioxide and other pollutants, and emit oxygen. This ordinance shall not apply to parcels zoned RSF or RMF.

106-230.3 ESTABLISHMENT OF URBAN FOREST OVERLAY DISTRICT

- (A) Urban Forest Overlay Districts shall include all parcels with frontage on one or more of the following roads:

1. West Main Street – Between 4th Street and the Western City Limits
2. East Main Street – Between Thompson Memorial and Route 419.
3. Route 419.
4. Apperson Drive.
5. 4th Street – Between West Main Street and Union Street.
6. Wildwood Road
7. Thompson Memorial Drive.

106-230.5 DEVELOPMENT REGULATIONS

- (A) Development regulations within the Urban Forest Overlay District shall be as specified in the underlying zoning districts, with the following additions:

1. A minimum of one tree, selected from Section 106-230.9, per acre. Approved Tree Species in the Urban Forest Overlay District, shall be planted within the interior parking lot. Development on less than one acre shall also contain a minimum of one tree. No development shall be required to have more than five trees. Where multiple trees are required, a mix of different species from the list is encouraged.

2. In addition to item 1, when a new, expanded, or reconfigured parking area is required or proposed adjacent to a public street rights-of-way, one tree selected from Section 106-230.9 Approved Tree Species in the Urban Forest Overlay District shall be planted at 100 foot intervals, starting at the designated rights-of-way intersection, in order to maximize the beneficial environmental effects. All trees shall be planted ten feet behind the curb with a minimum eight foot radius landscaped area surrounding it. This requirement may be modified to allow for ingress and egress areas, signage or for other reasons at the discretion of the administrator. A list of planting locations shall be kept in the Department of Inspections and Zoning.
3. All approved trees shall have a minimum caliper of three inches dbh (diameter at breast high) at the time of planting, be trained to a central leader, and have a minimum height of five feet.
4. Non-approved tree species may be used at the discretion of the administrator.
5. The locations of tree plantings may be left to the developer, but must be approved during the site plan review process.
6. The preservation of appropriate existing mature trees is encouraged and may count towards the required number of trees at the discretion of the administrator

106-230.7 ADMINISTRATION

- (A) All trees shall be locally adapted to the area and shall meet the specifications for the measurement, quality, and installation of trees outlined in this chapter.
- (B) Landscaping shall not obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to the public safety upon any such street, driveway, parking aisle, or street intersection. Required sight distances shall apply to street trees. Larger trees with a central leader should be limbed up a minimum of eight feet for visibility and access. Trees with multiple leaders should be thinned. Any sight obstruction determined by the administrator shall be corrected immediately.
- (C) The owner shall be responsible for the perpetual maintenance and protection of all trees required by this ordinance.

- (D) Replacement of trees is permitted and shall be in accordance with the applicable provisions of this ordinance. Dead, unhealthy, or misshapen trees shall be replaced immediately by the owner.
- (E) Maintenance includes actions necessary to keep trees neat and orderly in appearance and free of litter and debris. Pruning of trees shall be done in a manner that preserves the character of the tree and is not detrimental to the health of the tree.
- (F) The administrator shall have the authority to enforce the requirements of this ordinance.

106-230.9 APPROVED TREE SPECIES IN THE URBAN FOREST OVERLAY DISTRICT.

- (A) These tree species have been selected to grow to a minimum height of 20 feet and for other criteria such as absorption of ozone or particulate matter.

Approved Trees: (NOTE: pH and soil samples are strongly recommended before selecting a particular species.)

<u>Interior Parking Lots</u>	<u>Size at Maturity</u>	<u>Shape</u>
<i>As required under 106-203.5 A1.</i>		
'Regal' Elm	55' tall x 30' wide	Pyramidal
'Allee' Elm	60' tall x 50' wide	Vase
'Regal' Elm	55' tall x 30' wide	Pyramidal
'Autumn Blaze' Maple	50' tall x 40' wide	Oval
'Red Sunset' Maple	50' tall x 40' wide	Oval
'Armstrong' Maple	60' tall x 15' wide	Fastigiated
Pin Oak	70' tall x 40' wide	Pyramidal
Willow Oak	60' tall x 40' wide	Pyramidal
'Green Vase' Zelkova serrata	65' tall x 45' wide	Vase
<u>Roadside Planting Strips</u>	<u>Size at Maturity</u>	<u>Shape</u>
<i>As required under 106-203.5 A2.</i>		
Redbud	25' tall x 25' wide	rounded
Serviceberry varieties	20' tall x 15' wide	Oval
Star Magnolia	20' tall x 20' wide	Pyramidal
Hedge maples	35' tall x 30' wide	Oval
'Winter King' Hawthorn	20' tall x 20' wide	Pyramidal
Disease resistant crabapple varieties	20' tall x 20' wide	rounded
Crepe Myrtle	20' tall x 20' wide	Vase
Snowgoose Cherry	20' tall x 20' wide	oval
Yoshino Cherry	35' tall x 35' wide	rounded
Kwanzan cherry	35' tall x 35' wide	Vase