ARTICLE 22

LANDSCAPING, BUFFERING, SCREENING & FENCES

SECTION 2200 – Intent

The purpose of this Article is to promote and protect the health, safety, and general welfare of the community through the reduction of nois

e, air, and visual pollution, the stabilization of soils, the containment of wind-blown dust and debris, and the provision of a wide variety of living plant material around buildings, adjacent properties, large expanses of paved areas, and transitional areas between land uses.

SECTION 2205 – Required Landscape Review

All developments that are subject to a Site Plan Review as defined by Article 23 of this ordinance must demonstrate that the requirements of this Article will be achieved. No new site development, building or structure shall be constructed unless landscaping is provided as required by this Article. Any improvements to an existing development, which includes building additions, and loading area expansions, shall be required to bring only the new improvements into compliance with this Article. Single-family residences and duplexes are not subject to the landscaping requirements of this ordinance.

SECTION 2210 - General Requirements

1. A Landscaping Plan will be required as part of the Site Plan Review process. The information required on this site plan is listed in Article 23, Section 2320, Item 12.

2. The owner of the property is responsible for the installation of all landscaping materials and required bufferyards. The maintenance of all landscaping materials and required bufferyards shall also be the responsibility of the owner of the property—unless documents establishing the maintenance and liability of these improvements have been recorded and approved by the Plan Commission (prior to recordation in the Office of the Dearborn County Recorder). Maintenance and liability can be designated or transferred to an established homeowners' association, conservation trust, park board, the commercial management entity associated with a development, or another entity if approved by the Plan Commission.

3. All landscaping materials and required bufferyards shall be kept in a proper, neat and orderly appearance—regularly free of weeds or tall grass, refuse and debris. All unhealthy or dead plant materials shall be replaced by the next planting season, or within one year, whichever comes first.

4. All plant material must be installed, according to the approved landscaping plan, no later than the next planting season or within 6 months from the date that a building occupancy permit is issued, season permitting. If no occupancy permit is required all plant material must be installed by the next planting season from the date of approval for the landscaping/site plan.

5. All plant materials selected should be able to tolerate their specific planting environment and be easily maintained. Also, all landscaping shall be designed and installed to permit access to any area where repairs, renovations or regular maintenance to site buildings, utilities, etc. are expected.

6. All trees from Plant Type D (See Section 2230) shall be a minimum of six (6) feet (not to include the root ball) in overall height at the time of planting. In addition, all trees from Plant Type A and B shall be a minimum of 2 inches in caliper size (at dbh) and all shrubs from Plant Type E shall be a minimum 24 inches B&B or 3 gallon size at planting.

7. In addition to the designated width of all landscaping strips and the types of plants that are required, some type of ground cover shall be incorporated in the design, which may include any combination of grass, low ground cover, shrubs, flowers, or mulch. Gravel, limestone, river rock or similar materials may only be used as mulching around plants or for the purpose of providing landscaping accents. These types of materials shall not exceed thirty percent (30%) of the ground cover associated with the required bufferyard area(s) for the site, unless approved by the Technical Review Committee during the Site Plan Review process.

8. All bufferyards, landscaping strips, and planted areas that adjoin a street; and all vehicular use areas, shall install a minimum six (6) inch high curb along ~~the~~ landscaping strips to protect the planted area from vehicular traffic. If it is determined by the Planning Director or designee that damage from vehicles will not occur, curbing will not be necessary.

9. The Technical Review Committee may require additional landscaping, beyond the requirements of this Article if the developing use will create visual and aesthetic impacts, noise or light impacts, or other negative impacts that will not be reduced by the requirements of this Article.

10. All landscaping shall be located a minimum of 25 feet from the centerline of a public road if the right-of-way is less than fifty (50) feet total or 25 feet half right-of-way. Unless otherwise permitted within this Article or Ordinance the landscaping shall not be permitted within a right-of-way or easement.

SECTION 2215 – Landscaping Reductions

The Technical Review Committee shall have the authority to grant a twenty-five percent (25%) reduction of any of the requirements in this Article upon receipt of a written request that explains the reasoning for the reduction. The Technical Review Committee shall review each written request, and a reduction shall only be granted if an unusual or extreme circumstance exists which causes an unreasonable hardship due to the size or irregular shape of the site and the use being proposed on the site. The Technical Review Committee may also approve an alternative approach if it is determined that the intent and purpose of this Article is achieved.

SECTION 2220 – Enforcement

Inspections shall be conducted by the Planning Director, or designee, before and after construction to assure compliance with the submitted and approved Site Plan. Post development site inspections will be conducted according to Article 23.

SECTION 2225 - Sight Triangles

All required landscaping plans must incorporate sight triangles (see Section 2412) that preserve the visibility of pedestrians and motorists. Any plant material taller than 3½ feet shall not be permitted within sight triangles. Plant material includes trees that are limbed up, because a mature tree trunk can impair motorist visibility.

SECTION 2230 – Plant Types

The Plant Types listed below are arranged by size of plant at maturity and evergreen or deciduous plant types. The height is measured from the surface of the planted area to the top of the plant (does not include the roots of the plant) or by container size. All plants selected from each plant type shall be indigenous to this region or capable of flourishing within the proposed planting area. Information about the proposed plants may be required for review and verification of the plant type from the nursery.

1. Plant Type A — Large deciduous trees over 50 feet in height at maturity
2. Plant Type B — Medium sized deciduous tree from 25 to 50 feet in height at maturity
3. Plant Type C — Large shrubs or small trees 10 to 25 feet in height at maturity
4. Plant Type D — Large evergreen trees over 50 feet in height at maturity
5. Plant Type E — Shrubs that include all sizes and ground cover

***Please refer to Article 22, Section 2280 for a listing of plants which are unacceptable within right-of-ways for streets, alleys, or required parking areas.*

SECTION 2235 –Berms or Earthen Mounds

Berms, which are earthen mounds that are designed to provide visual interest, screen undesirable views, and decrease noise, may be used as an effective method of landscaping and screening in accordance with the following guidelines:

1. A berm shall be located between the right-of-way and the building setback lines;
2. Berming shall generally vary in height, width and length to create a free-form naturalistic effect;
3. The slope of a berm shall not exceed a 2.5:1 ratio;
4. The use of berms may reduce the size and number of plants required by a specific bufferyard, if it is specified in Section 2260;
5. The design of berms shall include provisions for drainage that is tied into entire site system if necessary or applicable.

SECTION 2240 - Landscaping Along Street Frontages

When a developing use adjoins a street, regardless of whether it is public or private, landscaping shall be required in accordance with a Bufferyard Level 2 (See Table 22.2) along the entire street frontage. If parking is located between the street and a proposed use, the required bufferyard(s) will be increased by thirty percent (30%)—in terms of planting materials and the area needed to adequately maintain and support the additional plants—and will contain an approved architectural screen, plant materials screen, or earthen mound, berm—or an acceptable combination—between 36-42 inches in height unless the screening is 50% transparent. The required landscaping is not required to be placed in a linear design, but shall be required to be dispersed throughout the street frontage and not clustered entirely at the ends of the property. The landscaping will provide screening for vehicular use areas, while also allowing flexibility for uses, which require high visibility from street frontages. If the street frontage (area between the building and the street) does not contain a vehicular use area or a parking area, then only a Bufferyard Level 1 shall be required.

Activities, such as outside storage, loading/unloading areas, parking of semi-trailers and heavy equipment or other unsightly activities or operations which do not require public visibility for the operation of the use, shall be required to provide screening that corresponds to the type of use being developed and the zoning of adjoining properties, as referenced in Article 22, Section 2270 Table 22.1.

SECTION 2250 – Building Landscaping

Any building with a blank facade, or blank portion of a facade, that is not used for outdoor display, storage or loading shall be required to provide the following landscaping if the wall is visible from a public right-of-way. Blank facades shall be classified as any wall that does not have windows used for display or entry doors for customers or the general public. Buildings that are 10,000 square feet or smaller shall be exempt from the requirements within this section.

1. The plant types found within Bufferyard Level 1 shall be required to break the mass and visual monotony of long blank facades. The landscaping is not required to be placed in a linear design, but shall be dispersed throughout the entire length of the blank facade. If the required front yard bufferyard can be used to adequately reduce the view of the facade from the public right-of-way, no building landscaping shall be required. The Planning Director shall make the determination of whether the required bufferyard can be used for building landscaping;
2. Facades that adjoin a vehicular use area shall have a minimum width of 8 feet for the required planting area. This planting area can be reduced to 4 feet if sidewalks are installed;
3. Landscaping should not be installed in an area that is planned for future expansion and shall not be installed in an area that is used for an emergency exit from the building.

SECTION 2255 – Loading, Storage, Utility & Trash Collection Areas

The loading/unloading areas, storage areas, utility and mechanical equipment and trash collection or compacting areas shall be screened from view of any public street right-of-way and from view of any adjoining residential use. The required screening can be accomplished by a continuous solid closed fence, masonry wall, earthen mound or berm, hedging, evergreen plant materials or combination, which is high enough to effectively screen the items mentioned above from view. Any wall or fence shall be the same or compatible, in terms of texture and quality, with the material and color of the principal building.

SECTION 2260 – Bufferyards

A bufferyard is defined as a planted area that is used to separate uses that are not compatible or provide an aesthetic separation between uses. This planted area should reduce or eliminate noise and light pollution and other adverse impacts, while providing a year-round or partial visual separation. Bufferyards shall consist of a continuous strip of land with screening that shall contain existing vegetation, planted vegetation, an earthen mound or berm, a wall or fence or any combination of these. Bufferyards may be required in addition to any other landscaping requirement defined by this Article except Section 2240. The following are general requirements:

1. The bufferyard shall extend along the entire property line, where the bufferyard is required.
2. A proposed development may reduce the required bufferyard width by one-half if the developing use adjoins an existing use that has an established mature buffer, which meets or exceeds the bufferyard requirements for the adjoining developing use. However, the same quantity of plant material shall still be required within the bufferyard if a healthy planting environment can be provided.
3. The elimination or reduction of bufferyard requirements can be made if a developing site contains healthy mature vegetation. The amount of reduction permitted will depend on the size, type and density of the trees and vegetation that exists on the site. The required plant material can be completely eliminated if the existing vegetation accomplishes the type of screening required by the prescribed bufferyard. If this is not accomplished by the existing vegetation, then evergreens, fencing, berming, masonry wall or combination shall be used to supplement the existing screening as required.
4. Bufferyards can be located within building setbacks. However, this will require approval by the Technical Review Committee and shall only be permitted if the required amount of plant material can be accommodated in an area in which the plants will be permitted to flourish. Planting within these areas shall require a written agreement from the grantee of the easement or owner of the right-of-way. If the vegetation is removed or damaged because of necessary maintenance or construction, it will be the responsibility of the owner of the property to replace the required vegetation at their expense. No structures or activity may be located or situated within the bufferyard except for ingress and egress to the site (including driveway connections between adjoining sites), sidewalks, bicycle trails and passive recreation uses. In addition, detention and retention systems can also be located within the required bufferyards if the visual screening requirements are not altered or diminished.
5. The design and exact placement of the bufferyard shall be the decision of the designer or developer, but shall be reviewed during the Site Plan Review process to ensure compliance with this Article. Trees and shrubs will be planted a minimum of five (5) feet away from property lines, right-of-ways, and easements to ensure maintenance access and to avoid encroachment on neighboring property, unless permitted otherwise by Section 2215 or Item 7 of this Section.

6. When a proposed development adjoins an undeveloped parcel of land, the required bufferyard shall be determined by the type of use being developed and the zoning of adjoining properties and shall be installed in the time period required by this Article as if the adjoining property were developed.
7. Bufferyard Levels 1 and 2, as referenced in Table 22-2, can be shared between uses if an easement is provided and recorded which indicates how the maintenance and replacement of unhealthy plants will be accomplished. The width of the shared bufferyard can be reduced by 50 percent from the combined width of the required bufferyards. However, the number of plants required cannot be reduced within the shared bufferyard.

SECTION 2265 - Required Bufferyards

The type of bufferyard that is required is dependent upon the zoning and use of the property that is being developed in comparison to the zoning and use of the adjoining properties. If the zoning of the developing use is the same as the adjoining property, a bufferyard shall still be required. (See ***Table 22.1***)

SECTION 2270 - Bufferyard Types

Each type of bufferyard is described by the minimum number of plants and the type of plants that are required for each 100 linear feet of bufferyard—unless noted otherwise. (See ***Table 22.2***) Smaller trees may be replaced with larger trees if desired. A *minimum of two different plant species* that possess similar traits shall be used from each plant type required. Fences or walls that are used within bufferyards shall be located within the center or interior of the bufferyard and the plants shall be installed on both sides of the fence or wall. Fences in the side and rear yards shall be solid and provide 100 percent opacity. Chain link fences with slats shall not be permitted.

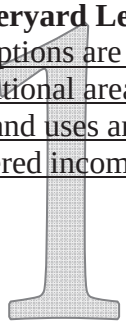
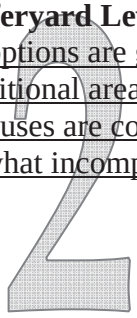
*****Find the row that corresponds to the use that is being developed, and match it to the column that corresponds to the zoning of the adjoining property.

Table 22.1 - Bufferyards Required by Zoning District and Use

Type of Use Being Developed	Zoning and / or Use of Adjoining Property	Bufferyard Level Required**
SINGLE-FAMILY DWELLING UNIT SUBDIVISIONS	Residential (R), Local Business (B-1), General Business (B-2), Highway Interchange (H-1), all Manufacturing / Industrial (M)	1
	Agricultural (A)	2
MULTI-FAMILY DWELLINGS For the purpose of this Section, multi-family dwelling units shall be units consisting of more than 2 units.	Agricultural (A), All Manufacturing / Industrial (M)	1
	Residential (R), Local Business (B-1), General Business (B-2), Highway Interchange (H-1)	2
MANUFACTURED HOME PARK If the use being developed exceeds 50 home sites, and adjoins a single-family residential use, a Bufferyard 3 is required.	Agricultural(A)	1
	Local Business (B-1), General Business (B-2), Highway Interchange (H-1), all Manufacturing / Industrial (M)	2
	Residential (R)	3
COMMERCIAL USES	Local Business (B-1), General Business (B-2), Highway Interchange (H-1), all Manufacturing / Industrial (M)	1
	Agricultural(A)	2
	Residential (R)	3
INDUSTRIAL USES	All Manufacturing / Industrial (M)	1
	Agricultural (A), Local Business (B-1), General Business (B-2), Highway Interchange (H-1)	2
	Residential (R)	4

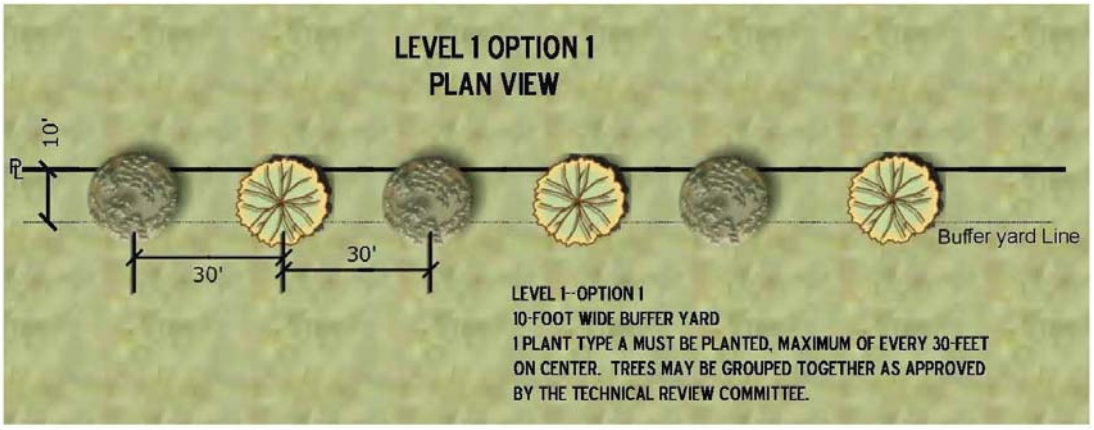
** If parking is located between the street and a proposed use, the front yard bufferyard(s) will be increased by thirty percent (30%)—in terms of planting materials and the additional area needed to adequately maintain and support them—and will contain an approved architectural screen, plant materials screen, or earthen mound, berm—or an acceptable combination—between 36-42 inches in height unless the screening is 50% transparent.

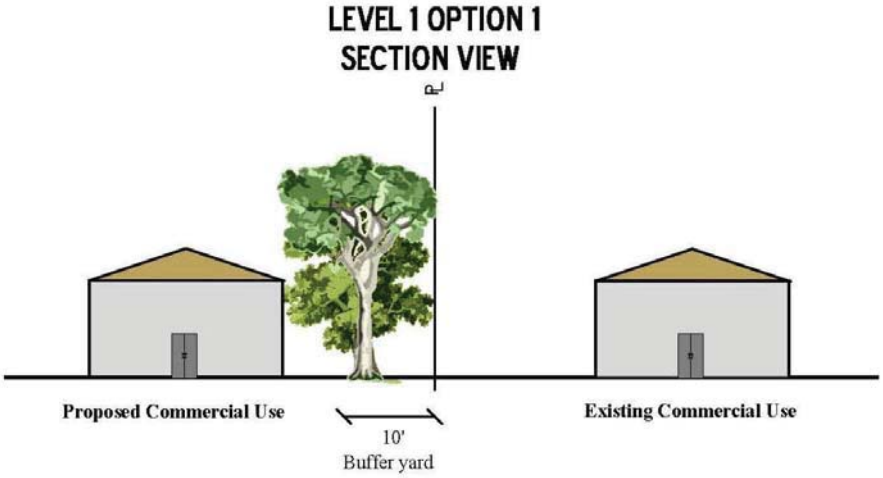
Table 22.2 - Bufferyard Types & Levels

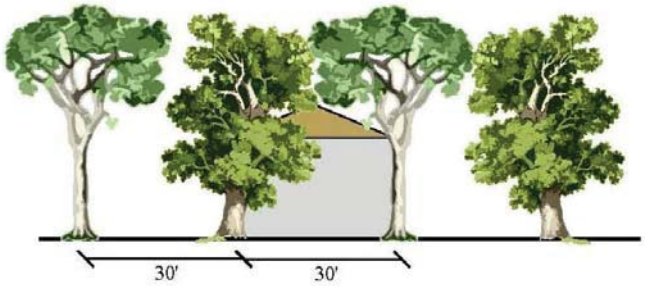
BUFFERYARDS		
Description	**Option 1**	**Option 2**
Bufferyard Level 1 *These options are generally for transitional areas, where the land uses are not considered incompatible. 	1 Plant Type A must be planted at a maximum of every 30 feet on center of linear distance along the bufferyard. The required trees may be grouped together; however, spacing(s) must be approved by the Technical Review Committee. **This buffer must be at least 10 feet wide.**	1 Plant Type B, C, or D must be planted at a maximum of every 20 feet on center of linear distance along the bufferyard. The required trees may be grouped together; however, spacing(s) must be approved by the Technical Review Committee. *A minimum of 50% of the Plant Types in this option must be a Plant Type B variety*. **This buffer may be 6-10 feet in width**
		Option 3
		**Up to fifty-percent (50%) of the trees required in Option 2 can be replaced with 4 Type E shrubs per tree.
Bufferyard Level 2 *These options are generally for transitional areas, where the land uses are considered somewhat incompatible. 	Option 1 or Option 2 of Bufferyard Level 1 **AND** + 15 Type E Shrubs (for each 100 linear feet of bufferyard) **This buffer must be at least 20 feet in width**	Each 100 linear feet of bufferyard must include: • 2 Plant Type A Trees for each 100 linear feet of bufferyard • 3 Plant Type B Trees for each 100 linear feet of bufferyard • A continuous 4-foot hedge, wall, or fence **This buffer must be at least 10 feet wide.**

BUFFERYARDS		
Description	**Option 1**	**Option 2**
Bufferyard Level 3 *These options are generally for transitional areas, where the land uses are considered to conflict.	A continuous, staggered double-row planting of trees from Plant Type D placed 20 feet on center. **This buffer must be at least 35 feet in width**	Each 100 linear feet of bufferyard must include: • 3 Plant Type A Trees • 3 Plant Type B Trees • 3 Plant Type C Trees • A continuous 5-foot hedge, wall, or fence **This buffer must be at least 25 feet wide.**
Bufferyard Level 4 *These options are generally for transitional areas, where the land uses are considered to conflict significantly.	Each 100 linear feet of bufferyard must include:: • 2 Plant Type A Trees • 3 Plant Type B or C Trees • 5 Plant Type D Trees • A continuous 6-foot hedge, wall, or fence **This buffer must be at least 60 feet wide.**	A continuous, staggered double-row planting of trees from Plant Type D placed 15 feet on center. **AND** + An earthen mound or berm that is 6-feet in height **This buffer must be at least 50 feet in width**

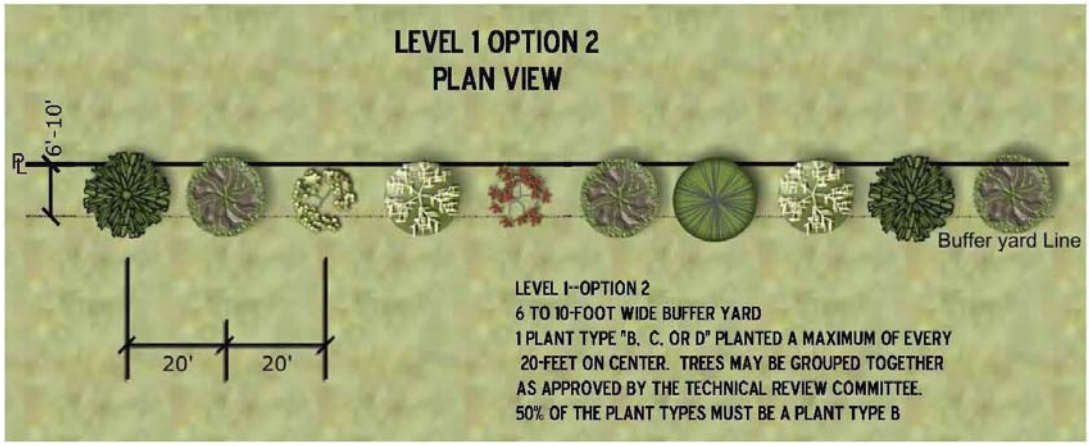
**Alternative Bufferyard scenarios can be presented to the Technical Review Committee during the Site Plan Review process. The Committee may approve an alternative bufferyard scenario if it finds that an applicant's proposal meets the purpose of this Article, as well as other conditions that may apply.*

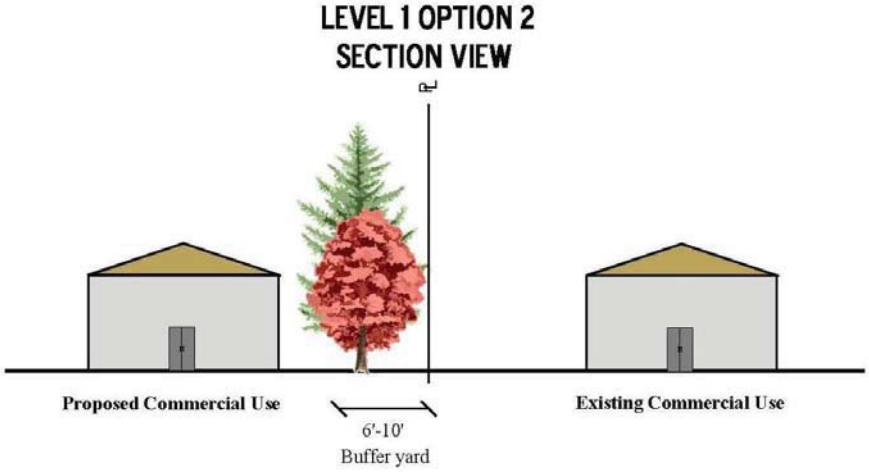


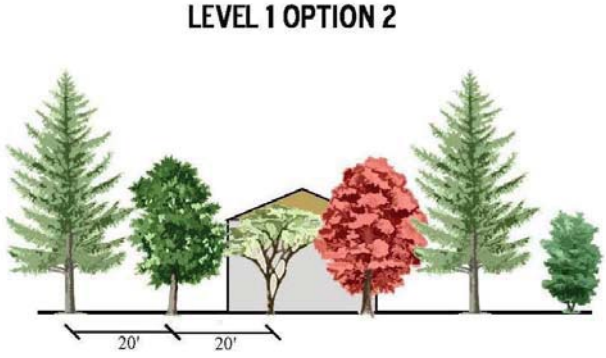




Looking at the Proposed Commercial Use from the Existing Commercial Use

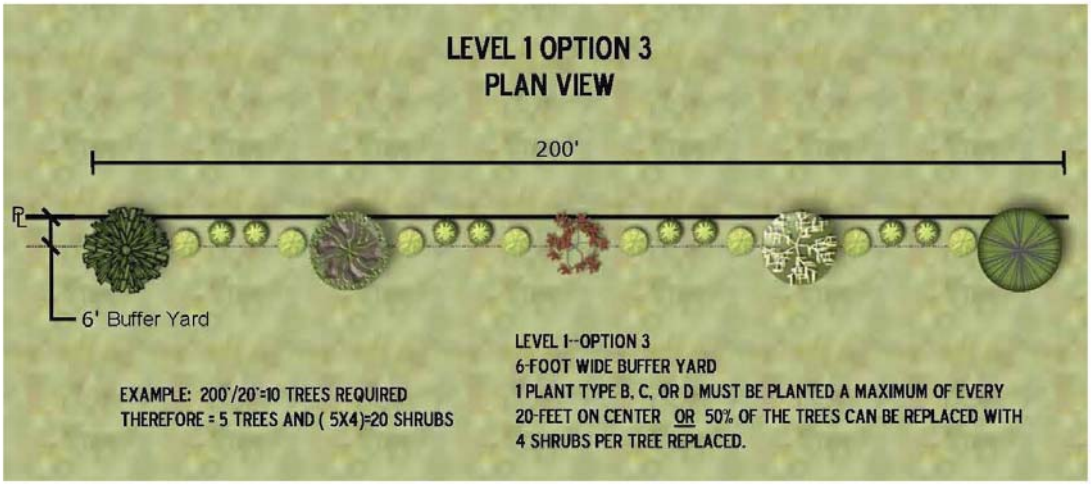




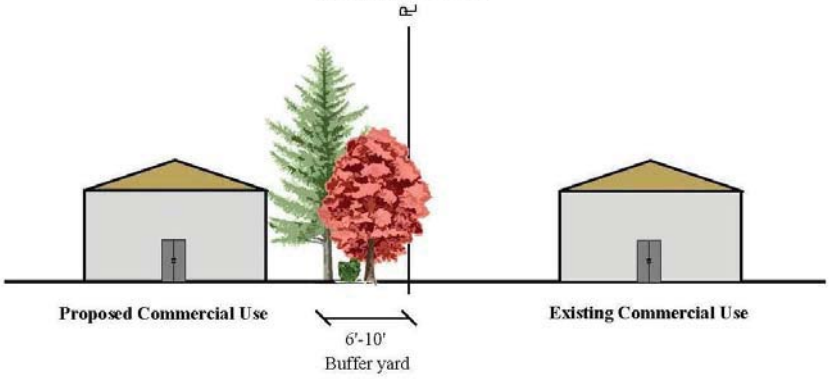


Looking at the Proposed Commercial Use from the Existing Commercial Use

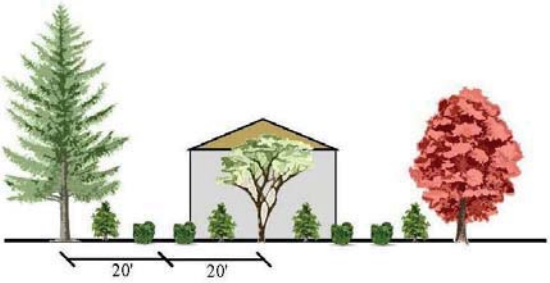
LEVEL 1 OPTION 3
PLAN VIEW



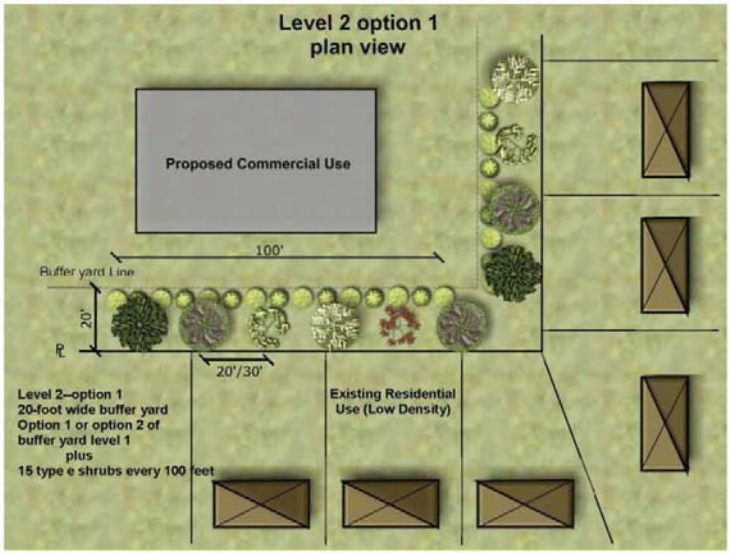
LEVEL 1 OPTION 3
SECTION VIEW

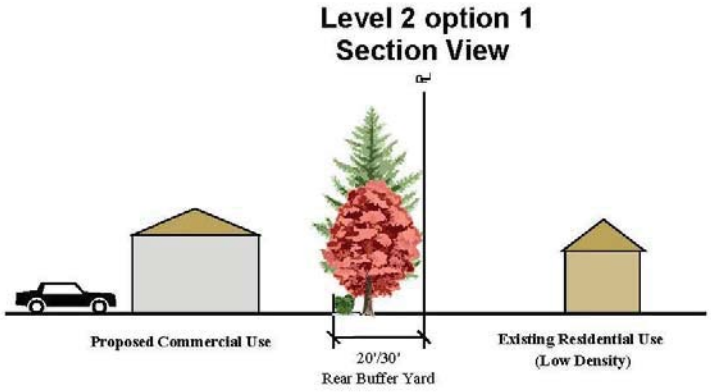


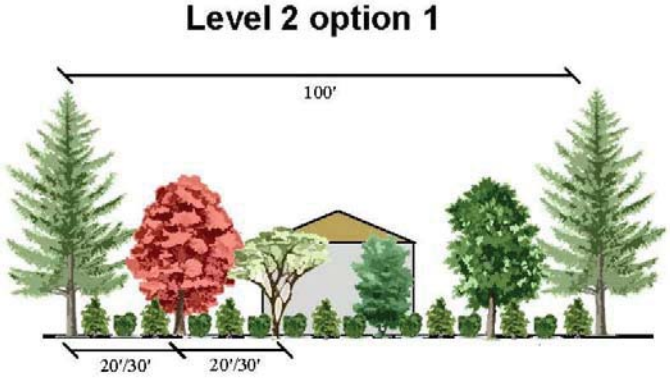
LEVEL 1 OPTION 3



Looking at the Proposed Commercial Use from the Existing Commercial Use







Looking at the Proposed Commercial Use
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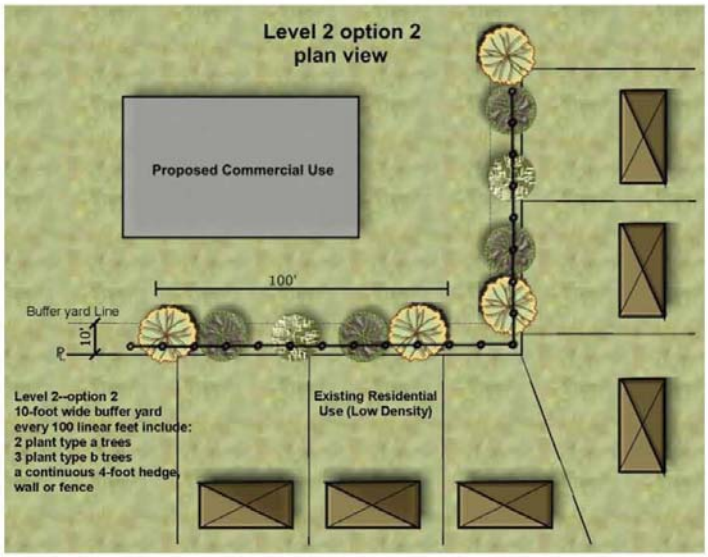
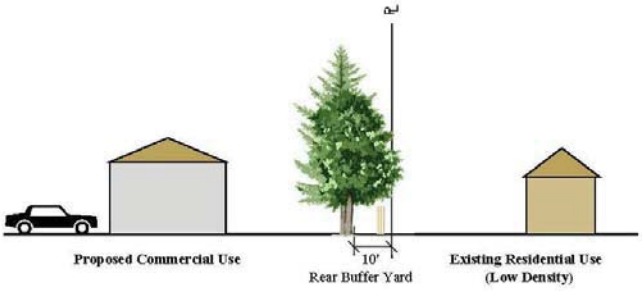
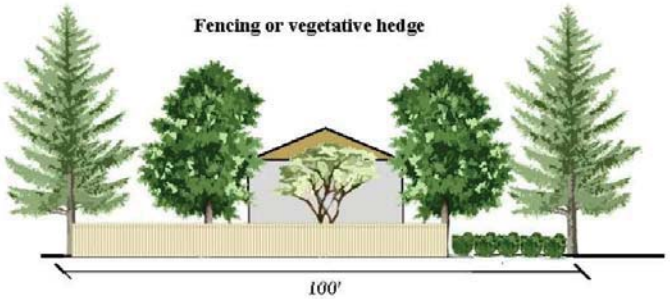


Level 2 option 2
Section View



Level 2 option 2



Looking at the Proposed Commercial Use
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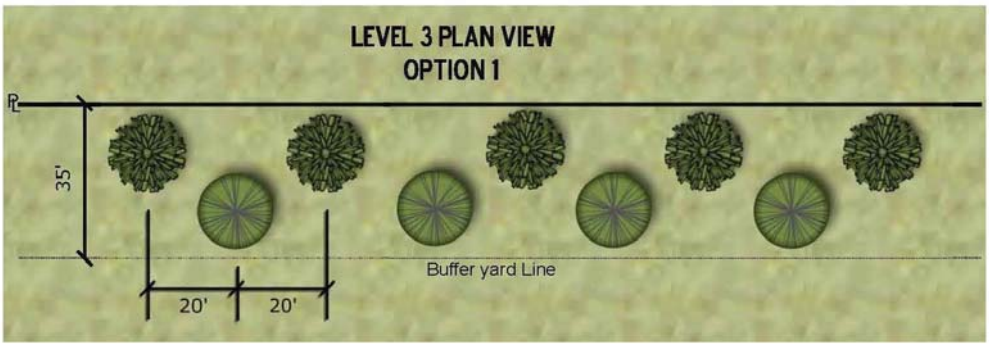
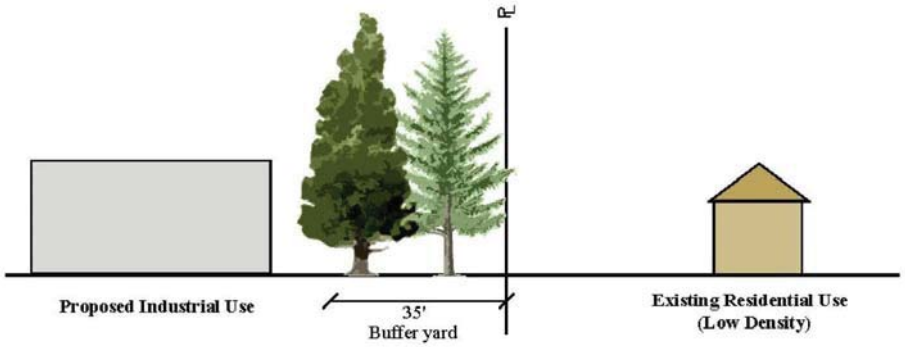
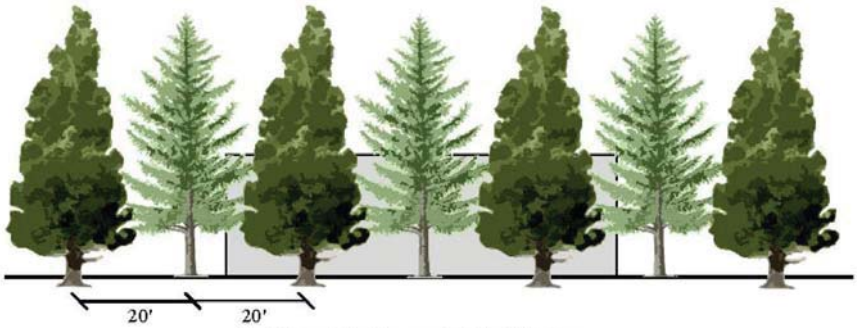


Level 3 option 1
Section View



Level 3 option 1



Looking at the Proposed Industrial Use
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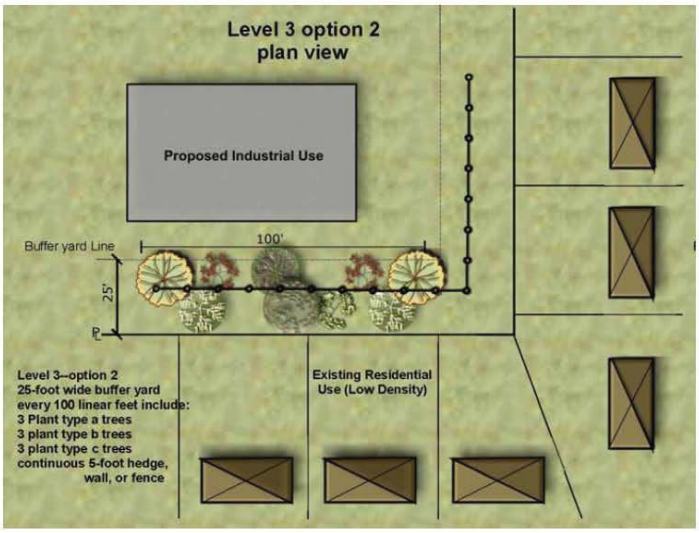
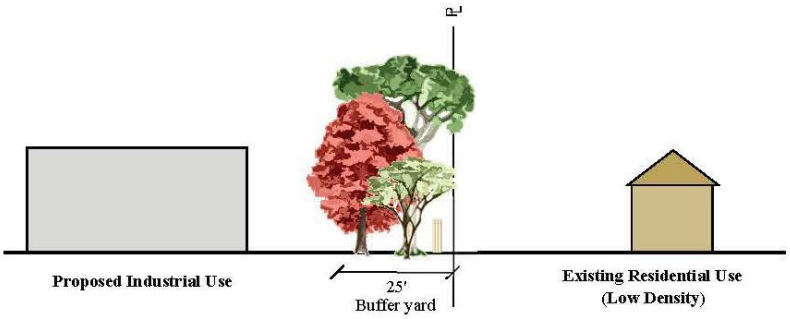
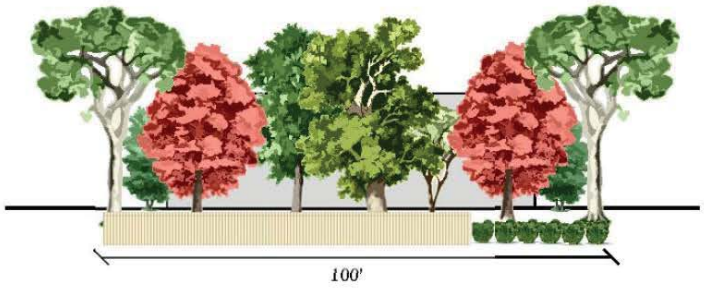


Level 3 option 2
Section View

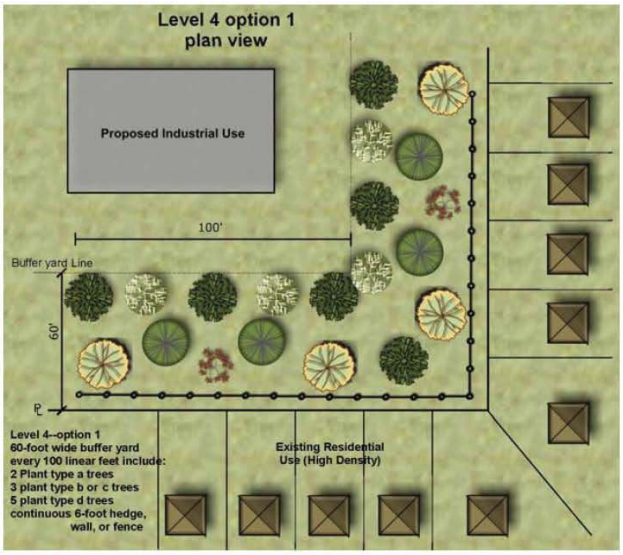


Level 3 option 2

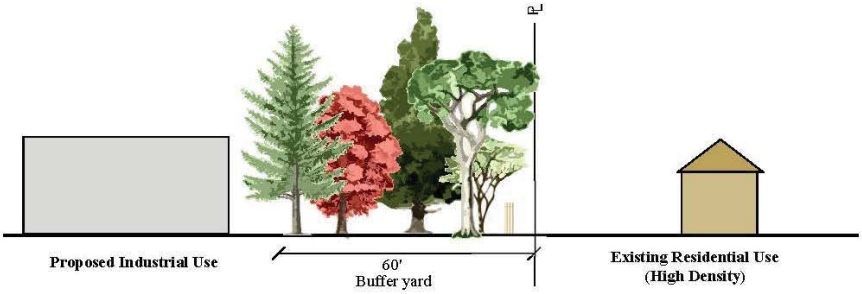
Fencing or vegetative hedge



Looking at the Proposed Industrial Use
from the Existing Residential Use (Low Density)

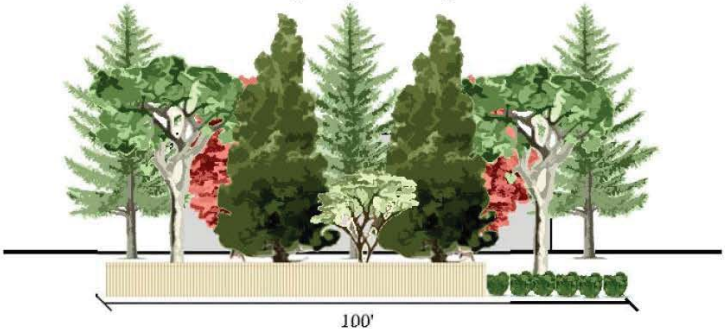


Level 4 option 1
Section View

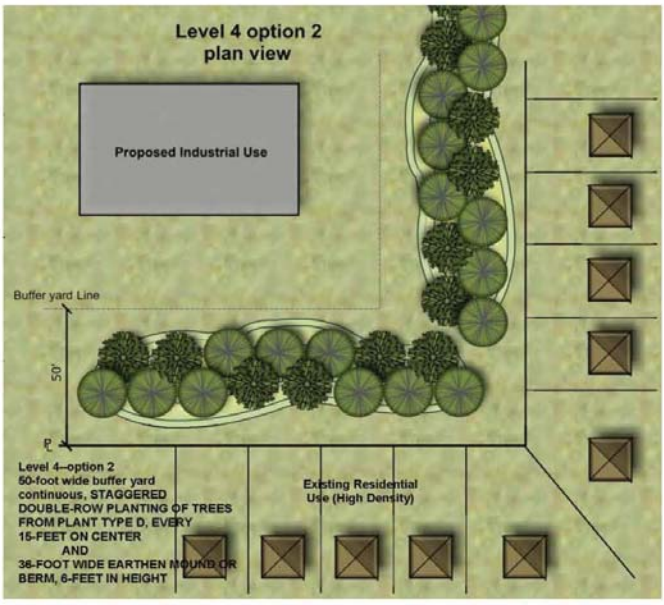


Level 4 option 1

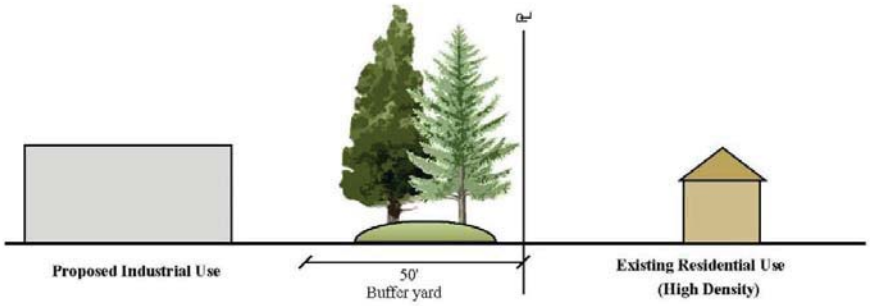
Fencing or vegetative hedge



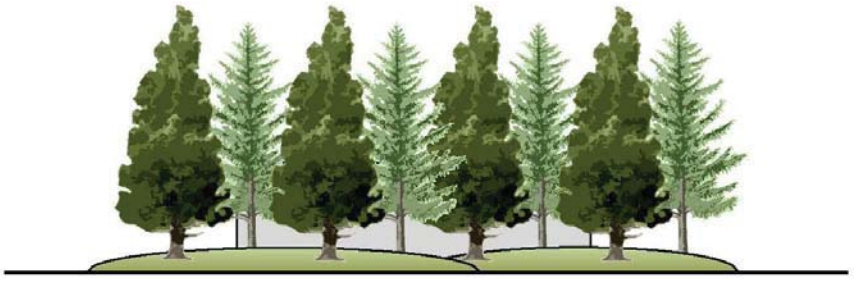
Looking at the Proposed Industrial Use
from the Existing Residential Use (High Density)



Level 4 option 2
Section View



Level 4 option 2



Looking at the Proposed Industrial Use
from the Existing Residential Use (High Density)

SECTION 2275 – Architectural Screens & Fences

1. All fences shall have the finished side facing out, with no structural supports visible from adjoining properties, or public street right-of-way unless the fence is designed so that such supports are visible from both sides.
2. Fences shall be permitted within all districts. Fences within Residential Zones shall not exceed six (6) feet in height, and shall be located within the side or rear yards, unless otherwise permitted by item 5 of this section; fences within Business Zones shall not exceed eight (8) feet in height; and fences within Agricultural & Manufacturing Zones shall not exceed twelve (12) feet in height.
3. All fences shall be constructed of durable materials and shall be installed to withstand the natural weather conditions. Fences shall be maintained in good condition at all times.
4. No fence may be located within a public right-of-way nor can it be located in an area which will obstruct the sight triangle for any motorist or pedestrian as defined in Article 24 ***(See Figure 24.1)***.
5. All fences within front yards—***except those that are established for Agricultural Uses***—shall require a permit. In addition, fences within ***Residential Districts*** must be constructed in accordance with the following standards:
    a. No solid fences may be built to exceed three (3) feet in height, above grade. Fences with "open views" (i.e. with an opacity level of fifty (50) percent or more) may be constructed a maximum of 4 feet in height, above grade ***(See Figure 22.5)***.
    b. Fencing in the front yard shall consist of materials that are normally manufactured for, used as, and recognized as decorative fencing materials, such as: wrought iron or other metals suitable for the construction of fences, wood planking, vinyl or fiberglass composite or other similar type of materials. Chain link fences shall not be permitted between a street and a principal structure.
6. In situations where fencing for outside storage is proposed or exists, a site plan must be submitted to, and approved by, the Planning Director or designee (See also Article 25, Section 2578). Fences constructed and installed for these purposes shall be solid and one-hundred percent (100%) opaque. Chain link fences with slats shall not be permitted.

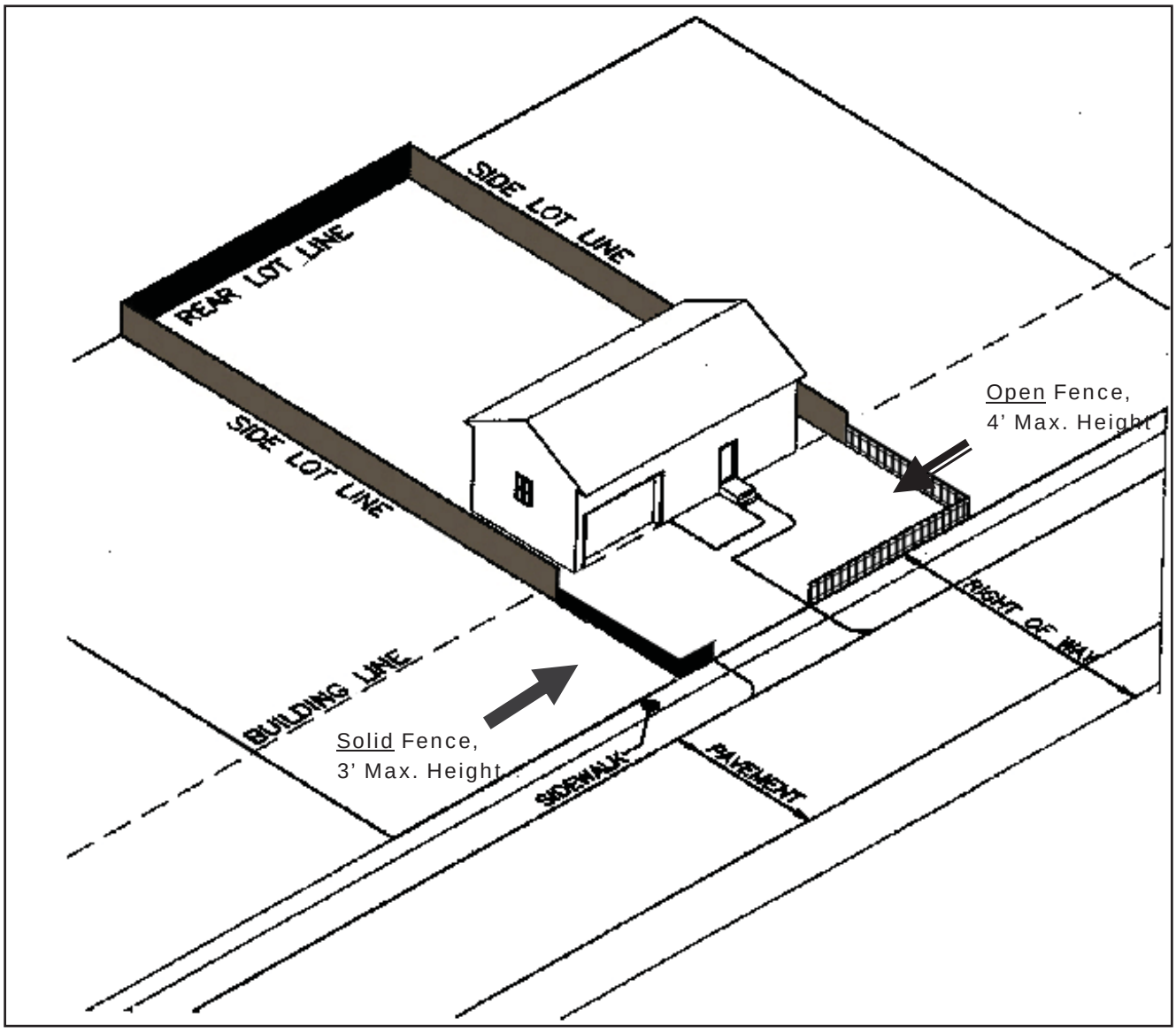
Footnotes:

Please refer to Article 25, Section 2546 of the Dearborn County Zoning Ordinance for fencing requirements for pools.

Please refer to Article 25, Section 2554 of the Dearborn County Zoning Ordinance for fencing requirements for ponds.

Please refer to Title 32, Article 26 of the Indiana Administrative Code for state fencing requirements (IC 32-26).

Figure 22.5 – Solid and Open Fences in Residential Districts



SECTION 2280 – Unacceptable Plants

The following plant species shall not be planted in a location or manner that causes any interference or obstruction within right-of-ways for streets, alleys, or required parking areas. The plants listed within this Section are not entirely prohibited; however, the use of these species should be limited to agricultural or residential areas where they can be properly installed, monitored and maintained in accordance with this Ordinance.

Non-bearing fruit cultivars or hybrids of the plants listed in this Section may be used as acceptable plants, provided that the plants do not present other unacceptable problems to the above-referenced restrictions (and locations). The Technical Review Committee will determine if a cultivar or hybrid is acceptable, if the plant has been listed as an 'unacceptable plant' as set forth in this Section.

*****Plant materials shall not be installed or planted in utility and / or drainage easements.***

(L) = Large trees

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Acer negundo	Box Elder	Weak-wooded trees with extensive shallow root systems.
Acer platanoides	Norway Maple (L)	Invasive species with poor growth habits and susceptibility to disease.
Acer saccarinum	Silver Maple (L)	The use of this tree should be tempered because of its extensive shallow root system that will cause drain tiles to clog and sidewalks to buckle. The tree is also weak wooded, which causes it to become a liability with age.
Aesculus hippocastanum	Horse Chestnut (L)	These trees pose significant maintenance issues, which emanate from large fruit and low rates of leaf drop. Less hardy or tolerant in restricted areas.
Ailanthus altissima	Tree of Heaven (L)	Invasive species with weak-wood and extensive root systems that have been known to damage sewers and foundations.
Albizza julibrissin	Mimosa	Weak-wooded, invasive species that is not hardy in this area. It is not very disease and insect tolerant.

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Alnus glutinosa	Black Alder, European Alder, Common Alder	These trees pose significant maintenance issues and are prone to pests.
Betula papyrifera	Paper Birch (L)	Susceptible to Bronze Birch Borer. Life expectancy in a site with some stress (i.e. street tree) is short in an urban area.
Betula pendula	European White Birch (L)	Susceptible to Leaf Miners and Bronze Birch Borers. This tree is also intolerant of urban stress and is short-lived with a low-branching pattern.
Castanea dentata	American Chestnut (L)	Very susceptible to diseases. Flowers have an unpleasant odor. Less hardy or tolerant in restricted areas.
Catalpa bigoniodes	Southern Catalpa	Weak-wooded trees with messy fruit.
Eleagnus angustifolia	Russian Olive	Short-lived invasive species that is also disease-prone.
Fraxinus americana	American Ash, (L) White Ash (L)	In general, these types of ash trees require significant maintenance and are susceptible to the Emerald Ash Borer.
Fraxinus excelsior	Common Ash, (L) European Ash (L)	
Fraxinus pennsylvanica	Green Ash (L)	
Ginkgo biloba (Female)	Ginkgo (L)	The female of this species is unacceptable anywhere because of its fruit. The fleshy seed is extremely messy with a very unpleasant odor.
Gleditsia triacanthos	Common Honey Locust (L)	This weak-wooded tree is too thorny for use in the urban environment.
Ligustrum	Privets	If a high degree of maintenance is not provided, these shrubs become leggy and do not meet required opacities. These invasive species are also susceptible to severe winter damage.
Maclura promifera	Osage Orange	The large fruit of this tree makes it unsuitable for high-traffic areas.
Malus	Apple	The large fruit of these trees makes them generally unsuitable for high-traffic areas.

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Morus species	Mulberry (L)	The mulberries are unsuitable because of the fruit that they produce, which is fleshy and extremely messy.
Paulownia tomentosa	Royal Paulownia, (L) Princess Tree (L)	Weak-wooded, invasive species with root systems known to damage sidewalks and driveways.
Pinus nigra	Austrian Pine, (L) Black Pine (L)	Highly susceptible to Diplodia tip blight.
Populus nigre “Italica”	Lombardy Poplar (L)	Populars are generally unacceptable because they are disease-prone, weak-wooded, and their roots will clog drain tiles and storm and sanitary sewer lines.
Populus deltoides	Cottonwood	
Populus deltoides	Carolina Poplar (L)	
Prunus cerasifera	Cherry Plum	The fruit of these trees makes them generally unsuitable for high-traffic areas. Additionally, these trees experience serious disease problems and are disease-sensitive.
Prunus persica	Peach	The fruit of these trees makes them generally unsuitable for high-traffic areas. Additionally, these trees experience serious disease problems and are disease-sensitive.
Pyrus	Pear	The large fruit of these trees makes them generally unsuitable for high-traffic areas.
Quercus palustris	Pin Oak	Susceptible to Bacterial Leaf Scorch.
Rhamnus catharica	Common Buckhorn	Invasive species that is susceptible to winter die back.
Rhamnus frangula	Glossy Buckhorn	Invasive species that is susceptible to winter die back and serious diseases.
Rosa multiflora	Japanese Rose Multiflora Rose	This invasive shrub becomes leggy after harsh winters and in general is very difficult to maintain.
Salix species	Willows	Weak-wooded trees which are susceptible to canker disease and tap sewer and water lines.
Sorbus species	Mountain Ash	These trees are susceptible to a host of diseases and pests that should temper its use. Not considered urban tolerant.

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Lonicera maackii	Amur Honeysuckle	Very weedy, invasive species which are difficult to maintain.
Lonicera tartarica	Tartarian Honeysuckle	
Lonicera morrowii	Morrow Honeysuckle	
Ulmus americana	American Elm (L)	In general, these types of elms are disease-prone, weak-wooded, and messy—requiring significant maintenance.
Ulmus carpiniflora	Smoothleaf Elm (L)	
Ulmus fulva	Red Elm (L)	
Ulmus pumila	Siberian Elm (L)	