



ROCHESTER PARK AND RECREATION DEPARTMENT

POLICY ON BOULEVARD TREE PLACEMENT AND FOR STANDARDS ASSOCIATED WITH NEW COMMERCIAL BUILDINGS WITH NEW BUSINESS SIGNS

PURPOSE

To establish a policy and accompanying procedures to regulate new tree boulevard tree planting and to outline standards adjacent to new commercial buildings to provide some visibility of the primary business sign, as defined by the Land Development Manual, while substantially maintaining the intent of the boulevard tree planting regulations.

POLICY

1. The Director of Park and Recreation or designee shall act as the department administrator of the policy.
2. This Policy includes a series of diagrams which graphically depict the placement of trees in the boulevard.
3. The details of this policy assist in the planting of trees in locations which maximize public benefit while considering the physical constraints in the area and the visibility needs of the abutting commercial property.

NOTE: If there is more than one sign on a property or if the property is considered a Business Center the Owner would need to select which sign the view shed applies to.

TREE PLANTING REQUIREMENTS: Trees shall be planted using the following standards

1. Tree spacing shall average 50 feet for residential properties and 35 feet for commercial properties. Dimensions are used for measurements between trees located within the boulevard.
2. Separation of 7 feet shall be provided from edge of driveways as measured at the property line
3. Separation of 12 feet shall be provided from utility boxes
4. Separation of 20 feet shall be provided from roadway street lighting, however, new light technology, ie LED, may allow reduction of dimensions in the future
5. Separation of 25 feet from the intersection of sidewalks (normally measured from the property line)
6. Planting on slopes steeper than 60 degrees requires additional review by the Director.

PERMITTED TREE ACCOMMODATIONS FOR SIGN VISIBILITY (Depending on primary business sign type - monument vs. pylon vs. on building face:

The Owner may provide for boulevard trees in such a way as to protect views of one and only one primary business sign. This may be accomplished by designating up to three “viewsheds,” located along the frontage of the property and measured at the right of way line, which shall have a total width of not greater than 1.5 times the horizontal width of the primary business sign. The Owner shall submit a sign design that includes height, width and overall shape to the Director of Parks and Recreation or designee for review prior to boulevard tree permit issuance. In accordance with the boulevard tree ordinance, reasonable accommodations will be made to preserve the “view shed” of the primary business sign for newly constructed buildings. Owner shall submit a plan showing the required boulevard tree planting without reflecting the view shed and the requested boulevard tree planting reflecting the view shed, pursuant to the criteria noted below.

1. Short stature tree species that mature at 15-20 feet in height may be substituted for not more than 20% of the required boulevard trees along the property frontage in order to allow a view of the primary business sign. When short stature trees are substituted for canopy trees, the spacing will be required to yield an equivalent density of canopy at maturity.
2. Properly approved tree species may be grouped to allow the creation of view sheds or filtered views of primary business sign.
3. Large canopy trees may be pruned to create an approximate height 14 feet above the ground at maturity to allow a “driver’s view” of ground mounted signs.

NOTE: Results from calculations noted in this section (#1-3) shall be rounded to the nearest whole number.

COORDINATION WITH PAYMENT IN LIEU PROVISIONS:

1. The accommodations for sign visibility listed above may be coordinated with the “payment-in-lieu” approach provided for in the Land Development Manual under the following circumstances. At the site development plan stage, unless superseded by a previously approved Development Agreement, any combination of up to 20% of required boulevard canopy trees may be made up of a mixture of in lieu payments or short stature trees.

MODIFICATIONS DISALLOWED:

None of the following modifications to the boulevard tree planting requirements will be entertained:

1. Elimination of boulevard trees
2. Removal of more than 1/3 of a newly planted tree’s canopy to accommodate building or business sign visibility
3. Planting of a single tree species
4. Removal of existing mature trees for the sole purpose of building or business sign visibility.
5. Trees planted without getting the required permit from the Park and Recreation Department.