
Draft prepared by consultants at the Green Infrastructure Center for the City of Syracuse

4.5 [Tree Preservation](#), Landscaping, Buffering, and Screening

<Last updated 04_02_2025 6p.m.>

<[blue](#) are recommended additions. ~~Strikethrough~~ are deletions>

Definitions to add to Article 7:

Arborist: A person certified by the International Society of Arboriculture and/or licensed as a Registered Consulting Arborist of the American Society of Consulting Arborists.

City Arborist: An International Society of Arboriculture (ISA) certified professional employed by the city within the Department of Parks, Recreation and Youth Programs under the supervision of the Department's Commissioner. The arborist is responsible for maintaining the health of public trees within the city.

Commissioner: The Commissioner of Parks, Recreation and Youth Programs duly appointed by the Mayor of the City of Syracuse.

Diameter at Breast Height (DBH): The diameter of a tree measured in inches at a height of four and a half (4.5) feet above the ground.

Earth Disturbance Action: A regulated development activity involving construction or another human activity which disturbs the surface of the land or involves the alteration or development of land in a manner that may affect stormwater, including, but not limited to: clearing and grubbing; grading; excavations; embankments; construction of new or additional impervious or semipervious surfaces; construction of new buildings or additions to existing buildings; diversion or piping of any natural or man-made stream; installation of Stormwater Management Facilities; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials. Earth disturbance activity is subject to regulation under Article 4.

Ornamental Tree: A tree grown for its visual appeal, such as its flowers, shape, or color. This pertains usually to smaller, flowering trees (as opposed to large shade trees).

Specimen tree: Any healthy, existing tree with good structure over 10 inches DBH found growing on a site, excluding problem species such as box elder, black locust, European cherry, Norway maple, silver maple, tree of heaven or other invasive species listed on the New York Department of Environmental Conservation's current noxious weed control list, and plants determined as invasive by the Invasive Species Council of New York or Cornell Extension.

A. Purpose

~~The City recognizes landscaping, buffering, and screening with trees, shrubs, and herbaceous perennials as important components that contribute to Syracuse's sense of place by:~~

The purpose of these requirements is to provide for the preservation, planting, and maintenance of trees and plant materials that provide natural infrastructure benefits and contribute to Syracuse's sense of place by:

- (1) Providing the environmental benefits of storm water retention; recharging groundwater; retaining soil moisture and preventing erosion; minimizing the urban heat island effect; and mitigating air quality, water pollution, dust, noise, heat, and glare;

- (2) Providing a transition between land uses;
- (3) Providing for the natural visual screening of parking and loading areas;
- (4) Establishing an attractive streetscape that contributes to the character and appearance of the City and creates a safe and pleasant environment for people;
- (5) Improving the appearance of development to protect and enhance public and private investments and property values;
- (6) Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are regionally appropriate; and
- (7) Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.

B. Preservation of existing landscape features

- (1) A project must demonstrate efforts to the maximum extent practicable, in light of the proposed project and topography of a particular site, to preserve, replenish, protect and utilize the following types of landscape features:
 - a. Specimen trees of 10-inch DBH or greater;
 - b. Ornamental trees of any size;
 - c. Trees within required setbacks or along boundaries, unless necessary to remove for access, grading, tree health, circulation, utilities or drainage; and
 - d. Streams in their natural condition.
- (2) The Zoning Administrator may require a project to preserve existing landscape features, upon a determination (following a site inspection) that the features contribute significantly to the character of the neighborhood or are unique in character, and that the preservation of such features is necessary to satisfy the intent of this Section.

C. B. Applicability

(1) New Development

- a. Except for properties with a single- or two-unit residential principal structure, every building or land use established as new development or new land use shall provide [tree protection](#), landscaping, buffering, and screening in accordance with the minimum requirements set forth in this section.
- b. Except for properties with a single- or two-unit residential principal structure, this section shall apply to the creation of any new parking lot or accessory parking area with four or more spaces, and to the redesign or reconstruction of an existing parking lot or accessory parking area containing four or more spaces, including relocations of, or additions or subtractions to, parking spaces, driving aisles, and access drives.

(2) Expansions and Enlargements

The standards of this section apply when the size (i.e., total floor area) of an existing structure or use is expanded or enlarged by 30 percent or more, or for any expansion or enlargement that requires a special use permit. In the case of such expansions or enlargements, additional landscaping is required to serve only the enlarged or expanded area, pursuant to subsections 4.5C through 4.5G.

(3) **Conflicting Standards**

In case of any conflict between the various landscaping standards in this section, the stricter standard shall apply. Wherever the requirement for two or more landscaping standards overlap, the same plant material may be counted toward meeting the requirements of both standards.

(4) **Landscape Plan Required**

A landscape plan shall be included as part of any application for a site plan approval for development subject to the standards described in the Administrative Manual, and subject to applicable standards as noted in Administrative Manual. ~~Landscape plans will include soil plans that assume existing soil substrate is not adequate for plant growth or water infiltration.~~ <landscape plan requirement list provided to be inserted into administrative manual>

(5) **Deviations from Landscaping Standards**

Deviations from the landscaping standards in this section may be authorized in subsection 5.5B, *Adjustment*, or subsection 4.5H, *Alternative Landscaping Plan*.

D. Tree Protection and Mitigation

- (1) **Tree survey required.** The tree survey shall be completed by an arborist and submitted in the form of a map or a site plan prepared and sealed by a registered land surveyor within two years of the date of application. The tree survey shall be at the same scale as the required site development plan and shall include the following information:

- a. The location of all specimen trees with a DBH of ten (10) inches or greater within the areas to be developed and within areas 25 feet beyond such area in each direction, or extending to the property line, whichever is less.
- b. Clusters of trees (10 or more trees within 10 feet of one another) may be identified in groupings and characterized generally as woodland and as to tree type as "mature hardwood canopy," "Evergreen" etc. However, any specimen trees within a cluster must be noted on the site plan.
- c. The species and DBH of all specimen trees located on the site.

- (2) **Tree Save or Mitigation.** Specimen trees 10-inch DBH and greater must be saved or mitigated. Mitigation requires replanting at a rate of 1 inch DBH to 1 inch of caliper. If planting cannot be met on site, developers can propose, using the process outlined in Sec. 4.5 D. 5., to pay in a fee in lieu of planting to cover the replacement value of the tree into the Tree Mitigation Bank (Ch. 22-18 (b) (c) (d) of Municipal Code to replace each DBH inch of diameter removed.

- (3) **Tree Save Protection.** Trees designated to be saved must be identified on a tree protection plan and have tree protection fencing and signage installed per the standards in the City of Syracuse Tree Design Manual.

- (4) **Penalties for removal or damage to protected trees.**

If protected trees are damaged or removed during construction the penalty will be equal to tree replacement costs as follows:

- (a) Any person adjudged to have violated the provisions of Sections 4,5 Subsection D.2 herein shall be guilty of a civil violation which shall be punishable by imprisonment not to exceed fifteen (15) days or shall be liable to pay a fine of at least \$1,000 but not greater than \$10,000 for each offense (per tree, per incident) or both. In addition to fines levied for violations of this ordinance, any action found to be

Article 4: Development Standards

4.5: Tree Preservation, Landscaping, Buffering, and Screening

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- criminal mischief resulting in the removal or death of a protected tree shall require the full replacement cost to be paid to the City of Syracuse and deposited into the City's Tree Bank Fund.
- (b) The full replacement cost of removed or damaged trees shall be determined by the City Arborist. Any replacement costs shall be determined based upon a one to one (1:1) caliper inch per DBH inch replacement costs for re-establishment of a healthy tree to ensure provision of all of the ecosystem services rendered by a mature tree. Thus, for example, a 10-inch DBH oak tree must be replaced by the equivalent value of purchasing and establishing five (5), 2-inch caliper trees. Replacement costs will also include the costs to procure, plant and maintain the tree(s) including all materials and watering for a period of one year as borne by the city or inclusive of costs paid to city contractors to complete the work. If a determination of criminal mischief is found by a court or other legal proceedings, the Commissioner may elect to require a two to one (2:1) caliper inch per DBH replacement cost for re-establishment of a healthy tree.
 - (c) Replacement trees are preferred to be planted on site or as close as possible to their removal location. If on site or within a close proximity to the removed tree is not possible, due to site constraints or other permanent changes to the landscape, then the tree(s) should be replaced as close as possible to their original location.
 - (d) Each replacement trees must be a minimum of 2" (two-inch) caliper. As it may be likely that not all requisite replacement trees may be fitted onto the property where the mitigation or violation arose, the City may elect to receive payment in lieu of additional trees into the City's Tree Bank Fund.
- (5) **Tree Save Payment in Lieu of On-Site Conservation.** If, in the opinion of the developer, the project cannot meet the specimen tree preservation requirement due to site constraints such as proximity of utilities, conflicting city codes or other conditions that would compromise the public health, safety and welfare, the developer may request a deviation from the preservation requirement in Sec 4.5 D(2). In the request for deviation, the developer shall provide a letter to the City of Syracuse that provides justification for the deviation, describes how the deviation is the minimum necessary to afford relief, and describes how the requirements of Section 4.5 (D)(2) will be met through tree planting elsewhere on site or through a donation to the Tree Bank Fund in City Code Sec. 22-21. Proposed deviations shall be reviewed by the City Arborist or his designee in consultation with the City's Director of Code Enforcement in the Department of Neighborhood and Business Development. The City may propose an alternative site design based upon adopted land development practices and sound vegetation management practices that take into account the relationship between the cost of conservation and the benefits of the trees to be preserved as described in ANSI A300 (Part 5) — 2005 Management: Tree, Shrub, and Other Woody Plant Maintenance — Standard Practices, Management of Trees and Shrubs During Site Planning, Site Development, and Construction, Annex A, A-1.5, Cost Benefits Analysis (or the latest version of this standard). The developer shall consider the alternative and redesign the plan accordingly, or elect to satisfy the unmet portion of the preservation threshold through on-site tree planting or through the off-site planting mechanisms identified Section 22-20 Tree Bank, so long as the developer provides the Zoning Administrator with an explanation of why the alternative design recommendations were rejected. Letters of explanation from the developer shall be prepared and certified by a licensed professional engineer. If arboricultural issues are part of the explanation then the letter shall be signed by a Certified Arborist.

E. Landscape Installation and Maintenance

- (1) **Installation of new vegetation.** New plant material should complement existing vegetation native to the site. The use of drought-tolerant, indigenous, native and/or regionally grown species of trees, shrubs, and groundcover is encouraged in order to make planted areas compatible with existing native habitats and to reduce dependency on irrigation.
 - a. **Planting standards.** Trees and other landscape vegetation shall be planted according to best

Article 4: Development Standards

4.5: Tree Preservation, Landscaping, Buffering, and Screening

practices as defined in the City of Syracuse Tree Design Manual, most current edition, and the American National Standards Institute (ANSI) A300 Tree, Shrub, and other Woody Plant Management – Standard Practices:

1. Management of Trees and Shrubs During Site Planning, Site Development, and Construction, most current edition;
 2. Planting and Transplanting, most current edition
- b. **American Standard for Nursery Stock.** All new plant material shall be of good quality, free from disease, installed in a sound manner, mulched (3–4 inch layer), and meet the standards set forth in the American Standard for Nursery Stock by the American Nursery & Landscape Association (ANLA). The selection of plants, planting methods, minimum height, root ball and container size, number of branches, and width, shall conform to the American Standard for Nursery Stock published by the ANLA for that type of tree or shrub at the time of installation.
- c. **Tree diversity requirement.** When more than 5 trees are installed, no more than 40% of the trees may be of the same species.
- d. **Planting area.** Each canopy tree shall be provided with a minimum pervious ground area of three hundred (300) square feet or nine hundred (900) cubic feet for root growth (exception: Street Trees) and should be planted on slopes not to exceed 1:4 vertical to horizontal distance.

(2) Bonding

- a. **Performance Bond.** Required plantings of trees shall be installed only within the following listed Planting Season: October 1 through December 15, and in the spring from March 15 through May 31. No planting is permitted in the summer and shall be appropriate stock for planting hardiness zone 5B. All trees shall be nursery grown in a USDA hardiness zone of 5B or lower. A planting season waiver is required for trees that must be installed outside of the accepted planting seasons to meet canopy coverage or other requirements as specified in the approved plans for final occupancy. Consideration and approval of a planting season waiver shall be at the discretion of the City Arborist or his/her designee.

If a planting season waiver is granted, the applicant shall post a bond (cash or surety) that covers 110% of the cost of any tree plantings required for canopy coverage on the site.

1. Applicant shall use the American Standard for Nursery Stock (ANSI Z60.1) to compute the cost for proposed trees for canopy coverage.
 2. If required tree plantings are not provided within the following planting season, the owner/applicant will be notified and the entire bond will be forfeited to the City of Syracuse. The city will use the bond money to complete required tree plantings. Any additional charges for completing the plantings shall be borne by the applicant.
 3. Performance Guarantee. All landscaping shall be subject to a three-year survival bond after the final Certificate of Occupancy is approved and released in the form of an irrevocable letter of credit, surety, or cash equal to 110% of the landscaping cost that ensures proper replacement and maintenance.
 4. Bonds will be released upon passing inspection by the City Zoning Inspector who may engage in any necessary validation from the City Arborist.
 5. Trees planted on public properties and RoW shall be those specified as appropriate species according to the City Tree List as maintained by the City.
- b. **Maintenance bonds.** A maintenance bond shall be posted by the developer in favor of the city. If the landscaping is installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted prior to the issuance of said certificate. If the landscaping is bonded for installation, rather than installed prior to the issuance of a certificate of occupancy, then the

Article 4: Development Standards

4.5: Tree Preservation, Landscaping, Buffering, and Screening

maintenance bond shall be posted when the materials are planted and before the performance bond is released.

1. The maintenance bond shall be in the amount of one-third ($\frac{1}{3}$) of the value of the performance bond, and shall be held for a period of twenty four (24) months following the planting date. When existing plantings are preserved in lieu of required new plantings, the bond shall be calculated according to the replacement value of plantings that meet the minimum requirements of this article.
2. At the end of the twenty four-month time period, the bond shall be released if all plantings are in healthy condition, as determined by the zoning administrator. Thereafter, landscaping shall be maintained in a healthy condition by the current owner of the property on which such materials are planted, or property owners' association (where applicable) and replaced when necessary. Replacement materials shall conform to the original landscape plan.

F. Minimum Tree Cover

Sites with designated open space must include trees. They are to be provided as follows:

- (1) Either one (1) existing tree of 2-inch caliper or more or one (1) new tree shall be required for each 400 square feet of the designated open space provided on development sites.

Street Trees and Landscaping

~~Any landscaping located within the lot frontage shall comply with requirements as set forth in the Administrative Manual.~~

- (2) Street trees shall be required along public rights-of-way adjacent to development sites.
- (3) The minimum requirement is one tree for every 30 feet of street frontage.
- (4) Tree design and installation must meet the standards in the City of Syracuse Tree Design Standards Manual.

HD- Rear and Side Lot Buffers**(6) Where Required**

Landscaped buffers shall be provided along rear and side lot lines where the following conditions occur and where abutting properties are not separated by a street or waterway:

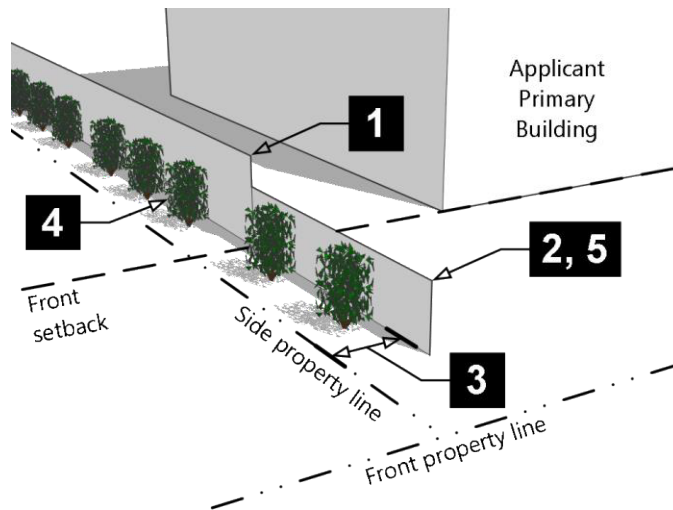
- a. Where a multi-unit dwelling or any nonresidential structure abuts a residential zoning district or a property containing a residential use;
- b. Where new or redeveloped principal structures will contain four or more stories and the abutting property contains a residential principal structure containing three or fewer stories; or
- c. Where a new or redeveloped multi-unit dwelling or any nonresidential structure abuts an Open Space district.

(7) Buffer and Screening Options

Required side or rear buffers shall conform to one of the following options:

- a. A landscape buffer containing trees and shrubs that grow large at maturity. At least 60 percent of the ground surface of the required setback shall be comprised of living materials. Spacing of trees and shrubs should be designed to minimize light and noise impacts. Buffers are important to shade creation and it is expected that trees will be planted in them whenever possible.
- b. An opaque wall, fence, or vegetative screen:
 1. Six feet in height in areas behind the front setback.
 2. Four feet in height with at least 50 percent opacity in areas forward of the front setback.
 3. The wall or fence shall be placed at least three feet inside the property line; and three shrubs per 25 linear feet of lot line shall be provided between the wall or fence and the property line.
 4. If a vegetative screen is proposed behind the front setback, it shall be at least four feet in height at the time of planting.
 5. If a wall or fence is used to meet this requirement, the side facing away from the applicant's property shall be at least as finished in appearance as the side facing the applicant's property. (See [Figure 4-5](#).)

Figure 4-5: Buffer and Screening Options

**(8) Parking Area Buffers**

See subsection [4.5E, *Parking Area Landscaping*](#), for required buffer treatments of parking lot areas.

D. E. Parking Area Landscaping**(1) Screening of Parking Areas**

Off-street parking areas adjacent to a public or private street or residential zoning district shall be screened pursuant to the following standards:

a. Adjacent to a Public or Private Street

At least one of the following shall be provided:

1. A landscaped buffer of five feet in depth, as measured inward from the property line on all frontages facing the City right-of-way, exclusive of approach drives;
2. An opaque fence or wall between three and four feet in height, provided that this is not within a required front setback;
3. A berm of at least three feet in height with a slope no greater than 3:1; or
4. An opaque continuous evergreen hedge at least three feet in height.

b. Adjacent to a Residential Zoning District

At least one of the following shall be provided:

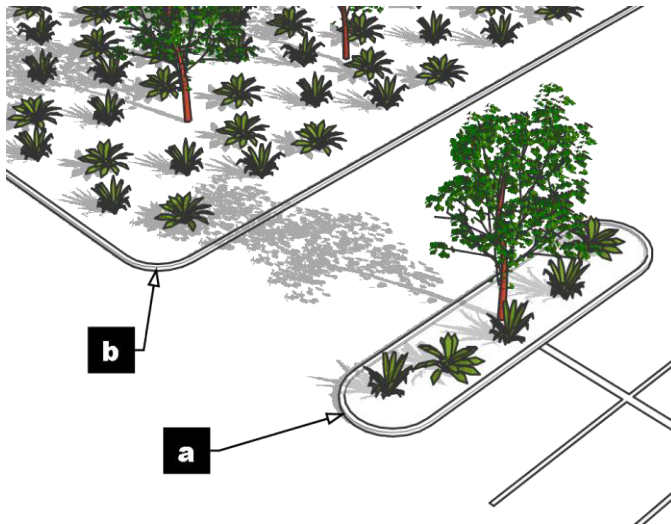
1. A landscaped buffer of 10 feet in width, as measured inward from the property line on all sides of the property abutting the residential districts; or

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2. An opaque fence or wall between four and six feet in height, provided that this is not within a required front setback.

(2) **Internal Parking Lot Landscaping**

- ~~a. Each landscaped island shall be a minimum size of 200 square feet, and 600 cubic feet, and shall include a minimum of either two trees, or one tree and five shrubs.~~
- a. **Minimum Plantings.** No parking space shall be more than sixty (60) feet from the base of a canopy tree. In addition, landscape areas shall be provided at the end of each parking row and shall contain a canopy tree.
- b. **Performance Standards.** Canopy trees shall be planted in a manner that provides shade for the entire parking lot at maturity. Each canopy tree shall be provided with a minimum pervious ground area of three hundred (300) square feet for adequate root growth which shall be separated from parking spaces by an eighteen (18) inch standard curb and gutter designed to minimize damage by vehicles to plants within the landscaped area. <add image?>
- c. ~~B.~~ All unimproved areas shall contain live plant material or shall otherwise be protected from erosion. (See [Figure 4-6.](#))
- d. ~~C.~~ Soil in medians shall be of a specified nature and shall not be existing fill on site.

Figure 4-6: Internal Parking Lot Landscaping



E. F. Walls and Fences, General Standards

Table 4.4

Walls and Fences, Summary of General Standards

Location	Maximum height within required setback (feet)	Types allowed
Front Yard	4	Open, picket (50:50 ratio, min)
Side Yard	6	Open, picket, solid
Side Yard (corner)	Same as Front Yard for portion of lot contiguous to public right-of-way	
Rear Yard	6	Open, picket, solid

(1) Height and Location

a. Front Setback

No walls or fences shall exceed four feet in height if placed within a required front setback.

(See "A" in Figure 4-7.)

b. Side and Rear Setbacks

No walls or fences shall exceed six feet in height within required side and/or rear setbacks.

(See "B" in Figure 4-7.)

c. Corner Lots

On corner lots, that portion of a lot contiguous to a public right-of-way shall be considered a front setback area for the purpose of applying these regulations. (See “C” in [Figure 4-7](#).)

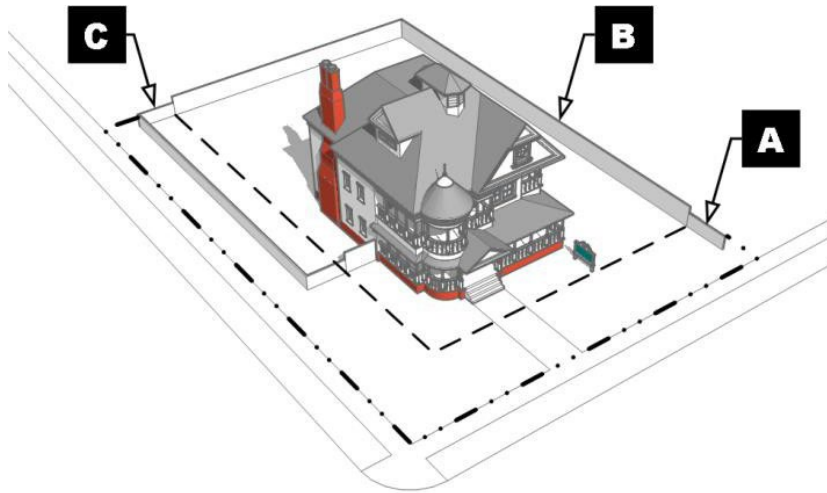
d. Setbacks and Trees

Fences shall be placed so that trees have adequate room to grow and expand. Fences shall not be placed in the center of the buffer.

e. Special Height Allowance

Within Commercial or Industrial zoning districts only, walls or fences may attain a height of eight feet within any setback area, required or otherwise.

Figure 4-7: Wall and Fence Height and Location

**(2) Materials and Type Permitted**

- a. Walls or fences permitted within required setbacks shall be of an open design such as chain link, ornamental iron, rail, or picket, where the ratio between space and fence material is at least 50:50 or its equivalent.
- b. Barbed wire or electrical screening devices shall not be used. Exception to this prohibition shall apply to properties zoned Industrial which are located farther than 500 feet from property in a residential zoning district or used for residential purposes.
- c. Walls or fences allowed by special act of the Common Council of the City of Syracuse shall be continued subject to the restrictions set forth in said special legislative acts but are otherwise subject to the provisions of this section.

(3) Passageway Restrictions

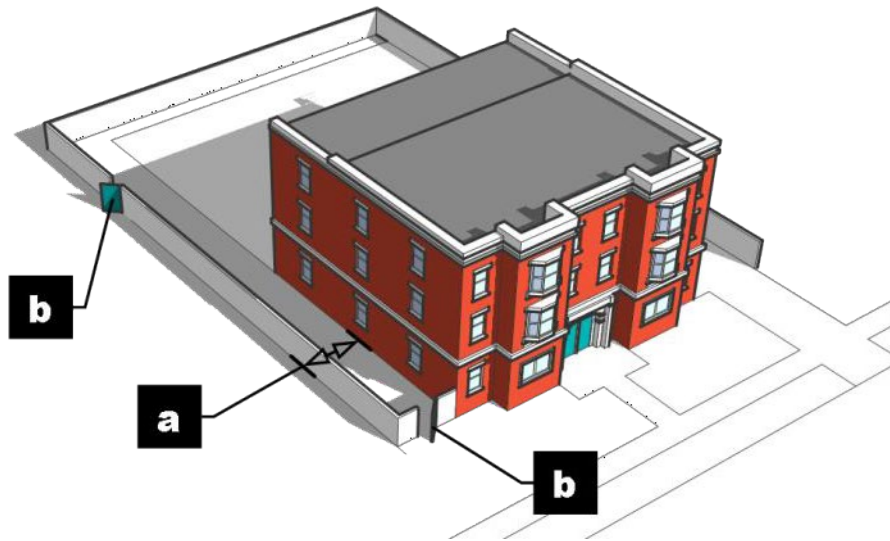
Article 4: Development Standards

4.5: Landscaping, Buffering, and Screening

No wall or fence or portion thereof in excess of two and one-half feet in height shall be located closer than three feet to the exterior wall of a principal or accessory structure, except where said wall or fence is connected to said exterior wall or terminated at a post or similar fixture adjacent to said exterior wall. For the purpose of avoiding narrow passageways, that portion of a wall or fence terminating at the exterior wall of a principal or accessory structure or to an adjacent post or fixture, shall not have an interior angle with reference to the exterior wall of said structure of less than 45 degrees.

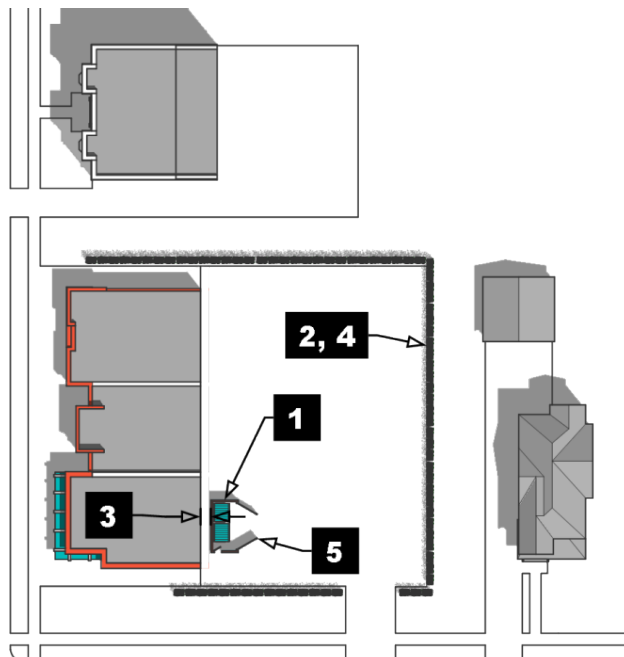
- a. All portions of a lot enclosed by a wall or fence shall be made accessible for fire-fighting purposes by the installation of appropriately-located pedestrian gates not less than three feet in width or as prescribed by the New York State Fire and Safety Code requirements. (See [Figure 4-8](#).)

Figure 4-8: Passageway Restrictions



K. G. Screening of Service Areas

- (4) Where a loading, service or trash enclosure area in a mixed-use district is adjacent to a residential district or a lot containing a principal residential use, the loading, service, or trash area shall be closer to the waste-generating use than to the residential districts. The service area shall be screened from the adjacent district or use by enclosure walls or vegetative screens such as trees or hedges. The walls or vegetative screen shall be a minimum of four feet in height, but in any event the walls or vegetative screen shall be higher than screened trash receptacles and at least 80 percent opacity.
- (5) Where a loading, service or trash enclosure area in a commercial or industrial district is adjacent to a residential or mixed-use district or a lot containing a principal residential or non-commercial or non-industrial use, the loading, service, or trash area shall be screened from the adjacent district or use by enclosure walls or vegetative screens such as trees or hedges. The walls or vegetative screen shall be a minimum of six feet in height, but in any event the walls or vegetative screen shall be higher than screened trash receptacles and 100 percent opacity.
- (6) There shall be a minimum of two feet of clearance between trash receptacles and each wall or vegetative screen.
- (7) Where vegetative screens are used, they shall form a year-round dense screen of the minimum required height at the time of the initial planting. In addition, where vegetation screens are used to screen one or both sides of a trash receptacle, the plantings shall be curbed or otherwise protected from damage by collection vehicles and by the receptacle as it is moved in and out of the enclosure.
- (8) Where a gate is necessary to provide access to the hauler, the gate shall either swing fully outward or slide parallel to the wall of the enclosure. Gates shall be designed to be secured when in the open and closed positions. Gates shall be closed at all times except when the receptacle is being accessed. (See [Figure 4-9.](#))

Figure 4-9: Screening of Service Areas

L. H. Alternative Landscaping Plan**a. General**

The Zoning Administrator may approve an alternative landscape plan where a deviation from the landscaping, buffering, and screening standards in this section is justified because of site or development conditions that make strict compliance with such standards impossible or impractical. The alternative landscape plan shall indicate how the proposed deviations are justified by site or development conditions and illustrate how compliance with the standard(s) from which a deviation is sought can be achieved to the maximum extent practicable.

Conditions justifying approval of an alternative landscape plan may include:

- i. Natural conditions, such as watercourses, natural rock formations, or topography;
- ii. The likelihood that landscaping material would be ineffective at maturity due to topography, placement, or other existing site conditions;
- iii. Lot size or configuration;
- iv. Infill development or redevelopment on small lots;
- v. The presence of existing utility or other easements;
- vi. The potential for interference with public safety; and
- vii. Other situations where strict adherence to the buffer or landscaping standards in this Ordinance are determined impractical by the Zoning Administrator.

b. Submittal and Review

An applicant may submit an alternative landscape plan as part of an application for site plan approval, as appropriate. The Zoning Administrator may approve an alternative landscape plan if it meets the purpose and intent of the landscaping, buffering, and screening standards, as appropriate. Additional review fees are assessed to cover the City's additional costs in reviewing alternative landscape plans.

c. Allowable Deviations

Allowable deviations from the landscaping, buffering, and screening standards include, but are not limited to, the following:

i. Reduced Planting Rates Due to Existing Public Utilities

An adjustment to planting locations or reduction of up to 20 percent in the total number of required trees or shrubs may be allowed when underground connections to public utilities or public easements or rights-of-way, are located upon or in close proximity to the parcel. Developers must demonstrate that alternative locations for utilities were explored and deemed not feasible.

ii. Reduction in Standards Due to Protection of Natural Resources

A reduction in the count or spacing standards by up to 20 percent may be allowed and will be encouraged when it enhances protection of existing natural resources (such as, but not limited to, protection of existing mature trees or water bodies).

iii. **Reduction in Standards Due to Site Size**

A reduction in the count, configuration, or location of required landscaping materials may be allowed in cases where a lot is nonconforming in terms of dimensional requirements or setbacks, or in cases of redevelopment on existing small lots, is not capable of supporting the minimum amount of landscaping material required.

iv. **Upgrading of Nonconforming Landscaping**

An adjustment to planting locations or spacing may be allowed in conjunction with an upgrading of nonconforming buffer or landscaping in accordance with subsection 1.5F, *Nonconforming Site Features*.

v. **Reduction in Standards Due to Existing Infrastructure**

A reduction in the count, configuration, or location of required landscaping materials is permitted in cases where landscaping is strictly prohibited since it creates a public safety hazard (e.g., headwalls of dams)

