

Fairbanks North Star Borough Landscape Review Board

Landscape Manual



July 2008

Table of Contents

Introduction.....	Page 1
Summary of Requirements	Pages 2-4
Terms.....	Page 5
Approved Plant Materials and Ground Cover	Page 6
Planting Details / Deciduous.....	Page 7
Planting Details / Evergreen.....	Page 8
Planting Details / Perennials.....	Page 9
Planting Details / Shrub.....	Page 10
Landscape Requirement Example.....	Page 11
Landscape Solution / Continuous.....	Page 12
Landscape Solution / Discontinuous.....	Page 13
Plan for Planting Slopes Greater than 3:1.....	Page 14
Plan for Planting Bed Protection.....	Page 15
Appendix.....	Page 16
FNSB Title 18 Zoning Ordinance Excerpts.....	Pages 17-19
FNSB Landscape Ordinance.....	Pages 20 - 29

Introduction

This Landscape Manual, published by the Fairbanks North Star Borough Landscape Review Board, is intended as a supplement to the FNSB Landscape Ordinance to provide information useful to those who are required to comply with the Landscape Ordinance. This Manual does not add additional requirements and in case of a conflict, the Landscape Ordinance takes precedence. A copy of the ordinance is attached for your reference (see Appendix).

The landscaping as detailed in this manual is required only for properties located within the Special Landscape Area (SLA) overlay zoning district. Contact the Fairbanks North Star Borough Department of Community Planning at (907) 459-1260 or planning@co.fairbanks.ak.us for more information.

This manual is based heavily upon the landscape manual produced by the City of Fairbanks Landscape Review and Beautification Commission.

Landscape Design Standards

Summary of Requirements

Residential

Type of Construction	Landscaping/Screening Requirements
Single family, duplex or triplex:	<ul style="list-style-type: none">No requirements
4-Plex – 12-Plex:	<ul style="list-style-type: none">One (1) tree per dwelling unit
Greater than 12-Plex:	<ul style="list-style-type: none">Same as Commercial (see below)

Storage/Warehouse/Industrial

Type of Landscaping/Screening Required	Summary of Requirements
Street Parking Lot Screening Only	<ul style="list-style-type: none">Street Parking Lot ScreeningTrash Screening (see below)

Miscellaneous

Type of Construction	Landscaping/Screening Requirements
New development adjacent registered historical structure	<ul style="list-style-type: none">Buffer landscaping as approved by Landscape Review Board (see below)
Existing Building – Unchanged	<ul style="list-style-type: none">No requirements
Existing Building – Change in Use	<ul style="list-style-type: none">Comply with this ordinance (see below)

NOTE: Additional requirements could apply if there are easements and/or rights-of-way related to the property in question (for example, utility easements). More restrictive site triangles may be required due to speed and sight distances on given properties. Consult with the Alaska Department of Transportation and/or the FNSB Department of Community Planning.

Landscape Design Standards

Summary of Requirements

All Other New Construction and Change of Use Construction

Type of Landscaping and/or Screening Required	Summary of Plantings, Beds and/or Structures Required	Parameters/Conditions for Plantings/Structures
Street Parking Lot Screening	<p>Minimum Planting Requirements:</p> <ul style="list-style-type: none"> ▪ One (1) deciduous or evergreen tree per each 25 lineal feet of street frontage or fraction thereof; <p>AND</p> <ul style="list-style-type: none"> ▪ One (1) approved shrub planted for each required tree. 	<p>Required trees/shrubs may be planted anywhere along street frontage area provided that:</p> <ul style="list-style-type: none"> ▪ Total number of required trees and shrubs are planted; ▪ A minimum planting bed of 25sf with no dimension less than 5ft is provided for each tree; ▪ Each bed consists of at least one tree; ▪ Distance between beds and open street areas do not exceed 90 lineal feet. ▪ Does not interfere w/ easements or rights-of-way (see below); ▪ All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10 on pg.15).
Perimeter Parking Lot Screening	<p>Minimum Planting Requirements:</p> <ul style="list-style-type: none"> ▪ One (1) deciduous or evergreen tree for each 35 lineal feet of interior parking lot frontage or fraction thereof; <p>AND</p> <ul style="list-style-type: none"> ▪ One (1) approved shrub planted for each required tree. 	<p>Required trees/shrubs may be planted anywhere along interior lot line frontage area provided that:</p> <ul style="list-style-type: none"> ▪ Total number of required trees and shrubs are planted; ▪ A minimum planting bed of 25sf with no dimension less than 5ft is provided for each tree; ▪ Planting beds consist of at least 1 tree; ▪ The distance between planting beds and open interior lot areas does not exceed 120 lineal feet; ▪ Does not interfere w/ easements or rights-of-way (see below); ▪ All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10 on pg.15).

Landscape Design Standards

Summary of Requirements

All Other New Construction and Change of Use Construction continued...

Type of Landscaping and/or Screening Required	Summary of Plantings, Beds and/or Structures Required	Parameters/Conditions for Plantings/Structures
Interior Parking Lot Screening for lots with greater than 75 parking spaces	<ul style="list-style-type: none"> ▪ One (1) planting bed for first 75 parking spaces; <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> ▪ One (1) additional planting bed for each additional 25 spaces or fraction thereof. 	<ul style="list-style-type: none"> ▪ Each planting bed shall consist of a minimum of 2 trees and 1 shrub; ▪ Minimum planting area shall be not less than 80 sq ft w/no dimension less than 8 ft; ▪ Planting beds may be consolidated; however, a minimum of 2 separate planting beds shall be provided where multiple beds are required; ▪ All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10 on pg. 15).
Trash Screening	<ul style="list-style-type: none"> ▪ Visual screens not less than seventy-five (75%) opaque 	<ul style="list-style-type: none"> ▪ Shall consist of living plant material, natural or man-made construction material or a combination thereof.
Buffer Landscaping (between different land use areas as determined by FNSB Title 18 zoning ordinance)	<ul style="list-style-type: none"> ▪ A continuous planting bed an average of 10 feet in width and not less than 8 ft with provision for protection from vehicular damage such as a curb or wheel stop (see fig.10 on page15 for examples). 	<ul style="list-style-type: none"> ▪ Shall consist of evergreen trees at least five ft in height with a ratio of height to spread no less than five to three and deciduous trees a minimum of eight ft in height with no more than 50% being deciduous planted at average intervals no greater than ten feet on center; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> ▪ Two rows of evergreen trees a minimum of 6 ft in height and an average of 8 ft in height, with a ratio of height to spread no less than five to three, planted at average intervals no greater than ten feet on center.

NOTE: Additional requirements may apply if there are easements and/or rights-of-way related to the property in question (for example, utility easements). More restrictive site triangles may be required due to speed and sight distances on given properties. Consult with the Alaska Department of Transportation and/or the FNSB Department of Community Planning.

Landscape Design Standards

What do we mean when we say...?

1. **Street Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer between a street or public right of way and a parking lot.
2. **Perimeter Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer between an interior property line and a parking lot.
3. **Interior Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer to break up the large interior expanse of a parking lot. Under this definition, the term “interior parking lot” includes all on-site parking spaces including access roadways and parking aisles; the term “interior parking lot” does not include the first row of street perimeter parking or island extensions of street or perimeter landscaping.
4. **Trash and/or Garbage Areas** – are any exterior centralized areas that include dumpsters, garbage receptacles, bins and trash cans.
5. **Screen** – refers to the method of reducing the visual impact of vehicle use areas and garbage collection areas. Screens may consist of berms, approved plants, fences, walls or a combination thereof. Trash and garbage screens shall be 75% opaque.
6. **Parking Lot Surface Improvement** – applies to existing parking lots which are upgraded with a paved or chip asphalt surface.
7. **Buffer Landscape** – describes a continuous landscape area which separates and partially obstructs the view of two separate land uses or properties from one another (for example, a commercial property from a residential property). Buffer landscaping must provide year-round screening. Buffer landscaping may include berms and/or decorative fences in conjunction with required trees and shrubs.
8. **Deciduous** – describes a tree or shrub with foliage that is shed annually.
9. **Evergreen** – refers to a tree or shrub that retains its foliage throughout the year.
10. **Shrub** – refers to a trunk-less woody plant, smaller than a tree consisting of several stems growing from the base.
11. **Tree** – refers to a woody perennial plant that grows to a height of several feet and typically has a single erect main stem with side branches.
12. **Berm** – describes an earthen embankment or wall.

Landscape Design Standards

Approved Plant Materials and Ground Cover

The following are plants that have proven hardy in the Fairbanks area. Other trees and shrubs may be used if approved by the Landscape Review Board:

Trees, evergreen:

White Spruce, Lodge Pole Pine, Scotch Pine.

Trees, deciduous:

Paper Birch, Showy Mountain Ash, European Mountain Ash, Canada Red Cherry – Choke Cherry, European Bird Cherry – May Day, Amur Choke Cherry, Crabapple, Aspen, Cottonwood/Balsam Poplar, Tamarack (Eastern Larch), Siberian Larch.

Shrubs:

Dwarf Pea, Peking Contoneaster, Silverberry, Amur Maple, Goose berry, Rose Tree of China, Black Currant, Alpine Currant, Spirea, Roses, Potentilla, Lilacs, Nanking Cherry. Creeping Juniper, Common Juniper, Muhgo pine, Red-osier, Siberian or Dwarf Dogwoods, Siberian Pea Shrub, Serviceberry, Honeysuckles, Lilacs, Nanking Cherry, Russian Olive.

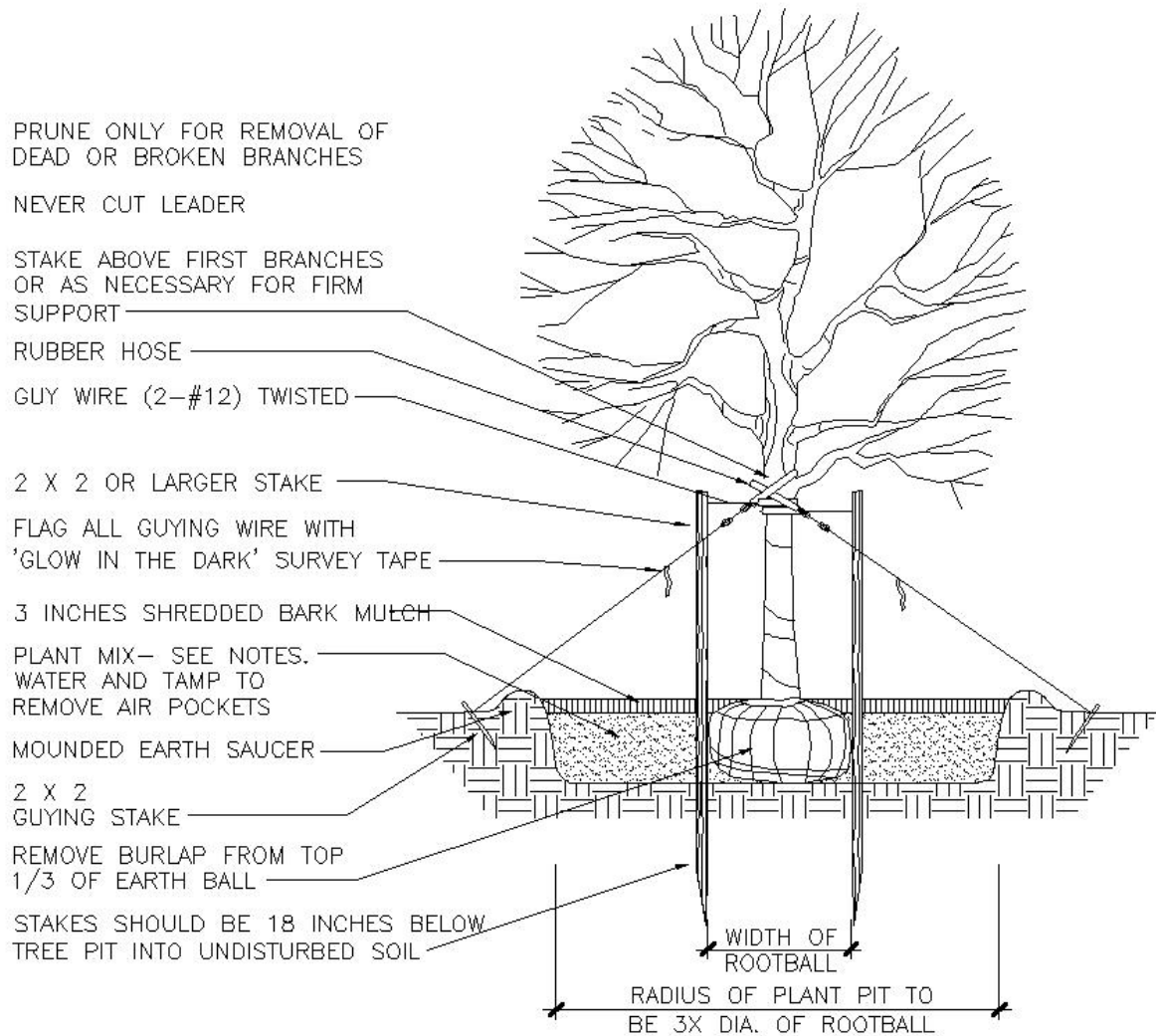
Ground Cover:

Grass, Boulders, Mulch, Wood or Bark Chips, Planted Berm, Screed Gravel, Annual Flowers.

Remember:

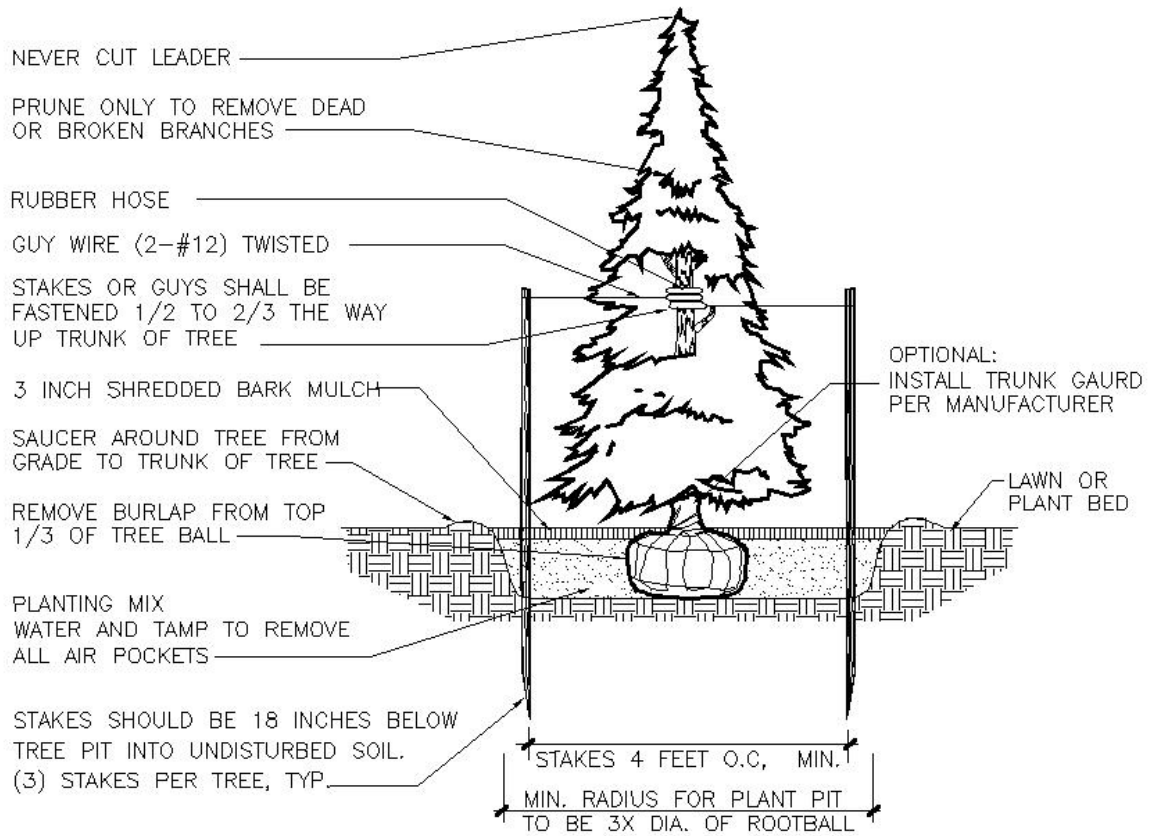
The species and method of planting you choose will greatly impact the survival of your plantings. We encourage you to consult with an expert for the “best planting methods” available for each individual species you choose to plant.

Figure 1 – Planting Details / Deciduous



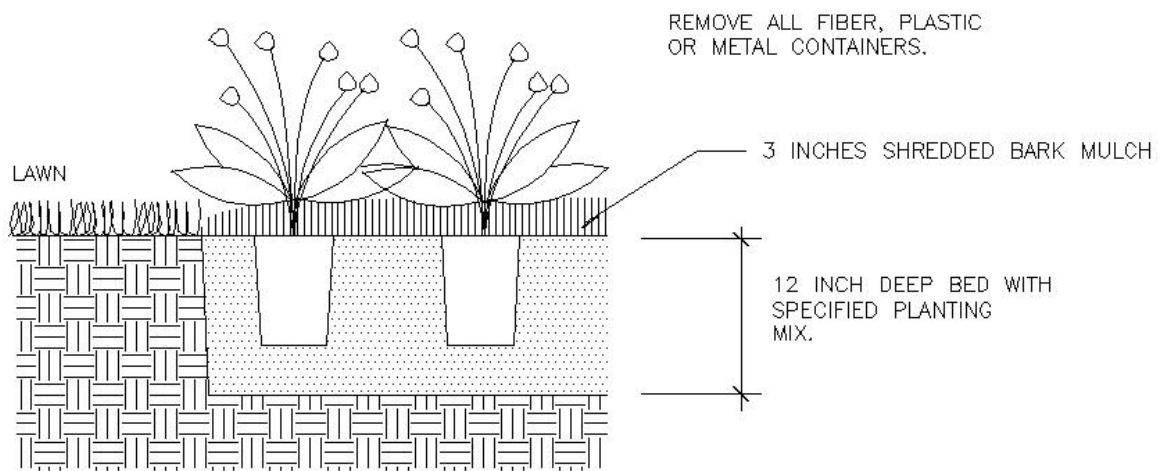
Deciduous Tree Planting Detail

Figure 2 – Planting Details / Evergreen



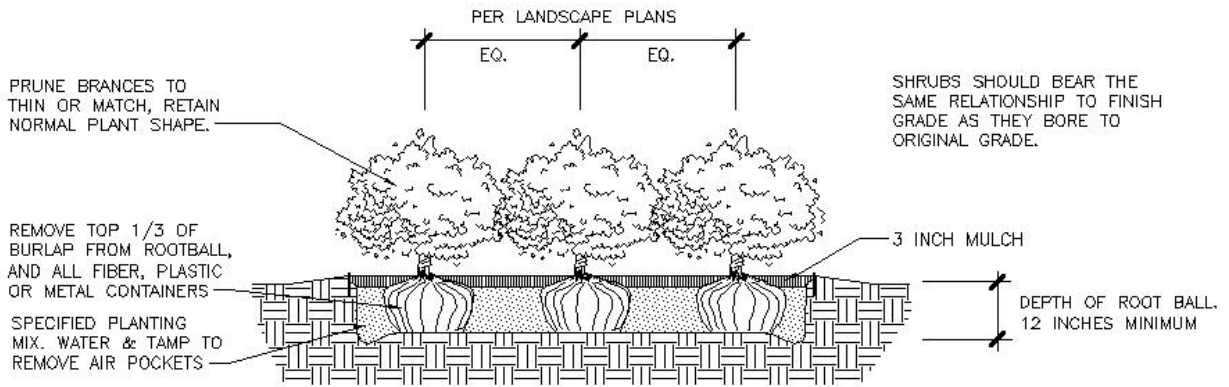
Evergreen Tree Planting Detail

Figure 3 – Planting Details / Perennial



Perennial Planting Detail

Figure 4 – Planting Details / Shrub

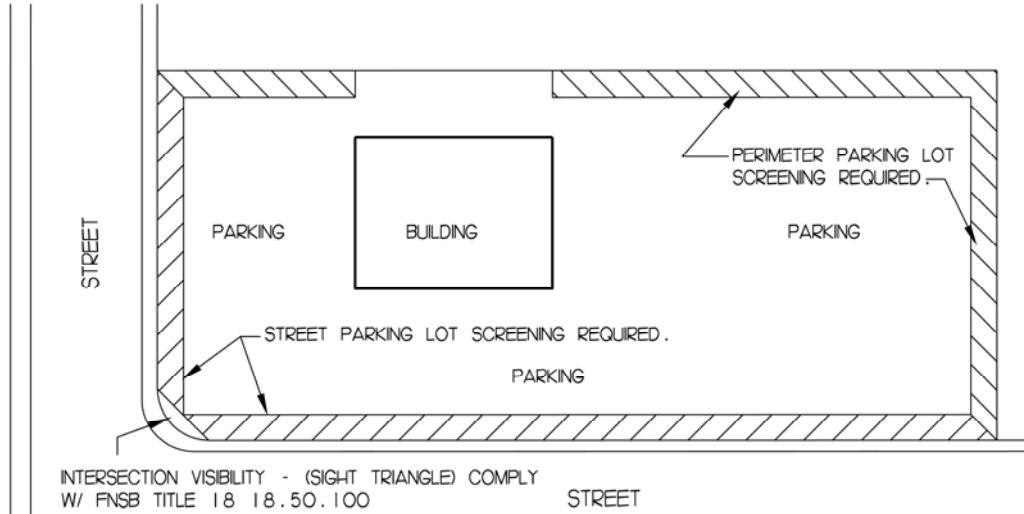


Shrub Bed Planting Detail

Figure 5 – Landscape Requirement Example

LANDSCAPE REQUIREMENTS

BASIC REQUIREMENTS



REQUIREMENTS

1. SCREEN DUMPSTER / TRASH AREA.
2. DESIGN MUST IDENTIFY UTILITIES.
3. PARKING LOTS >100 REQUIRE INTERIOR PARKING.
4. BUFFER LANDSCAPING REQUIRED AT REGISTERED HISTORICAL BUILDINGS, BETWEEN DIFFERING USES AND AS MAY BE REQUIRED BY FNSB SPECIAL USE PERMIT.

Figure 6 – Example Landscape Solution 1 / Continuous

EXAMPLE LANDSCAPE SOLUTION 1
CONTINUOUS METHOD

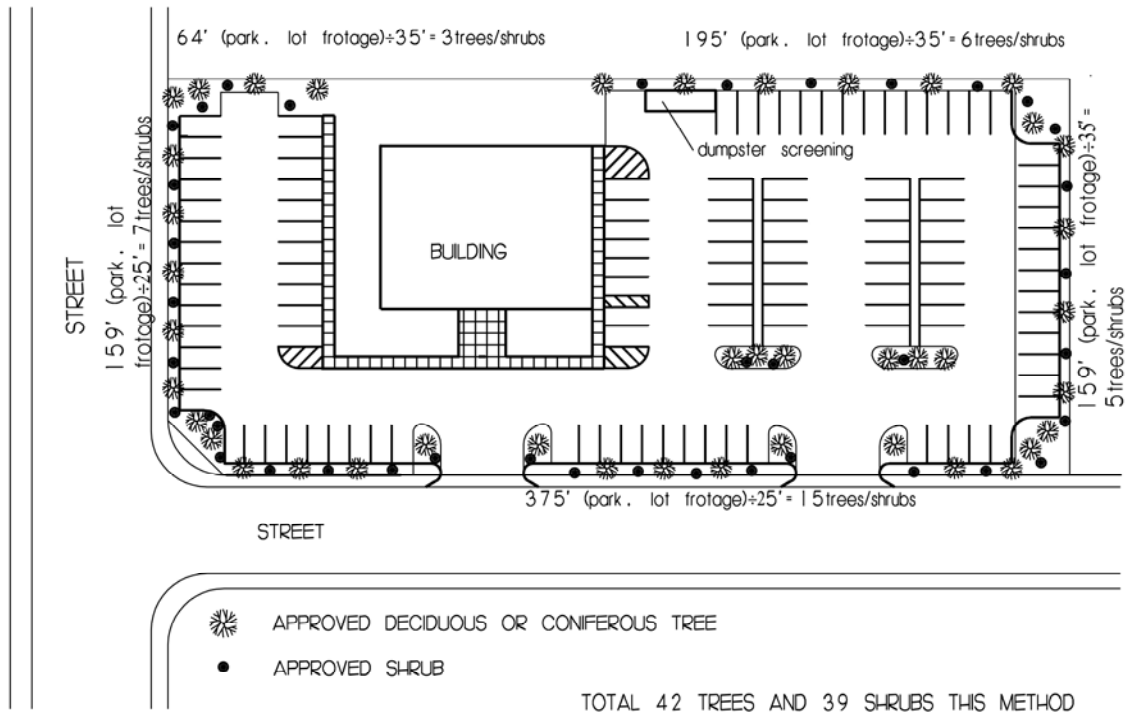


Figure 7 – Example Landscape Solution 2 / Discontinuous

EXAMPLE LANDSCAPE SOLUTION 2 DISCONTINUOUS METHOD

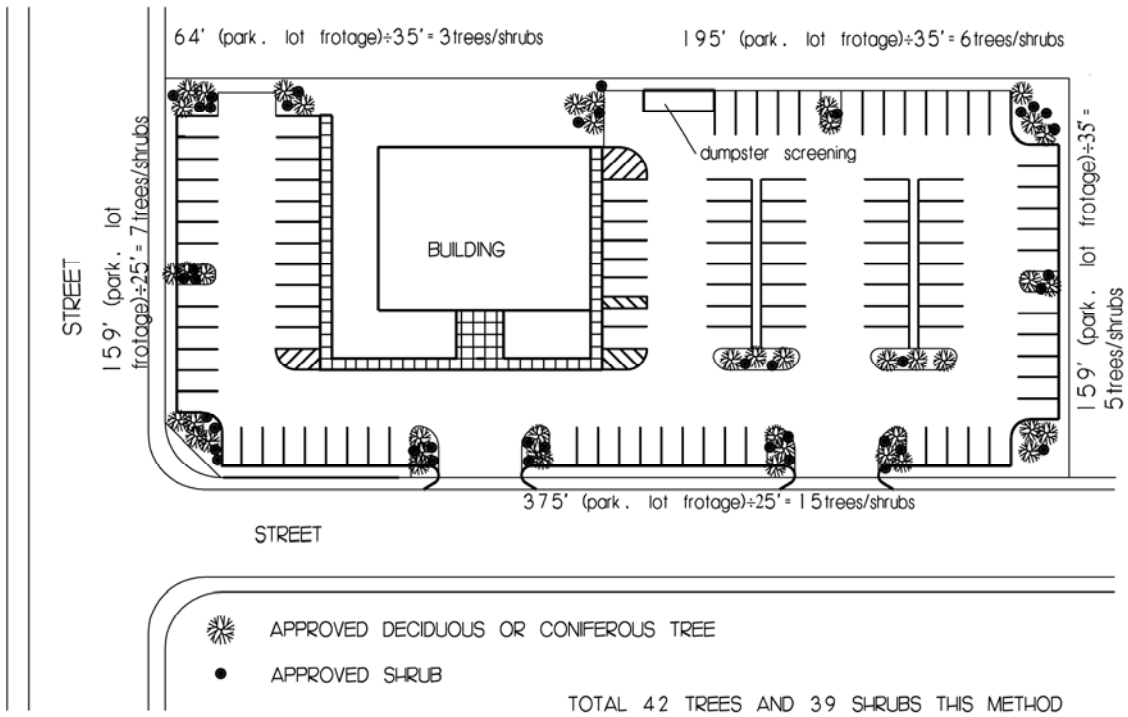
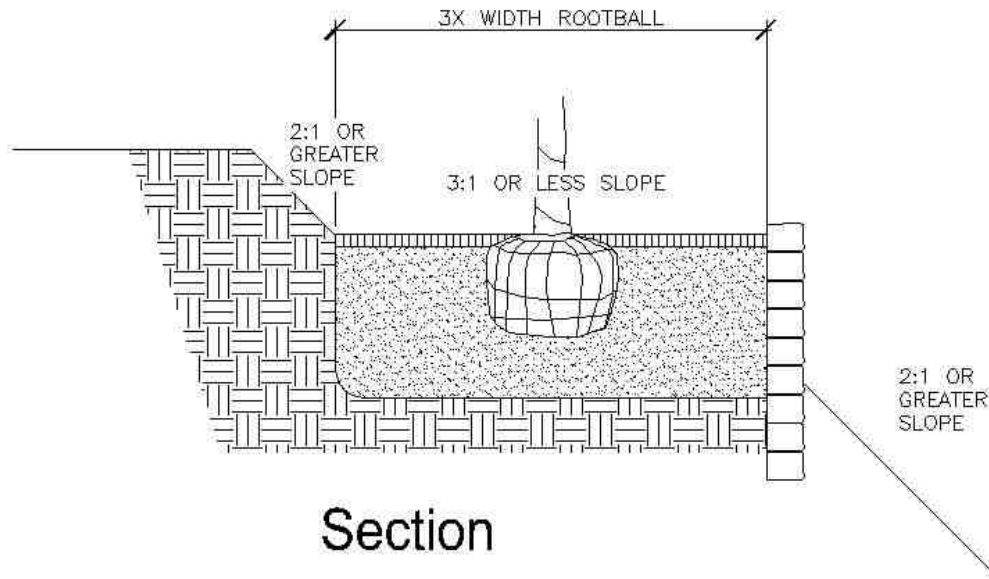
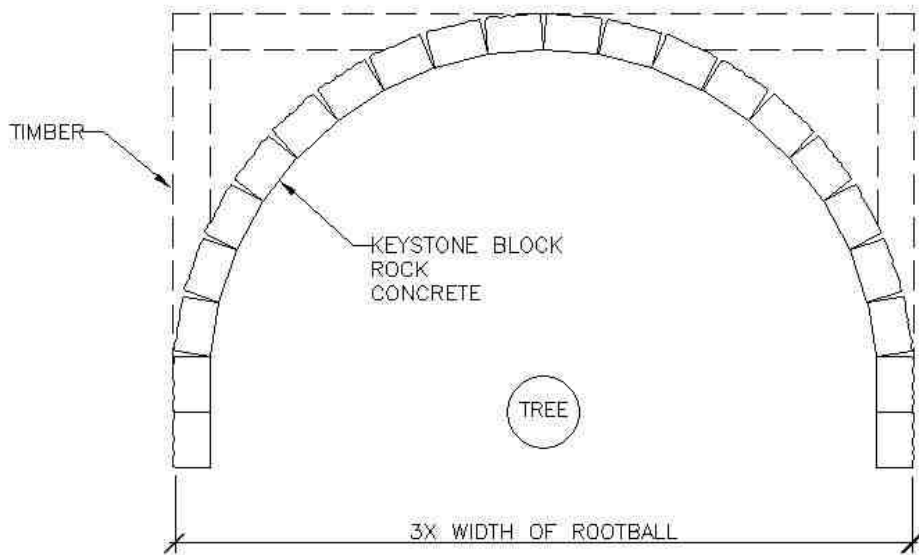


Figure 8 – Planter for Slopes Greater than 3:1 / Section



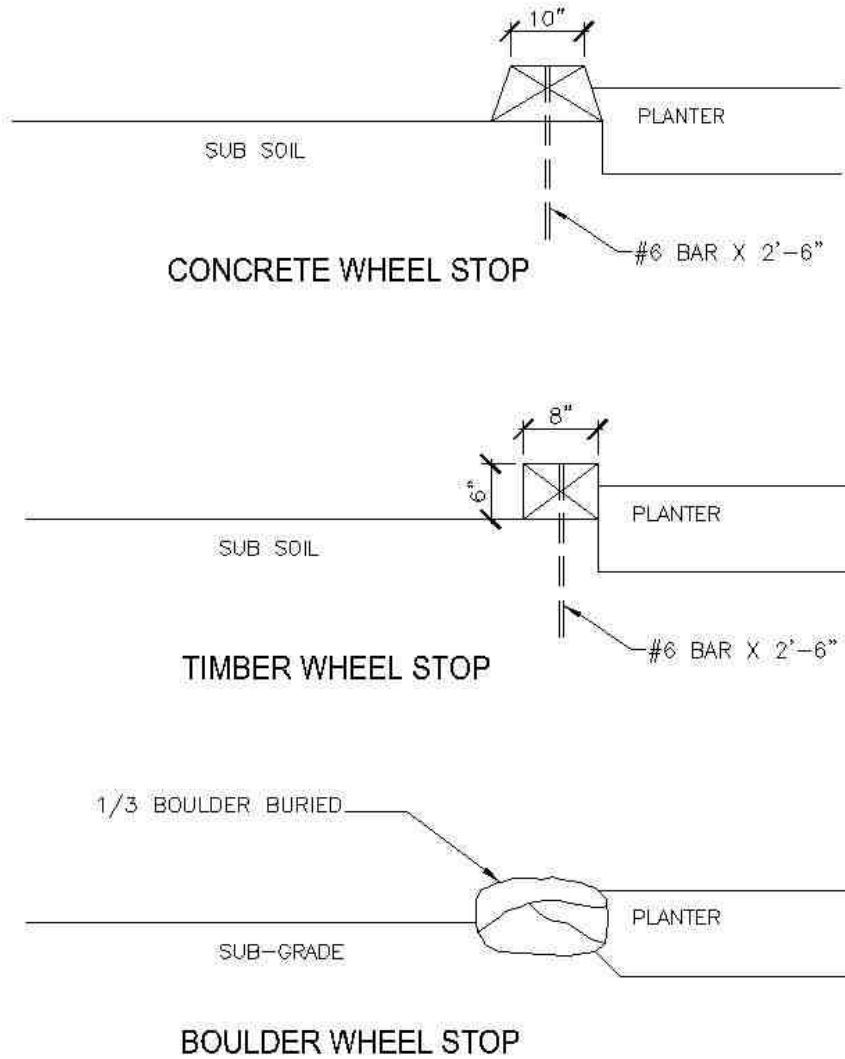
Section
Planter for Slopes Greater than 3:1

Figure 9 – Planter for Slopes Greater than 3:1 / Plan



Plan
Planter for Slopes Greater than 3:1

Figure 10 – Planting Bed Protection Options



Planting Bed Protection

Appendix

Fairbanks North Star Borough Title 18 Zoning Ordinance Excerpts

Fairbanks North Star Borough Landscape Ordinance

Excerpts from Fairbanks North Star Borough Title 18

18.50.040

B. Open stairways and balconies, decks, arctic entries, chimneys and other structures greater than two and one-half (2½) feet in height, may project a distance of not more than twenty (20) percent into the required yard.

C. Decks, paved terraces, patios, driveways and other similar structures, not greater than two and one-half (2½) feet in height, may be located in the required yards.

D. In all zoning districts, and except as provided otherwise, required off-street parking may be located in the required yards. (Ord. 88-010 § 2 (part), 1988)

18.50.050 Exceptions to building height requirements.

In the RA-40, rural and agricultural through LC, light commercial districts, both inclusive, a building and structure shall not exceed the height requirements of the zoning district in which it is located, except as follows:

A. Radio towers, antennas, monuments, chimneys, silos, grain towers, barns, maintenance shops, storage sheds and other similar structures, may exceed the height requirement of the zoning district in which they are located. (Ord. 88-010 § 2 (part), 1988)

18.50.060 Off-street parking and loading requirements.

In all districts, except the GU-1, general use district, offstreet parking and loading areas shall be provided in the amount and location as set forth herein.

A. General Provisions.

1. The off-street parking and loading facilities required by this section shall be established.

2. Required off-street parking spaces and loading facilities for multiresidential, commercial and industrial land uses, shall provide vehicle parking.

3. Any area once designated for required off-street parking and loading shall not thereafter be used for any other purpose unless and until equal facilities are provided elsewhere in conformance with this title.

B. Rules for Computing the Number of Off-Street Parking Spaces. The number of required off-street parking spaces to be provided for each use shall be determined as follows:

1. Where the computation of required parking space results in a fractional number, the determination of required parking spaces shall be made by rounding the fractional number to the nearest whole number.

2. Except as otherwise indicated, the number of parking spaces shall be determined by the net floor area, which for the purpose of this section shall mean that floor area of the building accessible to or devoted to use by the customer or patron of a business establishment. Net floor area shall not include those areas used for storage, cooking, stairwells, etc.

C. Minimum Standards for Off-Street Parking Spaces. For every use, there shall be provided the following minimum number of off-street parking spaces.

1. Bed and breakfast residence, one (1) space per guestroom over four (4) rooms;

2. Bowling alley; one (1) space per three (3) seats;

3. Furniture store; one (1) space per five hundred (500) square feet of sales area;

4. Hospital, sanitarium; one (1) space per three (3) beds;

5. Hotel (guestrooms only, add other uses extra), roominghouse; three (3) spaces per four (4) guestrooms;

6. Office; one (1) space per two hundred (200) square feet;

7. Residential; one (1) space per dwelling unit;

8. Store (except furniture); one (1) space per two hundred (200) square feet of sales area;

9. Theater or auditorium (including school auditoriums), church, funeral parlor, assembly hall; one (1) space per four (4) seats;

10. Restaurant; one (1) space per three (3) seats;

11. Trailer park, hotel; one (1) space per unit;

12. All commercial and industrial uses not otherwise designated; three (3) spaces per four (4) employees.

No off-street parking is required in the general use zone or in the downtown core area bounded by First Avenue to Fifth Avenue, Noble Street to Barnette Street, and First Avenue to Third Avenue, Barnette Street to Wickersham Street.

D. Minimum Standards for Off-Street Loading Facilities. For every use requiring the loading and unloading of merchandise, off-street facilities for loading and unloading within or adjacent to the building shall be provided in a manner as to not obstruct the traffic movement on adjacent streets and alleys. No off-street parking space shall be used as an off-street loading facility.

E. Location of Off-Street Parking Spaces. All required off-street parking spaces shall be located within the property lines of the same zoning lot, or, where permitted, on a lot within three hundred (300) feet of the zoning lot, that accommodates the building, structure or use being served.

F. Shared Off-Street Parking Spaces. Up to fifty percent (50%) of the off-street parking spaces required for a particular use may be utilized by other uses seeking additional off-street parking spaces, provided that the uses involved are not normally open, used or operated during the same hours as the primary use for which such off-street parking spaces are required, and that a written agreement is drawn assuring their retention for such purposes as set forth herein.

G. Handicapped Parking Requirements. There shall be provided one (1) handicapped equipped and designated off-street parking space for every fifty (50) required off-

street parking spaces or ten (10) such spaces, whichever is less. Said space or spaces shall be at least eight (8) feet in width with an access aisle at least five (5) feet in width adjacent to the driver's or passenger's side of the car space. Said space or spaces shall be within two hundred (200) feet of an entrance to the building, structure or use being served and, where there is more than one (1) entrance, evenly distributed throughout the parking lot also within the distance requirement. The accessible route of travel shall have ramps where curbs are present, shall not cross traffic lanes, and shall not pass behind car spaces. Each handicapped car space shall be identified with an unobscured sign.

H. Design. Except for single-family and two-family residences, all off-street parking spaces and loading facilities shall be designed with the following standards:

1. No wall, post, guardrail or other obstruction that would restrict car door opening shall be permitted within five (5) feet of the centerline of a parking space. Access to each parking space shall be designed so that a driver can enter and leave a space without backing up more than twenty-five (25) feet.
2. Turning and maneuvering space shall be located entirely on the lot of the use being served. A portion of an alley may be credited as turning and maneuvering space.
3. Each parking space shall have a minimum dimension of nine (9) feet in depth and eighteen (18) feet in length with circulation drives of adequate width to make each stall accessible and usable without the need of moving other vehicles.

Excerpts from Fairbanks North Star Borough Title 18

18.50.080

B. Not more than fifty percent of the floor area of the residential dwelling unit shall be devoted to the home occupation.

C. Except for one sign, there shall be no external visual or audible evidence of any kind of the home occupation, including but not limited to:

1. Heavy commercial vehicle delivery;
2. Outside storage;
3. Noise, dust, odors, noxious fumes or other nuisances.

D. Any home occupation that exceeds these standards shall be considered a commercial or professional office use and shall be located in an appropriate zoning district as set forth herein. (Ord. 88-010 § 2 (part), 1988)

18.50.090 Fences.

In the SF-20, single-family residential district through the MFO, multiple-family residential professional office district, both inclusive, fences and nonbuilding walls shall not exceed eight feet in height, except as set forth elsewhere in this ordinance and in other ordinances. (Ord. 88-010 § 2 (part), 1988)

18.50.100 Street intersection visibility.

A. On corner lots in all zoning districts, no fence, wall, sign, hedge, berm or other structure, that impedes or obstructs the visibility of traffic on the adjacent streets shall be placed between the height of two and one-half feet and eight feet above the finished grade of the adjacent street within a triangular area formed by the intersection point of the property lines that are adjacent to the street and two points each thirty feet in distance from the intersection point measured along both property lines.

B. On corner lots in all zoning districts, no vehicle shall be parked nor shall any parking space be provided or designed, in the triangular area described hereinabove. (Ord. 88-010 § 2 (part), 1988)

18.50.110 Standards for travel trailer parks and campgrounds.

A. Generally, Travel trailer parks and campgrounds, where they are a conditional use, shall meet the design and performance standards set forth herein. After conditional use approval has been granted, a travel trailer park or campground site plan shall be submitted to the department of community planning prior to the issuance of zoning permit allowing construction to commence.

B. Site Plan. The applicant shall provide a site plan drawn at a scale in which all of the requirements of this section are clearly shown. In addition, the following shall be shown:

1. Name of the travel trailer park or campground, ownership, name of developer, scale, north arrow, date and location map showing the location of the park or campground;

2. All four corners of the development shall be tied by course and distance to establish subdivision and U.S. Government Survey Monuments, and the site plan must include a description of corner markers indicating how the bearings were determined;

3. Tract boundary lines, rights-of-way lines of streets, easements and other rights-of-way, with accurate dimensions and bearings, on each line and the radius, arc, length, semitangent and central angle for each curve;

4. Identification of each trailer lot or space by letter or number;

5. Location and description of monuments, lot corners and other survey points in place.

C. Area, Setback, and Height Requirements. The following requirements shall apply to all buildings, structures and travel trailers within a park or campground.

1. Required Yards. Yards of not less than twenty feet shall be required from all property lines which form the perimeter of the travel trailer park of campground.

2. Building Height. Building height shall not be greater than thirty-five feet.

3. Space Area. Each travel trailer or campground space shall not be less than one thousand two hundred fifty square feet in area.

4. Space Width. Each travel trailer or campground space shall not be less than twenty-five feet in width.

5. Distance Between Structures. The minimum side-to-side and end-to-end spacing between travel trailers and/or permitted buildings or structures and any subsequent additions thereto shall not be less than fifteen feet.

D. Design of Entrance and Exits. Entrances and exits shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize hazards with traffic on adjacent streets. A minimum of two access points shall be provided and all traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall be a minimum of twenty-five feet to facilitate easy turning movements for vehicles with trailers attached. No object or material impediment to visibility shall be created, placed or maintained which obscures the view of an approaching driver in the right lane of the street. No entrance or exit shall be located nearer than thirty feet from any street intersection, or ten feet from the radius point, whichever is more.

E. Internal Streets. Streets shall be provided in the park or campground where necessary to furnish principal

1 By: Valerie Therrien
2 Revised for
3 Introduction: 04/26/07
4 Advanced: 04/26/07
5 Amended: 06/14/07
6 Adopted: 06/14/07
7 Notice of Intent to
8 Reconsider filed: 06/15/07
9 Notice of Intent to
10 Reconsider
11 Withdrawn: 06/28/07
12 Adopted: 06/14/07
13
14

15 FAIRBANKS NORTH STAR BOROUGH

16 ORDINANCE NO. 2007-04

17
18
19 AN ORDINANCE ESTABLISHING A LANDSCAPE REVIEW BOARD, ADDING A NEW
20 SECTION TO CHAPTER 18.48 TO PROVIDE FOR A SPECIAL LANDSCAPE AREA
21 OVERLAY ZONE, AMENDING 18.54.060 ZONING PERMIT REQUIREMENTS TO
22 INCLUDE LANDSCAPING, AND AMENDING 1.04.050 TO ADD A VIOLATION OF THE
23 ZONING PERMIT AND LANDSCAPING REQUIREMENTS TO THE FINE SCHEDULE
24
25

26 WHEREAS, appropriate community planning assists and advances the goals of a
27 growing, thriving community; and
28

29 WHEREAS, community planning efforts that include landscaping requirements in
30 selected areas will help attract and expand economic development by protecting and
31 showcasing the unique scenic beauty of our community; and
32

33 WHEREAS, landscaping requirements can help both protect existing property
34 values and encourage future residential and business investment in our community; and
35

36 WHEREAS, landscape buffering can help minimize conflict in a growing
37 community between residential and commercial uses; and
38

39 WHEREAS, landscaping helps project a positive community image to our
40 residents and visitors.
41

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

Text to be *deleted* is [BRACKETED AND CAPITALIZED]

42 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North
43 Star Borough:

44
45 Section 1. This ordinance is of a general and permanent nature and shall be
46 codified.

47
48 Section 2. The Fairbanks North Star Borough Code of Ordinances is amended
49 by adding the following new section to Chapter 18.48 Overlay Designations:
50 18.48.110 SLA--Special Landscape Area

51 A. Purpose. This designation is intended to protect and enhance the
52 borough's economic and aesthetic resources thereby promoting the public health, safety
53 and general welfare of the citizens and contributing to the quality of life by encouraging
54 a high level of design and responsible development in the Fairbanks North Star
55 Borough. The designation accomplishes this purpose by requiring buffering of
56 residential areas from commercial uses, and setting minimum standards for street
57 parking lot screening, perimeter parking lot screening, interior parking lot screening and
58 trash and garbage area screening.

59 B. Regulations and Standards.

60 1. Scope and applicability.

61 The boundaries of this overlay zone shall be as described in a zoning map
62 approved by the assembly. Property included in this overlay zone shall be subject to
63 the regulations and standards imposed in this chapter. The overlay zone designation
64 requirements shall apply to the construction of a new parking lot, expansion of an
65 existing parking lot or a surface improvement to an existing parking lot.

66 2. Exemptions.

67 (a) Individual residential lots with fewer than four dwelling units
68 located on the lot .

69 (b) Property of which the principle use is the sale of vehicles is
70 not required to comply with the prescriptive method but must use one of the other
71 methods.

72 (c) Property located within the City of Fairbanks, as long as their
73 landscaping ordinance is in effect.

74 3. Landscape plan. Where a landscape plan is required by this
75 designation, the plan shall include:

76 (a) The common name of each plant used;

77 (b) The number, height and diameter of each plant;

78 (c) The locations where different plant types will be used;

79 (d) The locations, size and type of vegetation to be preserved in
80 their natural state;

81 (e) Location of any retaining walls and fences;

82 (f) Location of existing or proposed utilities and easements of
83 record;

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be added is underlined

Text to be deleted is [BRACKETED AND CAPITALIZED]

- 84 (g) Location of all property lines including all streets which
 85 border the lot;
 86 (h) Location of any existing or proposed structures or parking
 87 areas;
 88 (i) North arrow and scale;
 89 (j) Site drainage and drainage patterns; unless shown on civil
 90 drawings.
- 91 4. Approved plant materials. The Landscape Review Board shall
 92 adopt and publish a landscape manual, which shall include a list of approved plant and
 93 ground cover materials and general landscaping information. The manual may be
 94 revised as needed and made available at the planning department and on the borough
 95 web site.
- 96 C. Landscape design standards.
- 97 A. The following areas of a lot shall be developed and maintained in
 98 accordance with the landscape standards set forth hereinafter using only approved
 99 plant and ground cover materials:
- 100 1. Street parking lot screening;
 101 2. Perimeter parking lot screening;
 102 3. Interior parking lot screening;
 103 4. Trash and garbage areas; and
 104 5. Buffer landscape (when required).
- 105 D. General design standards.
- 106 1. Plant material shall be true to name, variety and size and shall
 107 conform to all applicable provisions of the American Standards for Nursery Stock, latest
 108 edition.
- 109 2. All plant material shall be healthy, of a suitable type for the site
 110 conditions being used in and hardy to the projects area.
- 111 3. All single stem deciduous trees shall be a minimum of one inch
 112 diameter measured six inches from the ground level. For multi-stemmed trees each
 113 stem shall be one inch caliper.
- 114 4. Evergreen trees shall be a minimum of five feet in height unless
 115 specified elsewhere in the ordinance.
- 116 5. Natural vegetation which is sufficient to meet the intent of the
 117 standards set out in this ordinance may be retained in place of all or part of any required
 118 landscaping. Existing trees shall be credited toward the landscape requirements on a
 119 1:1 basis.
- 120 6. Shrubs shall be a minimum of 18 inches at planting.
- 121 7. The planting of grass and annual flowers alone does not constitute
 122 landscaping in the context of this ordinance.
- 123 8. Multiple residential dwelling units (apartments and condominiums)
 124 with fewer than 12 units shall provide landscaping consisting of one approved tree for
 125 each dwelling unit. If exterior off street parking is provided, the trees shall be located

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126 and maintained to provide parking lot screening. If parking is provided within the
127 building the required trees may be placed any where on site. Trash and garbage
128 screening is required.

129 9. Storage, warehouse and industrial uses which occupy the major
130 floor area of a building need only comply with the street parking lot screening
131 requirements. Trash and garbage screening is required.

132 10. Sight triangle areas at street intersections shall be maintained as
133 required by this Title and as specified in the landscape manual.

134 11. All required landscape planting beds shall be protected from
135 vehicular damage in accordance with the guidelines as set forth in the Landscape
136 Manual.

137 12. New development which is constructed adjacent to a structure
138 listed on the National Register or listed as a Local Historic Site shall provide buffer
139 landscape in addition to parking lot screening regardless of the location of parking
140 spaces.

141 13. Each street or interior lot screening requirement shall be separately
142 evaluated.

143 14. Trees and shrubs shall not be planted under or over primary power
144 lines, gas lines, communication cables or within water and sewer utility easements
145 unless pre-approved in writing by the utility owner. Trees and shrubs shall not be
146 planted in a public road right of way unless an encroachment permit or letter of non
147 objection has been issued by the controlling agency.

148 15. Trash and garbage areas including dumpsters shall be provided
149 with approved screening on at least three sides. Screening shall be provided such that
150 the trash and garbage areas cannot be viewed from adjacent streets.

151 16. Buffer landscaping shall be provided between a residential zoning
152 district (Rural Estate through Multiple-Family Residential/Professional Office) and any
153 adjacent non-residential zoning districts. Buffer landscaping may also be required
154 pursuant to conditions set forth by a conditional use permit. When required, buffer
155 landscaping shall be provided between lot lines, and buildings in addition to parking lot
156 screening requirements. Required buffer landscaping shall be approved by the
157 Landscape Review Board. It is not the intent of this ordinance to require buffer
158 landscaping between permitted uses within the same zoning district.

159 17. The maximum allowable slope for required planting beds shall not
160 exceed 3:1. A steeper slope may be approved provided an approved retaining system
161 is constructed. The retaining system must provide a slope no greater than 3:1 for the
162 entire required width of the tree planting area. (Reference Landscape Manual)

163 E. Technical design standards. One of the following three design methods
164 shall be used in order to comply with the landscaping requirements and standards
165 imposed in this Chapter.

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166 1. Prescriptive design method. Street parking lot screening, perimeter
167 parking lot screening, interior parking lot screening and trash area screening shall be
168 provided with landscaping as follows:

169 a. Street parking lot screening may either be continuous,
170 discontinuous or a combination of both. Street parking lot screening shall be provided
171 contiguous with each common street frontage which abuts a lot. Screening shall be
172 provided based on the planting of one deciduous tree or evergreen tree per each 25
173 lineal feet of street frontage or fraction thereof. In addition one approved shrub shall be
174 planted for each required tree. Trees and shrubs may be planted anywhere along the
175 street frontage provided: a) the total number of required trees and shrubs are planted;
176 b) each required tree is provided with a minimum planting bed of 25 square feet with no
177 dimension less than 5 feet; c) a planting bed consists of at least one tree; and d) the
178 distance between planting beds and open street areas may not exceed 90 lineal feet.

179 b. Perimeter parking lot screening may be continuous or
180 discontinuous as required by this section. Perimeter parking lot screening shall be
181 provided on the basis of planting one deciduous tree or evergreen tree for each 35
182 lineal feet of interior lot frontage or fraction thereof. In addition one approved shrub
183 shall be planted for each required tree. Trees and shrubs may be planted anywhere
184 along the interior lot line frontage provided: a) the total number of required trees and
185 shrubs are planted; b) each required tree is provided with a minimum planting bed of 25
186 square feet with no dimension less than 5 feet, c) a planting bed consists of at least one
187 tree; and d) the distance between planting beds and open interior lot areas may not
188 exceed 120 lineal feet.

189 c. Interior parking lot screening. In addition to the street and
190 perimeter parking lot screening requirements, as specified above, interior parking lot
191 screening is required and shall apply to all parking lots with more than 75 parking
192 spaces. The intent for interior parking lot landscaping is to break up the large interior
193 expanse of the parking lot. Interior parking lot landscaping shall be provided with one
194 planting bed area for every 25 parking spaces. The minimum planting area shall be not
195 less than 80 square feet with no dimension less than eight feet. A minimum planting
196 bed shall consist of two trees and one shrub. Planting beds may be consolidated
197 however a minimum of two separate planting beds shall be provided. Interior parking lot
198 landscaping may also be provided based on 2 percent of the total area of the parking
199 lot. Planting beds, tree and shrub requirements and planting bed geometry shall be as
200 specified above.

201 d. Buffer landscape. When required shall provide year around
202 screening and shall consist of the following: A continuous planting bed shall be
203 provided. The planting bed width shall be an average of ten feet with a minimum width
204 of not less than eight feet. Two rows of trees shall be provided and shall be planted at
205 average intervals no greater than ten feet on center. The trees shall have a minimum
206 diameter at planting of one and one half inches in diameter and shall be a minimum of
207 eight feet in height. No more than 50 percent of the trees shall be deciduous. An

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208 approved man made decorative fence may substitute for one row of trees and the
209 planting bed may be reduced to a minimum width of eight feet.

210 2. Professional design method. A landscape plan, prepared and
211 sealed by a licensed landscape architect registered in the State of Alaska or a
212 professional with similar expertise in landscaping as determined by the Landscape
213 Review Board, which is equivalent to the Prescriptive design method shall be
214 considered as meeting the intent of the landscape ordinance. All landscape plans
215 which utilize the professional design method shall be reviewed and approved by the
216 Landscape Review Board.

217 3. Alternative compliance method. Project conditions associated with
218 individual sites may justify approval of alternative methods of compliance with the
219 landscape design requirements. Conditions may arise where normal compliance is
220 impractical or impossible, such as facilities that sell vehicles, or where maximum
221 achievement of the borough's objectives and goals can only be obtained through
222 alternative compliance. Such landscape plans shall be reviewed and approved by the
223 landscape review board on a case-by-case basis.

224 F. Plan submittal and inspection requirements.

225 1. A preliminary landscape plan shall be submitted to the planning
226 department in conjunction with the zoning permit application. A performance bond or
227 suitable guaranty shall be posted until such time as the landscaping is completed and
228 approved. The amount of the bond or guaranty shall be as determined by the
229 Landscape Review Board or according to a schedule adopted annually by the Board
230 based on amount of linear feet subject to landscaping requirements.

231 2. A final and complete landscape plan shall be submitted to the
232 planning department for final approval upon completion of construction. The landscape
233 review board shall perform an inspection of the property following submission of the
234 final and complete landscape plan and notify the planning department whether the
235 property complies with all required landscape standards.

236 G. Maintenance.

237 It shall be the duty of the owner of the property to maintain all required
238 landscaping. If required landscaping dies, becomes damaged or destroyed, re-
239 landscaping of those areas or landscaping elements shall be re-planted in an approved
240 manner.

241 Section 3. 18.06.010 Definitions shall be amended to add the following
242 definitions in the correct alphabetical order:

243 Buffer landscape. Buffer landscape is a continuous landscape area which
244 separates and partially obstructs the view of two separate zoning districts from one
245 another. Buffer landscaping must provide year around screening. Buffer landscaping
246 may include berms and, approved decorative fences in conjunction with required trees
247 and shrubs. Decorative fences, when used as a buffering element, shall be approved
248 by the Landscape Review Board. The decorative fence shall have a minimum height of
249 7 feet. A chain link fence does not meet the intent of a decorative fence.

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250 Interior parking lot screening. Interior parking lot screening is landscaping
251 consisting of approved trees and shrubs that provide a natural and partial barrier or
252 buffer to break up the large interior expanse of the parking lot. Under this definition,
253 interior parking lot shall consist of all on-site parking spaces including access roadways
254 and parking aisles; interior parking lot screening does not include the first row of street
255 perimeter parking or island extensions of street or perimeter landscaping.

256 Parking lot surface improvement. Existing parking lots which are upgraded with
257 a paved or chip and asphalt surface.

258 Perimeter parking lot screening. Perimeter parking lot screening is landscaping
259 consisting of approved trees and shrubs that provide a natural and partial barrier or
260 buffer between an interior property line and a parking lot.

261 Screen. A method of reducing the visual impact of vehicle use areas and
262 garbage collection areas. Screens may consist of berms, approved plants, fences,
263 walls or a combination thereof. Trash and garbage screens shall be 75 percent opaque.

264 Street parking lot screening. Street parking lot screening is landscaping
265 consisting of approved trees and shrubs that provide a natural and partial barrier or
266 buffer between a street or public right-of-way and a parking lot.

267 Trash and garbage areas. Trash and garbage areas are exterior centralized
268 areas that include dumpsters, garbage receptacles, bins and trash cans.

269

270 Section 4. 18.54.060, Zoning permits, is amended as follows:

271

272 A. Generally. The requirement of obtaining a zoning permit is deemed
273 necessary and appropriate. A review of the zoning permit application ensures the
274 development's conformance with the regulations and provisions of this title and other
275 ordinances.

276 B. Requirements. Before any excavation, construction, relocation or
277 installation is started for a new use, a zoning permit shall be obtained by the owner, or
278 his/her authorized representative, of any land in both the incorporated and
279 unincorporated areas of the borough. The zoning permit application shall include the
280 necessary information and be submitted in accordance with the standards and
281 procedures as adopted by the borough and as required in this title and other
282 ordinances.

283 1. Except for conditional uses, changes made to any land or use in
284 the GU-1 district and outside any designated Special Landscape Area overlay zone do
285 not require a zoning permit.

286 2. The clearing or grading of a lot does not require a zoning permit.

287 3. Construction activities as described in Section 301(b) of the
288 Uniform Building Code do not require a zoning permit.

289 C. Issuance. The department of community planning shall complete the
290 review of a zoning permit application within five business days of the time of
291 submission, or within fifteen business days of the time of submission if the property is

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292 located in the Special Landscape Area. The department shall not approve a zoning
293 permit application until it is satisfied that the proposed development meets the
294 regulations and provisions of this title and other ordinances. A zoning permit shall not
295 be issued for property located within the Special Landscape Area unless a preliminary
296 landscape plan is submitted, approved and a performance bond or other guaranty is
297 obtained in accordance with section 18.48.110 F. If approved, the department shall
298 issue the zoning permit allowing construction to commence.

299 D. Any applicant denied a zoning permit due to non-compliance of the
300 landscaping requirements may appeal to the landscape review board. The appeal shall
301 be made in writing and submitted within one week upon rejection of the zoning permit.
302 If an applicant, owner or developer wishes to appeal a decision of the landscape review
303 board, they shall appeal to the board of adjustment using the appeal procedure and
304 process provided in this Title. In addition to the other requirements of an appeal under
305 this Title, the appeal shall be accompanied by a copy of the submitted landscape
306 design.

307
308 Section 5. Title 2 of the Fairbanks North Star Borough Code of Ordinances is
309 amended to add the following Chapter:

310
311 Chapter 2.105 Landscape Review Board

312
313 2.105.010 Board—Established.

314 A. There is created a landscape review board consisting of five members,
315 serving without compensation, to be appointed by the mayor subject to confirmation by
316 the borough assembly.

317
318 2.105.020 Terms and Qualifications.

319 A. The membership of the board shall, if possible, consist of three architects,
320 landscape architects or other individuals with expertise in landscaping. Of the five
321 members first appointed, one shall be appointed for one year, two for two years, and
322 two for three years; thereafter, appointments to the commission shall be for three years
323 except where an interim appointment is necessary to complete the term of a
324 commissioner who resigns or dies while in office.

325 B. The landscape review board shall be available to meet and render a
326 decision upon five days public notice.

327
328 2.105.030 Duties, powers and responsibilities.

329 The landscape review board shall have the following duties, powers and
330 responsibilities:

331 A. Act when requested in an advisory capacity to the borough assembly on
332 landscaping and urban beautification matters.

333 B. The power necessary to perform all tasks legally required to be performed

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334 by the board subject to the applicant's right of appeal to the board of adjustment.

335 C. Advise owners of private property in relation to beautification of such
336 property when anyone contemplating the erection of any building or the making of any
337 improvement submits the plans and designs or sketches thereof to the commission for
338 advice and suggestions for which no charge shall be made by the commission.

339 D. Cooperate with other borough boards and commissions to promote plans
340 and programs aesthetically compatible with policies and programs of the board.

341 E. Make recommendations to the planning commission and assembly
342 regarding the designation and placement of property within the Special Landscape Area
343 overlay zone.

344 F. Adopt and subsequently amend a Landscape Manual.

345 2.105.040 Appeals. Decisions of the landscape review board shall be appealed
346 to the board of adjustment using the appeal procedure and process provided in Title 18.

347

348 Section 6. The FNSBC Section 1.04.050 is amended by adding a violation of
349 landscaping requirements and zoning permits to the fine schedule as follows:

350

351 1.04.50 Fine Schedule

352

<u>CODE SECTION</u>	<u>OFFENSE</u>	<u>PENALTY/FINE</u>	<u>MANDATORY WARNING REQUIRED</u>
<u>18.54.060</u>	<u>Failure to Obtain a Zoning Permit</u>	<u>\$300.00</u>	<u>Yes</u>
<u>18.48.110</u>	<u>Failure to Comply with Landscaping Requirements</u>	<u>\$300.00</u>	<u>Yes</u>

353

354 Section 6. Effective date. This ordinance shall be effective at 5:00 p.m.
355 on the 30th borough business day following its adoption.

356

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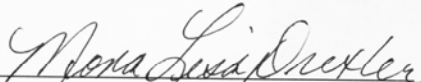
357

PASSED AND APPROVED THIS 14th DAY OF JUNE. 2007.



 Luke Hopkins
 Presiding Officer

ATTEST:



 Mona Lisa Drexler, CMC
 Municipal Borough Clerk

358

359 Ayes: Foote, Winters, Musick, Therrien, Hopkins

360 Noes: Bartos, Beck, Frank, Rex

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