

**APPLICATION FOR CITY OF GRINNELL TREE PLANTING PERMIT**  
**641-236-2600**

Completion of this permit is required for each tree to be planted in the street right-of-way (the area between the sidewalk and the street, or if no sidewalk, then the area between the property line and the street). The property owner should note that trees that are planted in the street right-of-way become the property of the City and could be removed at any time if there is a need to repair a buried utility. The City shall not be held responsible for the removal or the replacement of a tree that is removed for utility work.

**DATE OF APPLICATION** \_\_\_\_\_

**(Please Print)**

**APPLICANT** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY, STATE, ZIP CODE** \_\_\_\_\_

**TELEPHONE** \_\_\_\_\_

**DESCRIPTION OF TREE**

**Variety** \_\_\_\_\_

**Size** \_\_\_\_\_

**Person OR Company performing the planting** \_\_\_\_\_

**Address** \_\_\_\_\_

**City, State, Zip Code** \_\_\_\_\_

**Telephone** \_\_\_\_\_

**A Drawing or Map Must Be Provided for Any Proposed Tree**

1. The City can provide the map for the property owner to complete if requested.
2. The homeowner is responsible for contacting **Iowa One Call 1-800-292-8989** to mark utilities.

**The planting of trees in the right-of-way must also meet all applicable requirements of Chapters 151, 152, and 165.**

**Applicant agrees to accept all liability for all excavation and planting of trees in the right-of-way and agrees to hold the City of Grinnell harmless from any liability or damages that may arise as a consequence of this planting.**

**Owner's Signature:** \_\_\_\_\_

**PERMIT APPROVAL:**

**Planting permit approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.**

**Building & Planning Department**

**City of Grinnell**

**By:** \_\_\_\_\_

**Director of Building & Planning**

## SHADE AND STREET TREES FOR GRINNELL, IOWA

### RECOMMENDED TREES

This list of recommended trees will never be complete. New species and cultivars will prove useful and old standards will be phased out. However, the following list should provide a broad selection of trees that have been proven to be tough and attractive additions to urban landscape.

#### **TREES RECOMMENDED UNDER UTILITY LINES:**

(A maximum mature height of 20 to 25 feet -- to keep branches at least 10 feet from the lines.)

American Hornbeam  
Amur Chokecherry  
Amur Maackia  
Crabapples – Only those with persistent fruit and disease resistant  
Eastern Redbud  
Flowering Dogwood  
Green Hawthorn:  
Japanese Tree Lilac – (Useful cultivars: Ivory Silk or Summer Snow)  
Pagoda Dogwood  
Serviceberry/Juneberry – (Autumn Brilliance, Cole’s Select, Cumulus, Princess Diana or Strata)  
American Smoketree  
Tartarian Maple  
Three Flowered Maple

#### **TREES RECOMMENDED IN STREET RIGHT-OF-WAYS WITHOUT OVERHEAD UTILITIES:**

American Elm	Mockernut Hickory
American Hophornbeam	Moraine Honeylocust
Basswood	New Harmony Elm
Bitternut Hickory	Northern Red Oak
Black Maple	River Birch – Disease resistant
Black Oak	Shagbark Hickory
Burr Oak	Scarlet Oak
Chinkapin Oak	Shellbark Hickory
English Oak	Shingle Oak
European Hornbeam	Shumard Oak
Freeman Maple	Skyline Honeylocust
Greenspire Linden	Redmond Linden (American Sentry)
Ginkgo (male only)	Sugar Maple
Hackberry	Thornless Cockspur Hawthorn
Honeylocust (Thornless)	Valley Forge Elm
Kentucky Coffeetree	White Oak

**TREES NOT RECOMMENDED FOR SHADE OR STREET TREES:**

American Elm  
Amur Corktree  
Amur Maple  
Austrian Pine  
Black Locust  
Bolleana Poplar  
Box Elder  
Catalpa  
Chinese Elm  
Cottonwood  
Lombardy Poplar

Mountain Ash  
Mulberry  
Norway Maple  
Russian Olive  
Siberian Elm  
Silver Maple  
Tree of Heaven  
Weeping Birch  
White Poplar  
Willow

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**CHAPTER 151**  
**TREES**

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151.01 Purpose	151.04 Conditions and Planting Specifications
151.02 Authority	151.05 Trimming, Care and Maintenance of Trees
151.03 Tree Permits Required	151.06 License and Bond

**151.01 PURPOSE.**

The purpose of these regulations is to establish and maintain a healthy urban forest within the City. Rules for planting or removal, care and maintenance of trees are included to ensure proper treatment and to avoid interference with infrastructure.

**151.02 AUTHORITY.**

The Director of Building and Planning will have the authority to issue permits for planting or removal of trees and other plantings in the right-of-way. The supervisor of public services will have responsibility for care and maintenance of trees and plantings on public property.

**151.03 TREE PERMITS REQUIRED.**

1. No person shall plant trees or shrubs in the right-of-way without first obtaining a tree planting permit from the Director of Building and Planning. There is no charge for the permit. The applicant shall demonstrate that all plantings will be done in accordance with all the rules and regulations as set out in this chapter.

2. No person shall remove trees from rights-of-way or any other public property without receiving a permit from the Director of Building and Planning. The Director of Building and Planning may waive the permit for conditions such as storm damage.

*(Ord. 1411 - Aug. 15 Supp.)*

**151.04 CONDITIONS AND PLANTING SPECIFICATIONS.**

1. Any tree within street right-of-way shall have a single trunk with a minimum of four (4) feet from grade to the first branch at the time of planting.

2. No conifers of any sort shall be planted in the right-of-way. Trees that are not on the List of Recommended Trees for right-of-way planting shall not be planted in the right-of-way.

3. Trees shall be planted a minimum of four and one-half (4½) feet from the edge of a sidewalk, curb, or alley right-of-way to the center of the tree. Trees shall be planted a minimum of five (5) feet from water service stop boxes or water valve boxes. Trees shall be planted a minimum of ten (10) feet from any hydrant, transformers, telephone junction boxes, manholes and driveway approaches. No tree shall be planted in a right-of-way less than twelve (12) feet in width.

4. Plantings shall be in compliance with the general visibility requirements of the zoning regulations.

5. The minimum spacing for a tree from a street light standard or transmission pole shall be one-half (½) of the normal spread for that species of tree, or thirty (30) feet, whichever is less. No tree shall be planted under transmission lines unless the tree at maturity will not be tall enough to interfere with the lines. (See list of recommended trees to be planted under overhead utilities.)

6. Trees and other plantings shall not be planted directly over an underground water line, sewer line, transmission line or other utility. Trees and other plantings shall be planted a minimum of two (2) feet from the underground utility. The applicant shall be responsible for contacting the statewide "One Call" notification system prior to any type of excavation. If a living or healthy tree or any other planting is damaged, or has to be removed to repair an underground utility, the City or any other approved franchise holder shall not be held responsible for the tree or the replacement of the tree or other planting. The cost associated with the removal may be passed on to the adjacent property owner.

7. Species of trees that are noted as undesirable on the List of Recommended Trees, available from the Director of Building and Planning, shall not be planted within the City limits.

8. In the Central Business District, plantings shall be done only with prior approval of the Council, and where the sidewalk abuts the curb four (4) square feet of ground with permeable surface shall be maintained for each tree.

9. An applicant proposing the plantings in City parks must receive approval by the Park Board prior to the issuance of a permit.

#### **151.05 TRIMMING, CARE AND MAINTENANCE OF TREES.**

1. The supervisor of public services shall have jurisdiction over trees and other plantings on public property within the City in order to protect the health of all trees from disease and to require trees and plantings to be maintained so they are not dangerous to public safety. Maintenance of trees within street rights-of-way shall be the responsibility of the City.

2. The supervisor of public services shall supervise all work by City employees or contractors in the trimming, preservation, planting or removal of trees or other plantings within the right-of-way and all other City property. The supervisor of public services shall have the authority to order private persons to comply with duties placed upon them by this section.

3. The duties of any person growing a tree or other plantings on private property abutting on streets or public places are:

A. To trim trees or plantings so that they shall not cause a hazard to the public or block public walks or ways or interfere with proper lighting of public streets or places. The minimum clearance of any overhanging portion shall be eight (8) feet over walks and sixteen (16) feet above the surface of the traveled portion of the street.

B. To treat in an accepted manner, or remove any tree or plant so diseased or insect-ridden as to constitute a hazard to other trees and especially those dangerous to trees or plants in public streets or places.

4. Utility companies may operate under an annual or semiannual permit issued by the Director of Building and Planning with programmed trimming under conditions agreed upon by the supervisor of public services. Exception: If the utility company hires an outside contractor to perform work on trees within the right-of-way, the provisions of Section 151.06 must be met by the contractor.

5. No person shall willfully damage, cut, carve, or injure the bark of any tree or plant on the streets or public places of the City. Tree trimming shall be done in accordance with good practices and regulations of the City. Topping of any tree on the right-of-way shall not be a normal practice for any person, firm, or City department. Topping is defined as the severe cutting back of limbs to stubs within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempt from the requirements of this section at the determination of the supervisor of public services.

#### **151.06 LICENSE AND BOND.**

Before engaging in the business or occupation of pruning, treating, or removing trees located in the right-of-way or parks within the City, any person or firm must procure a license from the Director of Building and Planning. Before any license shall be issued, each applicant shall provide a ten thousand dollar (\$10,000.00) bond to the City to work within the right-of-way and provide evidence of possession of liability insurance in the minimum amounts of one million dollars (\$1,000,000.00) for bodily injury and property damage indemnifying the City or any person injured or damaged resulting from the pursuit of such endeavors as herein described. A license shall not be required of any City employee doing such work in the pursuit of public service endeavors.

## CHAPTER 152

# LANDSCAPE REGULATIONS

152.01 Purpose	152.07 Recommended Species of Trees
152.02 General Applicability	152.08 Time of Installation
152.03 Tree Plantings Adjacent to and Within Street Rights-of-Way	152.09 Planting Sizes
152.04 Residential Property	152.10 Maintenance
152.05 Parking Areas	152.11 General Provisions
152.06 Screening	152.12 Site Plan
	152.13 Planting Specifications

**152.01 PURPOSE.** The purpose of this chapter is to establish standards for landscape planting and preservation with development and redevelopment of property. The intent of the regulations is to reduce wind turbulence, heat and noise; to prevent erosion and reduce storm water runoff; to preserve groundwater strata; to reduce carbon dioxide and return pure oxygen to the atmosphere; and to promote aesthetic quality and otherwise create a pleasant community environment.

### **152.02 GENERAL APPLICABILITY.**

1. Whenever a new use is established, or a property is converted to a new land use type, landscape requirements shall be applicable to the entire lot. Whenever a building is constructed or structurally altered by one or more additions, landscape requirements shall be applicable to the new construction only.
2. New and expanded parking areas shall meet landscape requirements. Parking areas without permanent hard surfaces shall meet the requirements if surfaced or altered in any way.
3. Whenever storage of materials or equipment is commenced on a site that has not previously been used for that purpose, screening shall be provided according to the landscape regulations.
4. Exemptions and exceptions are as follows:
  - A. Property in the C-2 zone is exempt.
  - B. Special consideration will be given to site design, topography, unique relationship to adjacent properties and existing utilities in enforcing screening requirements. If the applicant can demonstrate that the public interest is better served through alternative landscape design, the Director of Building and Planning can permit variation from these regulations.

### **152.03 TREE PLANTINGS ADJACENT TO AND WITHIN STREET RIGHTS-OF-WAY.**

1. In any yard adjacent to street rights-of-way, trees shall be planted at a minimum ratio of one (1) large tree for every forty (40) feet of lot frontage, or for small trees, every thirty (30) feet of lot frontage. In the case of a corner lot only one (1) tree for every sixty (60) feet of lot frontage shall be required.
2. Trees shall be planted within the right-of-way only in those cases in which trees cannot be planted in the yard adjacent to the street right-of-way. A permit from

the Director of Building and Planning is required for plantings in the street right-of-way.

3. Trees which cannot be planted in conformity with the provision of subsection 2 may be planted elsewhere on the lot.
4. If the required number of trees exists within the right-of-way, trees need not be planted adjacent to the right-of-way. Additional trees required shall be planted adjacent to the right-of-way except as provided in subsection 3 above.
5. Trees planted in or adjacent to the street right-of-way shall conform to the requirements of Chapter 151 of this Code of Ordinances.

**152.04 RESIDENTIAL PROPERTY.** In addition to the requirements of Section 152.03, residential developments must meet the following minimum standards:

1. For any residential development, twenty percent (20%) of the lot area must be devoted to landscaping, and be free from any impervious surface.
2. On any residential lot, one (1) tree must be planted for every three thousand (3,000) square feet of lot area. Trees used for this requirement may be planted in any yard. Trees planted to fulfill frontage or parking area requirements may be used to fulfill the requirements of this section.

**152.05 PARKING AREAS.** The following provisions shall regulate the landscaping of parking areas. Screening of any parking area shall be provided as required in Section 152.06 and may be used to satisfy the requirements of this section.

1. Landscaping shall be provided along the perimeter of and within parking areas and meet the following conditions:
  - A. A minimum five-foot-wide planted strip shall border the entire parking area. A ten-foot-wide planting area, landscaped with trees and shrubs, is required to separate parking lots from adjoining street rights-of-way.
  - B. Every parking space or portion thereof shall be within forty (40) feet from a small size tree or sixty (60) feet from a large size tree.
2. Applicability:
  - A. New parking areas shall comply with the requirements of this section.
  - B. For expansion of existing parking areas, the requirements of this section shall apply to the parking area added.
  - C. If an existing parking area does not have a permanent hard surface and is required to be surfaced or altered in any way, the provisions of this section shall apply as if the parking area had not previously existed.
  - D. Parking ramps, covered parking areas, and parking areas that are an integral part of a building shall be exempt from the requirements of this section.

**152.06 SCREENING.** The following provisions shall regulate the screening of land uses and off-street parking.

1. Requirements.

- A. Where a commercial or industrial use abuts or is across an alley or railroad right-of-way from a residential use, school, a park or playground, screening shall be preserved, planted or constructed and maintained by the owner of the commercial or industrial use in a manner sufficient to obscure the commercial or industrial use from view within the lot lines of the residence, school or park.
- B. Where a lot occupied by a mobile home park abuts or is across any right-of-way of less than one hundred (100) feet in width from a residential use, screening shall be provided by the owner of the mobile home park in a manner sufficient to effectively obscure the mobile home park from view within the lot lines of the residential use.
- C. Where a parking area is provided on a lot which abuts or is across an alley or railroad right-of-way from a single-family home or a duplex, the parking area shall be screened in a manner sufficient to obscure the parking area from view within the lot lines of the single-family or duplex use.
- D. Any outdoor storage of materials or equipment on a commercial or industrial property shall be screened in a manner sufficient to obscure the materials or equipment from the view within lots lines of the residential use, school, park or playground located across any street right-of-way.
2. Screening Materials.
- A. For screening land uses and outdoor storage of materials or equipment, a densely planted screen of deciduous and coniferous trees and shrubs, approved by the Director of Building and Planning, may be used. A screen of *pyramidal arbor vitae* or other suitable evergreens may be substituted. The plantings shall form a six-foot-high screen within five (5) years. The planting bed shall have a minimum width of ten (10) feet.
- B. For off-street parking areas, screening shall consist of trees or shrubs which provide maximum obscurity to a height of six (6) feet within six (6) years.
- C. Where a planting screen cannot be expected to thrive because of intense shade, soil and other conditions, a solid fence or wall of materials compatible with the principal building and of durable construction, or an earthen berm covered with grass and low shrubs and/or other acceptable materials which provide maximum visual obscurity to a height of six (6) feet within five (5) years may be used if approved by the Director of Building and Planning.
3. Time of Installation. If a lot proposed for a commercial, industrial or manufactured housing use is not located adjacent to or opposite an existing residential use or subdivision in an R zone or a school or a recreational area, screening need not be provided until within six (6) months after a building permit is issued for a residential use in an R zone or a school, a final plat of a residential subdivision is approved, or a recreational area is available for use on adjacent or opposite land.
4. Maintenance. The owner shall keep plant materials pruned in such a manner as to provide effective visual obscurity.

**152.07 RECOMMENDED SPECIES OF TREES.** The varieties of trees permitted by this chapter for the uses indicated are specified in the *List of Recommended Trees for Grinnell* as

updated and amended from time to time and available as a supplement to the landscape regulations. The *List of Recommended Trees for Grinnell* may be used to fulfill the requirements of Chapter 151 and this chapter upon approval of the Director of Building and Planning.

**152.08 TIME OF INSTALLATION.** All plantings required by this chapter shall be installed prior to occupancy or commencement of a use. If the plantings cannot be installed prior to occupancy or commencement of a use, the Director of Building and Planning may issue a temporary certificate of occupancy, accompanied by a letter of violation and grant a delay of installation until the seasonal calendar dates of June 1 or November 1, whichever occurs first. The property owner shall place in an escrow account, established with the City, an amount which shall cover the anticipated costs of plantings.

**152.09 PLANTING SIZES.** The following specifications shall be met at the time of planting:

1. Deciduous Trees. This type of tree shall have a minimum trunk diameter of one and a half (1½) inches, or in the case of plantings for single-family residences, one (1) inch, at six (6) inches above ground level, and demonstrate the growth capabilities, branch formation, and crown balance that is indigenous to the particular variety. The tree shall be straight of trunk with the main leader intact.
2. Coniferous Trees. This type of tree shall have a minimum height of three (3) feet or in the case of plantings for single-family residences, two (2) feet, measured from the planted level to the top of the tree. The needle color and branching habits shall be normal for the species and the over-all appearance shall be indicative of previous care in pruning and development.

**152.10 MAINTENANCE.** It shall be the responsibility of the owner of a lot to maintain and replace, if necessary, landscape materials required by this chapter. It shall also be the responsibility of the owner to keep the required planting areas free from weeds and litter. Any trees on private property which overhang the public right-of-way shall be maintained in accordance with the provisions of Chapter 151 of this Code of Ordinances. Maintenance of trees within street rights-of-way shall be the responsibility of the City.

**152.11 GENERAL PROVISIONS.**

1. The distances required herein for the location of a tree shall mean the distance to the center of the tree.
2. Where fractional numbers of trees result, the number of trees required shall be rounded to the closest whole number.
3. Trees required for screening purposes in accordance with the provision of Section 152.06 may be used to satisfy the tree planting requirements for street rights-of-way and parking lots provided they are allowed to grow to their mature height.
4. References to “large” or “small” trees in these regulations refer to the mature height as scheduled in the *List of Recommended Trees for Grinnell*. Generally large trees have a mature height of over thirty (30) feet.
5. Existing trees may be used to comply with the requirements of the tree regulations, if they meet minimum size requirements.

**152.12 SITE PLAN.** When provisions of the tree requirements are applicable, a site (“plot”) plan shall be submitted with the request for a building permit and shall, in addition to the information normally required, include:

1. The size and location of required planting areas; and
2. The mature height (small or large), location and type of existing and proposed tree plantings.

**152.13 PLANTING SPECIFICATIONS.** Planting areas must meet the following criteria for location to insure public safety, the protection of infrastructure, and the health and longevity of required plantings. Criteria for size and construction of planting areas and the locations for tree planting are provided in the *Planting Specifications*, available at the City offices.

1. Trees shall be planted not closer than four and a half (4½) feet to a public sidewalk or the anticipated location of a future public sidewalk where one does not now exist, or to a curb, or to an alley right-of-way.
2. Trees shall be placed to avoid interference with the construction, maintenance and operation of public and private utilities and services above or below ground as determined by the utility companies and the Director of Building and Planning.
3. Landscaping shall not be located in conflict with the general visibility requirements set out in the zoning regulations.

