

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Section 803(c)(1)(a)(2) of Article 8 regarding Tree Unit Values for Specimen Trees or Tree Stands in the Unified Development Code is deleted and inserted in lieu thereof the following:

“2. ~~30-inch~~ 24 inch dbh—Overstory softwoods such as sweetgums, deodar cedars, etc.”

SECTION TWO

A new Section 803(c)(1)(a)(4) of Article 8 regarding Pine Trees in the Unified Development Code shall be added as follows:

“4. 30-inch dbh-Pine trees (all species)”

SECTION THREE

The existing Table 8.3 is hereby renumbered Table 8.4.

SECTION FOUR

The text of Section 804(a) of Article 8 regarding Single Family and Duplex Residential Uses in the Unified Development Code is deleted and inserted in lieu thereof the following as shown by the underlining of text:

“1. Residential subdivisions exempt. Applicability

a. ~~General landscaping requirements under this Division for landscaping of side and rear yard areas and for landscape strips along front lines are not imposed on any residential subdivision for single family or duplex development as a whole. See Section 804(a)(2) for individual lots.~~

a. The tree conservation requirements under Division IV of this Article, however, apply to all developments, including residential subdivisions, but not to the construction of individual houses.

2. **Single-family and duplex residential subdivision lots.**

a. Each single-family residential lot within a subdivision will be required to meet the buffer requirements listed below in Table 8.3 Residential lot buffers:

<u>Lot Size</u>	<u>Min. Buffer Width ⁽¹⁾</u>	<u>Min. Understory Trees</u>	<u>Min. Overstory Trees</u>	<u>Placement</u>
<u>10,000 SF</u>	<u>20'</u>	<u>1/250 SF</u>	<u>1/500 SF</u>	<u>Every other Property line</u>
<u>15,000 SF</u>	<u>20'</u>	<u>1/250 SF</u>	<u>1/500 SF</u>	<u>Every other Property line</u>
<u>32,670 SF</u>	<u>20'</u>	<u>1/250 SF</u>	<u>1/500 SF</u>	<u>Every Property Line</u>
<u>1 Acre</u>	<u>20'</u>	<u>1/250 SF</u>	<u>1/500 SF</u>	<u>Every Property Line</u>

(1.) Each buffer width is 10 feet on either side of the property line for a total of 20 feet.

b. If trees exist within the buffer that exceed 20" dbh then the requirements of Table 8.3 may be modified upon the recommendation of the Douglas County Arborist.

c. All buffers required in Table 8.3 will be in addition to any tree unit requirement of this development code.

d. If all criteria in Table 8.3 are met within the buffer area with existing trees, the buffer may remain undisturbed. Adequate undisturbed buffer means any combination of the requirements in Table 8.3.

1. All undisturbed buffers and trees must be shown on a tree survey indicating the root zone of each tree of a minimum of 1.5 times the dbh. No land disturbance shall be allowed within the root zone of any undisturbed tree.

e. All buffer areas that do not meet the criteria in Table 8.3 or those which must be cleared for lot development will meet the following:

1. All replanted buffers must be planted to 100% of the buffer area from an approved species list of trees.

2. All plantings will be required to be shown on the tree conservation and landscaping plans.

3. The developer will be required to submit a bond for any required plantings in the buffer at an amount specified in Section 825 of this development code.

- f. *Yards—all yard areas on a single-family residential lot not otherwise covered by impervious surface or within required buffer areas shall be planted in ground cover, trees, shrubs, grass or sodded prior to issuance of a certificate of occupancy.*
- g. *Plantings—every single-family residential lot shall be provided with landscaping around the house consisting of shrubs and trees.*
 - 1. *Shrubs are to be provided at the rate of 1 shrub for every 6 feet of length of house perimeter, or portion thereof. Shrubs must be at least 12 inches tall (1 gallon) at the time of planting, and be of a species that will normally exceed 2 feet in height at maturity.*
 - 2. *Trees planted or retained on the lot shall achieve no less than 1.8 tree units per lot. See Table 8.4 for approved tree species.*

3. Single-family and duplex residential subdivisions.

- a. *Berms—all new subdivisions shall have required berms along existing county road frontage. The height of such berm shall be determined by the classification of the existing county road; Local collector-3 feet; Minor Arterial-3 feet; Major Arterial-6 feet. All Minor subdivisions are exempt from the berm requirements.*
 - 1. *All berms will have a maximum 3 to 1 slope.*
 - 2. *All berms will be landscaped and all proposed landscaping will be included on the landscape plans and approved by the Douglas County Arborist.*
- b. *Buffers—all new subdivisions shall have required buffers immediately adjacent to the required berms along existing county road frontage. The depth of such buffer shall be determined by the classification of the existing county road; Local Collector-10 feet; Minor Arterial-20 feet; Major Arterial-30 feet; Minor Subdivision-10 feet.*
 - 1. *If all criteria from Table 8.3 are met with existing trees, the buffer may remain undisturbed. (Adequate undisturbed buffer means any combination of the requirements of Table 8.3)*
 - 2. *All replanted buffers must be planted to 100% of the buffer area from and approved species list of trees.*
 - 3. *All replanted buffers must meet the criteria established in Table 8.3 regarding buffers.”*

