

## **DIVISION 8. LANDSCAPING**

### **Sec. 6.8.1. Purpose and intent.**

The purpose and intent of this division is to provide landscaping guidelines establishing minimum standards and criteria for the design, installation, and maintenance of landscaping which enhances the aesthetic appearance of Marion County, complimenting the natural and built environments, reducing noise and glare, improving air and water quality, providing shade and habitat, and buffering the aspects of development.

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.8.2. Landscape plan requirements.**

A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes:

- A. All existing landscaping, indigenous open space, and natural features;
- B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved;
- C. Vegetation and tree protection barricades;
- D. All replacement trees as required per Section 6.7.8;
- E. All proposed landscape areas, labeled and with sizes of each landscape area provided;
- F. Construction details as applicable, including but not limited to:
  - (1) Tree protection;
  - (2) Tree, palm, and shrub installation;
  - (3) Details for specialized installations;
  - (4) Elevation drawings of walls proposed for buffers and/or screening; and
  - (5) Cross section of proposed walls/berms/combo for buffers.
- G. Plant schedule:
  - (1) A key matching the plants being specified (may be plant symbols or written)
  - (2) Quantities of plants being specified
  - (3) Common plant names
  - (4) Scientific plant names
  - (5) Plant specifications including height, spread, and spacing
  - (6) Native status
- H. Calculations for required landscaping:
  - (1) Tree preservation and replacement

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- (2) Shade tree requirements
  - (3) Buffers
  - (4) Parking areas
  - (5) Vehicle use areas
  - ~~I.~~ Proposed street and/or parking lot light pole locations.
  - J. All proposed sign locations, including advertisement and internal vehicular control signs.
  - K. Notes including installation instructions and special requirements related to contractor licensing, utility locating, tree protection, maintenance, fertilizer use, and watering.
  - ~~J.~~ Notes. Tree barricade locations and details as well as notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 ~~and~~ shall also be provided on the ~~site and grading~~ landscape plan sheets.
- (Ord. No. 13-20, § 2, 7-11-2013)

### Sec. 6.8.3. Landscape design standards.

- A. All new landscapes in Marion County shall be designed to protect the County's unique natural resources by conserving water, protecting the quality of groundwater, reducing waste and pollution, creating wildlife habitat, and preventing erosion by implementation of Florida-Friendly Landscaping (FFL) by UF/IFAS and FDEP, including but not limited to:
  - (1) Right plant, right place;
  - (2) Water efficiently;
  - (3) Fertilize appropriately;
  - (4) Mulch;
  - (5) Attract wildlife;
  - (6) Manage yard pests responsibly;
  - (7) Recycle yard waste;
  - (8) Reduce stormwater runoff; and
  - (9) Protect the waterfront.
- ~~B. All plant species listed as "Prohibited" in the UF/IFAS Assessment of Non-native Plants (Central Zone) shall be removed from proposed development sites. Plant species listed as "Invasive—Not Recommended" shall be removed from all proposed development sites outside of the Urban Growth Boundary (UGB); they may remain within the UGB with authorization from the County Landscape Architect.~~
- ~~C.~~ B. Prohibited Plants. Prohibited vegetation based on the following sources:
  - (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive Plant Species*,
  - (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
  - (3) Center for Aquatic and *Invasive Plants*, University of Florida, IFAS.
- C. Removal and eradication of Prohibited Plant species shall be a condition of development approval.
- D. Landscaping within rights-of-way shall require approval by the County Engineer or his designee.

~~D~~E. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. ~~Large~~Shade trees shall not be located within 30 feet of ~~power~~overhead electric lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.

(Ord. No. 13-20, § 2, 7-11-2013)

#### Sec. 6.8.4. Non-residential development.

For non-residential development, at least 20 percent of the ~~land to be developed shall be landscaped~~development project area shall be landscape areas as defined below. The development project area is defined as the outer extent perimeter of all disturbed areas of the project.

~~A. When a project area is less than the size of the overall parcel to be developed, the required landscape area calculation may be reduced to apply to the project area as authorized by the County Landscape Architect. All other requirements directed by the Board, DRC, or included in this division shall apply.~~

~~B~~A. Landscape areas shall include:

- (1) Buffers;
- (2) Landscaping required for parking areas;
- (3) ~~Building landscaping;~~Shade Trees and/or Replacement Trees;
- (4) ~~Service~~Landscaped side slopes and ~~equipment area screening.~~

~~C. Landscape areas may also include planted sodded bottoms of dry stormwater management areas with a depth of four feet or less, and the planted littoral zones of wet stormwater management areas;~~

~~D~~(5) Building landscaping;

(6) Service and equipment area screening.

B. Credit towards the landscape area requirements may be allowed for all or part of preserved native habitat if the applicant demonstrates that it includes one or more of the following:

- (1) ~~Tree~~Preserved existing trees or tree clusters including preserved native ~~vegetative communities are protected from development impact.~~vegetation under their dripline.
- (2) ~~Vegetative~~Preserved areas ~~with~~of existing native ~~understory flora are protected from development impact.~~vegetation.

(Ord. No. 13-20, § 2, 7-11-2013)

#### Sec. 6.8.5. New residential developments.

For new residential developments and mixed-use developments, landscape plans shall demonstrate the following:

~~A. The landscape design standards in Section 6.8.3 shall be provided for any proposed landscaping in the following areas:~~

- ~~(1) Development entry areas.~~
- ~~(2) Medians and/or boulevards.~~
- ~~(3) Community buildings.~~

~~(4) Recreation and common areas.~~ A. Yard Tree Requirements.

(1) For all

~~B. New residential and mixed-use developments shall create Marion-Friendly Landscape Areas (MFLA) to minimize impacts to the quality and quantity of natural groundwater recharge.~~

~~(1) Non-residential components of mixed-use development shall adhere to the landscape requirements as in accordance with Section 6.8.4.~~

~~(2) MFLA shall not be located on residential lots.~~

~~(3) The MFLA requirements for the residential components are as follows:~~

~~(a) Within the Primary SPZ, 20 percent of the project area shall be MFLA.~~

~~(b) Outside of the Primary SPZ, 15 percent of the project area shall be MFLA.~~

~~(4) Water retention/detention areas that meet the stormwater quality criteria of Section 6.13.6 and land use buffers which use Marion-friendly landscaping qualify as MFLAs.~~

~~(5) The area limitations under Section 6.8.5 above may be reduced in accordance with a mitigation strategy approved by the County.~~

~~C. The developer shall inform future owners within residential developments that all permit applications for construction shall include a landscape plan which meets the requirements of this division.~~

~~D. residential developments, each individual single-family or duplex lot shall contain two shade trees. One shade tree shall be located in the front yard and one shall be located in the rear yard. Front yard trees shall be installed within the residential lot area between the road right of way and the residential structures. Yard trees may be deferred until the home construction.~~

(2) For multi-family or mixed-use developments where the residential structures are adjacent to parking areas instead of street, the requirements for building landscaping, parking lot landscaping and screening shall serve in lieu of yard trees.

(2) All yard trees shall be Shade Trees. Front yard trees must be planted within a minimum of five (5) feet and a maximum of twenty (20) feet of the right-of-way line.

(3) Front yard trees may not be planted in the right-of-way

B. In new single-family residential developments ~~with more than 50 lots,~~ the developer shall also promote the practices and principles of FFL as described in the 'Florida ~~Yards and Neighborhoods~~ Friendly Landscaping Handbook for Home Landscapes', as amended. A program which promotes these principles shall be provided to the County as part of the development application materials, and incorporated into and made part of the restrictive covenants and shall include:

(1) Information about the applicable landscaping requirements under this division and under Division 6.8;

(2) Procedures for future owners to follow when implementing FFL on individual lots, and

(3) Water conservation and FFL educational materials to all new homeowners; and

(4) Information regarding landscape irrigation scheduling as stipulated in Section 6.9.9.

(Ord. No. 13-20, § 2, 7-11-2013)

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## 1    **Sec. 6.8.6. Buffers.**

- 2    A.    It is the intent of this section to eliminate or reduce the negative impacts of ~~the~~ adjacent uses upon each  
3        other such that the long-term continuance of either use is not threatened by such impacts and the uses may  
4        be considered compatible.
- 5    B.    Buffers shall provide a year-round screen, meaning no 100% deciduous trees, and provide an aesthetic  
6        quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from  
7        public view.
- 8    C.    ~~Plant~~ A diverse number of plant species shall be ~~mixed~~ incorporated into buffer plantings to provide  
9        ~~diversity~~ habitat and appeal.
- 10   D.    Buffers may consist of landscaping, buffer walls, ~~fencing~~, berms, or combinations thereof which work  
11        cohesively to achieve the intent of buffering.
- 12   ~~E. — Every development,~~ E. — If no buffering exists on the adjoining property or if the existing buffer fails to  
13        meet the requirements of this section, buffering shall be required with the exception of the construction of  
14        an individual single-family residence or duplexes on an individual parcel of record, ~~shall provide sufficient~~  
15        ~~buffering when topographical or other barriers do not provide reasonable screening.~~
- 16   ~~(1) In order to utilize a F. — If buffers are required, the length shall be measured along each property line,~~  
17        ~~and shall exclude driveways and other access points.~~
- 18   ~~G. — No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be~~  
19        ~~permitted within~~ on an adjoining property to meet the regulations, the buffer area.
- 20   ~~H. — Buffers shall not be located on any portion of an existing or dedicated right-of-way.~~
- 21   ~~I. — Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage~~  
22        ~~to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root~~  
23        ~~damage, and interference with nearby utilities.~~
- 24   ~~J. — Required buffer types between land uses.~~
- 25        ~~(1) — Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore,~~  
26        ~~buffer requirements shall apply only to lots on the perimeter of the district.~~
- 27        ~~(2) — Buffer installation and maintenance shall be provided concurrently with the adjoining property~~  
28        ~~must have been required by a development of the more intense land use, with the following~~  
29        ~~deviations:~~ order issued by Marion County or a municipality in Marion County.
- 30        ~~(a)(2) If a buffer exists on the adjoining property that meets the requirements of this section, no~~  
31        ~~additional buffering shall be required.~~
- 32        (3) Commercial properties within a master planned commercial center, or mixed-use PUD may utilize  
33        the buffer installed on adjacent parcels within the same development if such buffers were  
34        required by a development order issued by Marion County.
- 35        (4) Commercial properties within a master planned commercial center if an adjacent commercial  
36        parcel is vacant, only fifty (50) percent of the buffer width and plants shall be required for the  
37        commercial parcel being developed. The adjacent vacant commercial parcel shall install the  
38        remaining fifty (50) percent of the buffer when it is developed.
- 39        (5) When a new but less intense land use is developed adjoining a pre-existing developed site with a  
40        higher intensity use that does not provide a buffer consistent with this code, the new use is  
41        subject to providing the required land use buffer.

~~(b)~~ When a new but less intense land use is responsible for providing the required land use buffer in this case, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.

~~(c)~~ ~~The 4~~ Regardless of type of land use adjoining it, the development of an individual single-family residence or duplex is exempt from providing ~~the required buffer~~ buffers.

~~(35)~~ In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. and as based on the project's proposed use(s).

~~(46)~~ Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

F. If buffers are required, the length shall be measured along each property line and shall exclude driveways and other access points and easements.

G. No buildings, structures (other than lighting, signs, buffer walls, decorative hardscape, or fences), storage of materials, or parking shall be permitted within the buffer area. Pedestrian trails, sidewalks, etc. are permitted in buffers when integrated into the design of the buffer areas.

H. Buffers shall not be located on any portion of an existing or dedicated right-of-way, or on individual single-family residential or duplex parcels.

I. Arrangement of plantings in buffers shall: (Landscape to be given priority in buffers.)

(1) provide maximum screening to adjacent properties

(2) avoid damage to existing trees and plant material both within the development and in those areas outside of but directly adjacent to the project development,

(3) account for mature growing sizes of preserved existing and proposed trees regarding shade, root damage, and interference with nearby utilities and signage.

(4) offer interest with a meandering, organic layout where appropriate and a variety of textures and colors

~~Table 6.8-1 Buffer Type Requirements~~

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| <del>AG</del>  | <del>Agriculture, Rural Lands, Natural Reservation</del>                                      |
| <del>SFR</del> | <del>Single family, duplex residential</del>                                                  |
| <del>MF</del>  | <del>Multi-family residential</del>                                                           |
| <del>COM</del> | <del>Commercial, RV parks, Commercial Recreation</del>                                        |
| <del>IND</del> | <del>Industrial uses</del>                                                                    |
| <del>PUB</del> | <del>Public Use (including Government, Institutional, and related Professional Offices)</del> |
| <del>ROW</del> | <del>Arterial or Collector Right of Way or Road Easement</del>                                |

~~Table 6.8-2 Land Use Categories for Buffers~~

| <del>±</del> | <del>±</del>  | Permitted or Existing Use |                |               |                |                |                |                |  |
|--------------|---------------|---------------------------|----------------|---------------|----------------|----------------|----------------|----------------|--|
|              |               | <del>AG</del>             | <del>SFR</del> | <del>MF</del> | <del>COM</del> | <del>IND</del> | <del>PUB</del> | <del>ROW</del> |  |
|              | <del>AG</del> | -                         | -              | -             | -              | -              | -              | -              |  |

|  |     |   |   |   |   |   |   |   |
|--|-----|---|---|---|---|---|---|---|
|  | SFR | E | - | C | A | B | C | C |
|  | MF  | E | A | - | A | B | C | C |
|  | COM | D | B | B | - | B | C | C |
|  | IND | B | B | B | B | - | B | D |
|  | PUB | E | B | C | C | C | - | C |

K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. ~~The design professional~~ Landscaping Plans for required buffers shall be prepared by a Registered Landscape Architect, who shall use these requirements to design buffers that are thoughtfully designed and enhance the perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. The plant quantities and parameters in the buffer type descriptions may be used to develop a total quantity of plants for the entire buffer length and then utilized to achieve an appealing, comprehensive landscape design. Desirable buffers are creatively designed, minimize the implementation of evenly spaced trees or a cookie-cutter appearance, and consider the specific character and topography of the proposed development.

Required landscaping as per below shall meet Section 6.8.10 General Planting Requirements.

- (1) ~~A-Type All landscaping required as part of a buffer shall consist of a 30-foot wide landscape strip without a be installed on the public view side of any buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal, if a wall is required.~~
- (2) Shrubs, if required per the following, shall be seven (7) gallon in size, or equivalent, reaching a minimum height of three (3) feet or fractional part thereof, within one year of planting and shall be spaced no further apart than 48 inches on center unless otherwise approved by the County Landscape Architect.
- (3) Groundcovers, if required per the following, shall be spaced no further apart than 30 inches on center.
- (4) Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall if required, shall be arranged to form a layered landscape screen with a minimum height of three feet achieved within one year of planting. If a buffer wall is not required, then shrubs and groundcovers shall attain eighty (80) percent opacity within 12 months of planting. If a buffer wall is required, then shrubs and groundcovers shall attain fifty (50) percent opacity in front of the buffer wall within 12 months of planting.
- ~~(2) B-5) Type buffer C Buffers adjacent to the following roadways shall consist of a 20~~ require the 25-foot ~~wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees~~ buffer width ~~and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs planting requirements, and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.~~
- ~~{shall also require an equestrian or agricultural-themed 3}~~ C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum ~~rail, 4-rail wooden fence of a 48" height of three feet achieved within one year.~~
- ~~(4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part~~

thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent at least 50%  
of the ~~required buffer.~~ buffer's linear footage and distributed throughout that linear footage:

~~(5) E Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall  
contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be  
planted in a double staggered row and be capable of reaching a maintained height of six feet within  
three years. Groundcovers and/or turfgrass shall not be used in this buffer.~~

a) All roadways classified as a Collector or above in the following locations:

i. Within the Farmland Preservation Area

ii. Outside of the Urban Growth Boundary, west of I-75

iii. US 27 and SR 40 within the Urban Growth Boundary, west of I-75

iv. US HWY 301/441 within the Urban Growth Boundary, north of the Ocala City  
Limits.

v. Classified as a Scenic Road

(6) The preservation of existing natural vegetation within buffers is permitted and encouraged to meet  
buffering requirements. In order to utilize natural vegetation as a portion of required buffer plantings,  
or in lieu of required buffer plantings, the applicant shall prepare an assessment of the existing trees  
vegetation and conduct a field meeting with the County Landscape Architect. Utilization of existing  
natural vegetation to satisfy buffer requirements is subject to approval by the County Landscape  
Architect.

K. ~~Buffer walls, buffer fences, and berms.~~

~~(1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used  
to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with  
approval of the DRC. The buffer walls, buffer fences, and berms shall:~~ (1) Buffer walls and berms  
shall:

(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes  
with vehicular circulation;

(b) Be designed to be compatible with existing and proposed site architecture and the character of  
the surrounding and adjacent settings including the style and selection of materials; and

(c) Be situated so that the ~~wall or fence components~~ walls and berms are within the buffer limits and  
any required landscaping shall be installed on the public view side of the wall.

(2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a  
minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each  
are used, they shall be constructed to:

(a) Ensure that historic and/or proposed drainage, stormwater, or other surface water flow patterns  
or facilities are ~~accommodated~~ not impacted;

~~(b) Not interfere with or obstruct any stormwater facilities; and~~

~~(c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper  
arrangement to limit visibility into the proposed development.~~

~~(3) If planted berms are used, the top of the berm shall have a four foot wide maintainable area.~~ (3) The  
maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum  
side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees ~~Trees~~ or shrubs on ~~may not be~~  
planted along the very top ridgeline of a ~~the berm is discouraged.~~

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1 ~~M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to~~  
2 ~~promote healthy growth.~~

3 ~~N.~~ (4) Buffer areas shall be continually maintained and kept free of all trash and debris.

4 (Ord. No. 13-20, § 2, 7-11-2013)

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**Table 6.8-1 Buffer Type Requirements**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| <b><u>AG</u></b>  | <u>Agriculture, Rural Lands, Rural Residential, Natural Preservation</u>                  |
| <b><u>SFR</u></b> | <u>Single family or duplex residential</u>                                                |
| <b><u>MF</u></b>  | <u>Multi-family residential</u>                                                           |
| <b><u>COM</u></b> | <u>Commercial, RV parks, Commercial Recreation</u>                                        |
| <b><u>IND</u></b> | <u>Industrial uses</u>                                                                    |
| <b><u>PUB</u></b> | <u>Public Use (including Government, Institutional, and related Professional Offices)</u> |
| <b><u>ROW</u></b> | <u>Arterial or Collector Right-of-Way or Road Easement</u>                                |

2

3

**Table 6.8-2 Land Use Categories for Buffers**

| <b><u>Proposed Use</u></b> |                   | <b><u>Adjacent Permitted or Existing Use</u></b> |                      |                  |                   |                   |                   |                        |
|----------------------------|-------------------|--------------------------------------------------|----------------------|------------------|-------------------|-------------------|-------------------|------------------------|
|                            |                   | <b><u>AG</u></b>                                 | <b><u>SFR</u></b>    | <b><u>MF</u></b> | <b><u>COM</u></b> | <b><u>IND</u></b> | <b><u>PUB</u></b> | <b><u>ROW</u></b>      |
|                            | <b><u>AG</u></b>  | <u>-</u>                                         | <u>-</u>             | <u>-</u>         | <u>-</u>          | <u>-</u>          | <u>-</u>          | <u>-</u>               |
|                            | <b><u>SFR</u></b> | <u>A</u>                                         | <u>E<sup>3</sup></u> | <u>C</u>         | <u>A</u>          | <u>B</u>          | <u>C</u>          | <u>D<sup>1</sup></u>   |
|                            | <b><u>MF</u></b>  | <u>A</u>                                         | <u>D</u>             | <u>-</u>         | <u>A</u>          | <u>B</u>          | <u>C</u>          | <u>D<sup>1</sup></u>   |
|                            | <b><u>COM</u></b> | <u>D</u>                                         | <u>B</u>             | <u>B</u>         | <u>-</u>          | <u>B</u>          | <u>C</u>          | <u>C</u>               |
|                            | <b><u>IND</u></b> | <u>B</u>                                         | <u>B</u>             | <u>B</u>         | <u>B</u>          | <u>-</u>          | <u>B</u>          | <u>C/D<sup>2</sup></u> |
|                            | <b><u>PUB</u></b> | <u>A</u>                                         | <u>B</u>             | <u>C</u>         | <u>C</u>          | <u>C</u>          | <u>-</u>          | <u>C</u>               |

4

1. Properties within the limits of 6.8.6.J(5) shall comply with that buffer requirement

5

2. D Type Buffer if residential is adjacent to opposite ROW

6

3. A 6' opaque fence may be used in lieu of a vegetative buffer

7

**TABLE 6.8.3 – BUFFER CLASSIFICATION REQUIREMENTS**

| <u>BUFFER CLASSIFICATION</u> | <u>BUFFER WIDTH</u> | <u>PLANTING REQUIREMENTS</u><br>(Per 100 lineal feet)                                                                                          | <u>WALL REQUIRED?</u> |
|------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <u>A</u>                     | <u>50 feet</u>      | <u>Three Shade Trees</u><br><u>Five Understory Trees</u><br><u>30% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u> | <u>No</u>             |
|                              | <u>30 feet</u>      | <u>Four Shade Trees</u><br><u>Six Understory Trees</u><br><u>70% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u>   | <u>No</u>             |
| <u>B</u>                     | <u>30 feet</u>      | <u>Two Shade Trees</u><br><u>Three Understory Trees</u><br><u>50% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u>  | <u>Yes</u>            |
|                              | <u>20 feet</u>      | <u>Three Shade Trees</u><br><u>Four Understory Trees</u><br><u>75% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u> | <u>Yes</u>            |
| <u>C</u>                     | <u>25 feet</u>      | <u>Two Shade Trees</u><br><u>Three Understory Trees</u><br><u>50% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u>  | <u>No</u>             |
|                              | <u>15 feet</u>      | <u>Three Shade Trees</u><br><u>Five Understory Trees</u><br><u>80% Shrubs and Groundcover, excluding turf grass and with continuous shrubs</u> | <u>No</u>             |
| <u>D</u>                     | <u>25 feet</u>      | <u>Two Shade Trees</u><br><u>Three Understory Trees</u><br><u>25% Shrubs and Groundcover, excluding turf grass</u>                             | <u>Yes</u>            |
|                              | <u>15 feet</u>      | <u>Three Shade Trees</u><br><u>Three Understory Trees</u><br><u>60% Shrubs and Groundcover, excluding turf grass</u>                           | <u>Yes</u>            |
| <u>E</u>                     | <u>15 feet</u>      | <u>Four Shade Trees</u><br><u>Single row of continuous Shrubs</u>                                                                              | <u>No</u>             |
|                              | <u>5 feet</u>       | <u>Five Shade Trees</u><br><u>Double row of continuous Shrubs</u>                                                                              | <u>No</u>             |

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## 1    **Sec. 6.8.7. Parking areas and vehicular use areas.**

- 2    A.    A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall  
3        be provided around the perimeter of parking areas to form a landscape screen with a minimum height of  
4        three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this  
5        requirement.
- 6    B.    Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged ~~by~~  
7        vehicles using these areas. Landscaping at the ~~end~~nose of parking stalls shall be offset ~~away~~two and a half  
8        feet from the ~~parking stall~~face of curb or wheelstop to allow for vehicle overhang. The area between the  
9        landscape ~~screening and the end of the~~and parking stall shall be mulched and contain no vertical irrigation  
10       components.
- 11   C.    A landscaped parking lot island shall be located every ten parking spaces ~~and~~. Where Shade Trees are  
12       required, to provide sufficient space for health root development, parking lot islands shall be a minimum of  
13       ~~200~~400 square feet in size. Unsuitable soils, including limerock road base, shall be excavated and replaced  
14       with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or  
15       porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of  
16       turfgrass is prohibited.
- 17   ~~D.    Trees within parking areas.~~
- 18       ~~(1)    All trees required for parking areas and vehicular use areas shall be shade trees, unless required~~  
19       ~~otherwise by provisions in this section.~~
- 20       ~~(2)    All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site~~  
21       ~~lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking~~  
22       ~~bays are proposed) shall contain two shade trees. D.~~
- 23       ~~(3)    In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees~~  
24       ~~shall be installed depending on the size and configuration of the island.~~
- 25       ~~(4)    Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees,~~  
26       ~~which will not conflict with the visibility of such signage.~~
- 27   E.    Each row of parking spaces shall be terminated by a landscaped island.
- 28   F.    Divider medians may be used to meet parking area landscape requirements.
- 29       (1)    The minimum width of a divider median shall be eight feet.
- 30       (2)    One ~~shade tree~~Shade Tree shall be provided per 50 lineal feet of divider median.
- 31   G.    To offset heat gain from paved surfaces, ~~shade trees~~Shade Trees as required in Section 6.7.4 should be  
32       located to provide as much shade as possible on such surfaces.
- 33   H.    Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade  
34       trees as required in Section 6.7.4 ~~may~~shall be integrated into the parking area landscaping.
- 35   I.    All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight  
36       triangle.
- 37   J.    Trees within parking areas.
- 38       (1)    All trees required for parking areas and vehicular use areas shall be Shade Trees, unless required  
39       otherwise by provisions in this section.
- 40       (2)    All parking lot islands, including terminal parking lot islands, shall contain one Shade Tree unless site  
41       lighting fixtures are proposed in said island..

(3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.8.8. Building landscaping.**

- A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building.
- B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.
- C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.
- D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.8.9. Service and equipment areas.**

~~A. Utility areas and loading/unloading areas shall be screened as follows:~~

~~(1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or~~

~~(2) Buffer fencing with a minimum height of three feet.~~

~~B.A.~~ Garbage collection areas (dumpster pad) shall be screened with a wall, ~~buffer~~opaque fencing, or a landscape screen capable of reaching a minimum height of six feet within three years- and maintained to preserve an opaque screening quality.

C. Shade Trees shall remain fifteen feet while other trees and shrubs shall remain eight feet from any fire service connection.

~~D.D.~~ Trees and shrubs shall remain offset three feet from any electrical transformer and shall not be proposed along the access door face of the transformer within the distance provided by the power provider.

E. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet- offset a minimum of three feet from the equipment.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.8.10. General planting requirements.**

- A. All trees, palms, shrubs, and groundcovers shall be nursery grown and Florida No. 1 quality or better, as established by Florida Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, including latest updates, (‘Florida Grades and Standards’) as amended.

- 1 B. Plant ~~palettes~~selection shall be appropriate for the development site and provide the highest level of  
2 diversity as practicable.
- 3 ~~C.~~ Diversity requirements: Landscape design that includes a diversity of tree and plant species is required. For  
4 projects in which 20 or more trees are required, one species may not account for more than 25% of the total  
5 number of trees unless otherwise approved by the County Landscape Architect. At least three species of  
6 shrubs or groundcover shall be specified unless otherwise approved by the County Landscape Architect.
- 7 D. Planting specifications are listed as follows:
- 8 (1) Native plant requirements:
- 9 (a) Within the Urban Growth Boundary (UGB), a minimum of 25 percent of all proposed plant  
10 quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County.
- 11 (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding  
12 turfgrass, shall be Florida native species suitable for use in Marion County.
- 13 (c) A minimum of 50 percent of the required ~~shade trees~~Shade Trees shall be Florida native species  
14 suitable for use in Marion County.
- 15 ~~(d) To promote biological diversity, no more than 50 percent of the required shade trees for a~~  
16 ~~development shall be of one species.~~
- 17 (2) The use of invasive plant species ~~is~~ based on the ~~UF/IFAS Assessment of Non-native Plants (Central~~  
18 ~~Zone) as updated.~~ following sources, shall be prohibited:
- 19 (a) Florida Exotic Pest Plant species listed as "Council Category I & II List of Invasive Plant Species,  
20 (b) Prohibited" are not permitted for use in any proposed development. Aquatic Plants per F.A.C.  
21 5B-64.011, and
- 22 ~~(b) Plant species listed as "Invasive—Not Recommended" are not permitted for use in any~~  
23 ~~development outside of the UGB. This group of plants may be used within the UGB with subject~~  
24 ~~to approval by the County Landscape Architect.~~
- 25 ~~(c) Plant species listed as "Caution" may be used provided specific management strategies and~~  
26 ~~monitoring are included in the project's BMP manual.~~
- 27 (c) Center for Aquatic and Invasive Plants, University of Florida, IFAS.
- 28 (3) Trees.
- 29 (a) Shade trees shall have a minimum caliper of 3.5 inches ~~and a height and crown diameter as per~~  
30 Florida Grades and Standards.
- 31 (b) ~~Accent or ornamental (understory)~~ Understory trees shall have a minimum ~~overall height caliper~~  
32 ~~of six feet and a minimum spread of 42 inches upon installation.~~ and a height and crown  
33 diameter as per Florida Grades and Standards.
- 34 (4) Palms.
- 35 (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is  
36 authorized as stated in Section 6.7.9.
- 37 (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are  
38 used to substitute one required tree. ~~Where specimen palms are specified, substitution may be a~~  
39 ~~one-to-one ratio.~~
- 40 (c) Palm trees shall not be substituted for Shade Trees required ~~shade trees~~ to meet tree mitigation  
41 plantings.

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- (d) Palms shall have a clear trunk height of 10 feet minimum.
- (5) Shrubs shall ~~be reach a minimum~~ height of ~~18~~30 inches within one year of planting, unless specified differently elsewhere in this Section, and be spaced appropriately for the species and ~~the required screening and maintenance height.~~
- (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to ~~2'-3'~~24 inches minimum and 30 inches on-center maximum.
- (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. Stakes of vines shall be removed upon planting, and vines shall be trained to the wall or fence for which they are proposed.
- (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County and that meets FFL requirements. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed prior to or during installation and the integrity of the turf is not jeopardized during installation.
- D. Mulch types shall be of a renewable resource or a recycled product. The use of cypress mulch is ~~discouraged~~not allowed.
- (Ord. No. 13-20, § 2, 7-11-2013)

#### Sec. 6.8.11. Landscape installation.

- A. Any person providing landscape installation services for hire shall meet the licensing and certification requirements under Section 6.8.15.
- B. All plantings shall be installed according to current best management practices.
- C. Trees and palms shall be properly planted and guyed or staked.
- D. All plantings shall be properly ~~watered during installation and through the establishment period~~irrigated for healthy growth as recommended by Florida Grades and Standards and UF/IFAS literature.
- E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or dying plant material shall be replaced by the owner ~~within 30 days of notification by the County~~.
- (Ord. No. 13-20, § 2, 7-11-2013)

#### Sec. 6.8.12. Landscape completion and ongoing inspection requirements.

- A. Upon completion of the installation, ~~of the contractor shall request an inspection by the design professional.~~  
~~A project a~~ Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.
- B. Where landscape buffers are required under this code as a condition of development approval, the responsible maintenance entity shall every 24 months prepare a written certification, on a form provided by the County, that the buffers are in good health and maintenance, and that all plantings required in the buffer are meeting the requirements of the development approval. The certification must be signed by a responsible design professional and submitted to the Growth Services Department.
- (Ord. No. 13-20, § 2, 7-11-2013)

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**Sec. 6.8.13. Landscape maintenance.**

- A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, FFL, UF/IFAS and FDEP.
- B. Trees or palms shall not be severely pruned or shaped. If over 25% of the crown is trimmed during one trimming, then that tree is considered critically impacted and will require replanting at the cost of the Owner. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
- C. Trees or palms which are guyed or braced shall have such guying or bracing removed ~~once sufficient root growth has enable the tree or palm to support itself.~~ within one year of planting. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
- D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
- E. Buffers and screening plantings shall provide healthy appearance year-round and be maintained at the required minimum heights.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 6.8.14. Fertilizers and other landscape chemicals.**

- A. Applicability.
- (1) This section shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Marion County, unless such applicator is specifically exempted by the terms of this section from the regulatory provisions of this Code. This section shall be prospective only, and shall not impair any existing contracts.
- (2) This section requires the use of BMPs which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers.
- B. Exemptions. The provisions set forth in Section 6.8.14 above in this section shall not apply to:
- (1) Bona fide farm operations as defined in the Florida Right to Farm Act, § 823.14 FS, provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.
- (2) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.
- C. Fertilizer content and application rates.
- (1) Fertilizers applied to turfgrass and/or landscape plants within Marion County shall be applied in accordance with directions provided by FAC Rule 5E-1.003(2), Labeling Requirements for Urban Turf Fertilizers.
- (2) Fertilizer containing nitrogen or phosphorus shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding.

- (3) Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. Nitrogen shall not be applied at an application rate greater than 0.7 lbs of readily available nitrogen per 1,000 square feet at any one time based on the soluble fraction of formulated fertilizer, with no more than 1 pound total nitrogen per 1,000 square feet applied at any one time, and not to exceed the nitrogen recommendations set forth below on an annual basis:

**Table 6.8-3 Fertilizer Application Rates**

| Grass Species | Maximum N Application Rate<br>(Lbs/1,000 sf <sup>2</sup> /year) |
|---------------|-----------------------------------------------------------------|
| Bahia         | 3                                                               |
| Bermuda       | 4                                                               |
| Centipede     | 2                                                               |
| St. Augustine | 3                                                               |
| Zoysia        | 4                                                               |

- (4) No phosphorus fertilizer shall be applied to existing turf and/or landscape Plants within the County at application rates which exceed 0.25 pounds phosphorus per 1,000 square feet per application nor exceed 0.50 pounds phosphorus per 1,000 square feet per year.
- (5) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in Section 6.8.14.C(1) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.
- D. Timing of fertilizer application. No applicator shall apply fertilizers containing nitrogen and/or phosphorus when soils are saturated.
- E. Fertilizer-free zones.
- (1) Fertilizer shall not be applied to turf or landscape plants within 30 feet of any pond, stream, watercourse, lake, canal or wetland. The use of macro-tab slow release fertilizer tablets for landscape plants which are installed within the plant pits during plant installation is allowed.
- (2) Fertilizer shall not be applied to turf grass within the following areas:
- (a) Seventy-five feet of the WBSL of any spring, pond, stream, watercourse, lake, wetland or sinkhole or other karst feature that has an opening at the surface.
- (b) Fifteen feet from the top of the bank of any drainage retention area, canal, or from the top of a seawall, unless a deflector shield, drop spreader, or liquid applicator with a visible and sharply defined edge, is used, in which case a minimum of 3 feet shall be maintained.
- (3) In the event an area is included in one or more of the areas described in Section 6.8.14.E(2) above, the more restrictive provision (i.e., the larger distance) shall apply.
- (4) Newly planted turf and/or landscape plants may be fertilized in this zone only for a 60-day period beginning 30 days after planting if need to allow the plants to become well established. Caution shall be used to prevent the direct deposit of nutrients into the water.
- F. Low maintenance zones. A 10-foot low maintenance zone is required from any pond, stream, water course, lake, wetland, or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent County regulations apply, this provision does not relieve the requirement to adhere to the more stringent

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regulations. No mowed or cut vegetative material shall be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over-spray of aquatic weed products in this zone.

G. Impervious surfaces. Spreader deflector shields are required when fertilizing via rotary (broadcast) spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable. Fertilizer released on an impervious surface must be immediately contained and either legally applied to turf or any other legal site, or returned to the original or other appropriate container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

H. Management of grass clippings and vegetative matter. In no case shall grass clippings, vegetative material, and/or vegetative debris be washed, swept, piled or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways. Any material that is accidentally so deposited shall be immediately removed to the maximum extent practicable.

I. Training for fertilizer applicators.

(1) Commercial applicators of fertilizer within the unincorporated area of Marion County, shall maintain current Limited Urban Commercial Fertilizer Applicator Certification through the Florida Department of Agriculture and Consumer Services by January 1, 2014, per § 482.1562 FS.

(2) Any other person whose duties include the application of fertilizer not required to maintain certification in Section 6.8.14.I(1) above, shall obtain a GI-BMP Certificate of Completion within six months of assuming such duties.

(3) Private homeowners are required to follow the recommendations of the Florida Yards and Neighborhoods Handbook by FDEP and UF/IFAS, as amended except to the extent this Code provides more stringent requirements.

J. Enforcement.

(1) In addition to county code enforcement officers, the County Administrator may also delegate enforcement responsibility for this section to agencies and departments of Marion County government, in accordance with state and local law.

(2) Funds generated by penalties imposed under this section shall be used by the County for the administration and enforcement of § 403.9337 FS, and the corresponding sections of this Code, and to further water conservation and nonpoint pollution prevention activities.

K. Penalties.

(1) Violation of any provision of this section shall be subject to the following penalties:

(a) First violation: Written Notification and Education.

(b) Second violation: Written Notification and Education.

(c) Third violation: Fifty dollars (\$50.00).

(d) Fourth and subsequent violation(s): One Hundred dollars (\$100.00).

(2) Each day in violation of this section within a 365-day period, beginning the date of the first violation, shall constitute a separate offense. The Board may take any other appropriate legal action, including but not limited to emergency injunctive action, to enforce the provisions of this section.

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(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 6.8.15. Landscape installation and maintenance licensing and certification.**

A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.

(1) Unless subject by Florida Statutes to certain continuing education requirements, contractors licensed under this section are required to complete a minimum of eight Professional Development Hours or Continuing Education Units in Florida Friendly Landscaping Practices from a continuing education organization approved by the County before each succeeding license renewal or bi-annually, whichever is shortest. Compliance with this requirement will be confirmed at the time of license renewal, or by an approved audit procedure.

(2) A list of required and approved courses or certifications for Section 6.8.15.A(1) above will be maintained by the Marion County Licensing Board.

(3) A course or certification may be added to or withdrawn from the approved list using an approved petition procedure.

B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current GI-BMP Certificate of Completion.

C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

(Ord. No. 13-20, § 2, 7-11-2013)