

City of Fairbanks
Landscape Review and Beautification
Commission

Landscape Manual

March 1, 2006

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Introduction

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

Landscape Design Standards

Summary of Requirements

Residential

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

Storage/Warehouse/Industrial

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

Miscellaneous

Type of Construction	Landscaping/Screening Requirements
Central Business District: Where no setbacks or off street parking is required or provided	<ul style="list-style-type: none"> ▪ Trash screening (see below)
Central Business District: Where parking is provided	<ul style="list-style-type: none"> ▪ Follow all parking lot screening requirements (see below)
New development adjacent registered historical structure	<ul style="list-style-type: none"> ▪ Buffer landscaping as approved by Landscape Review Board (see below)
Existing Building – Unchanged	<ul style="list-style-type: none"> ▪ No requirements
Existing Building – Change in Use	<ul style="list-style-type: none"> ▪ Comply with this ordinance (see below)

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

Landscape Design Standards

Summary of Requirements

All Other New Construction and Change of Use Construction

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

Landscape Design Standards

Summary of Requirements

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

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

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

Landscape Design Standards

What do we mean when we say...?

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

Landscape Design Standards

Approved Plant Materials and Ground Cover

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

Trees, evergreen:

White Spruce, Lodge Pole Pine, Scotch Pine.

Trees, deciduous:

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

Shrubs:

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

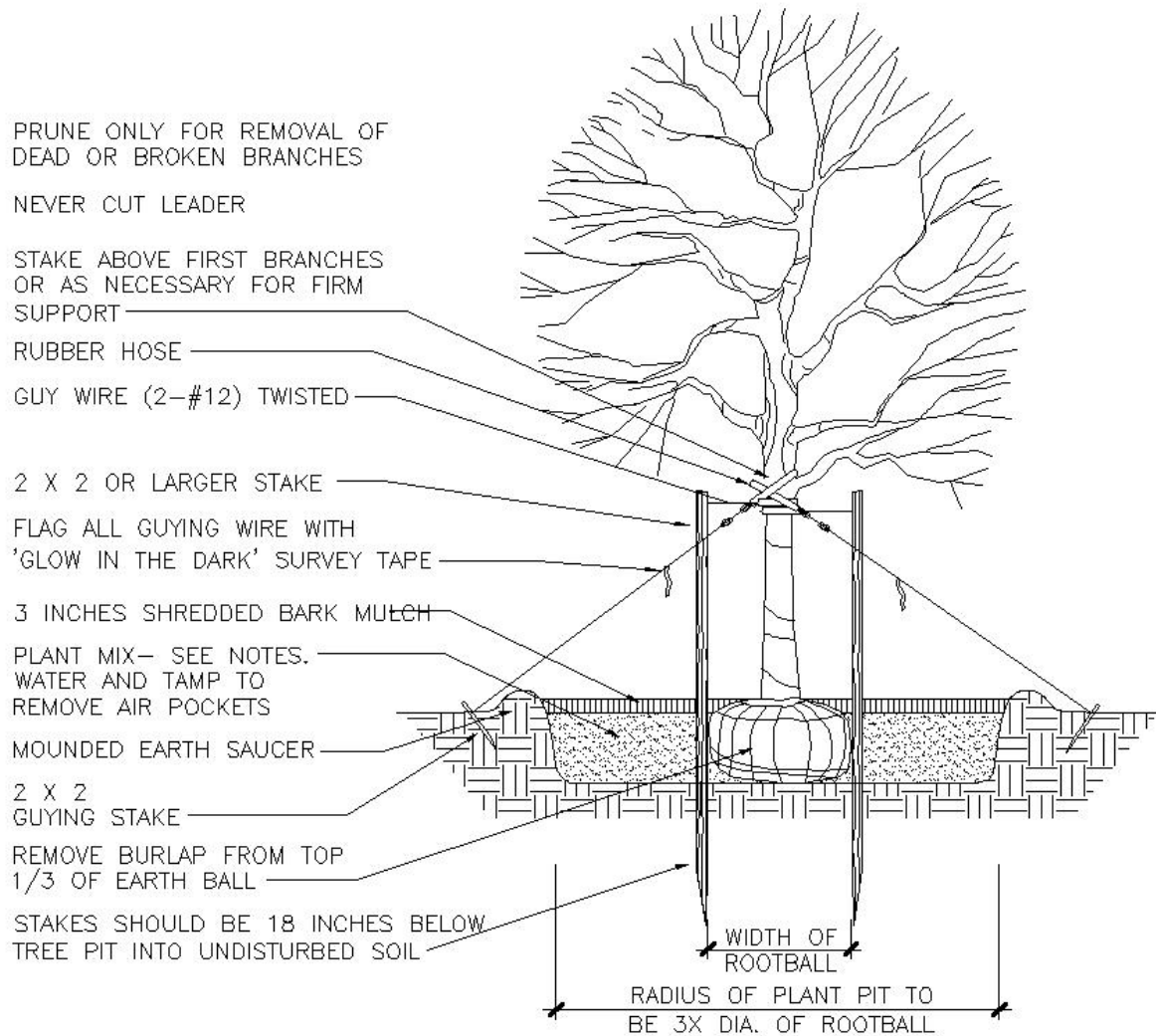
Ground Cover:

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

Remember:

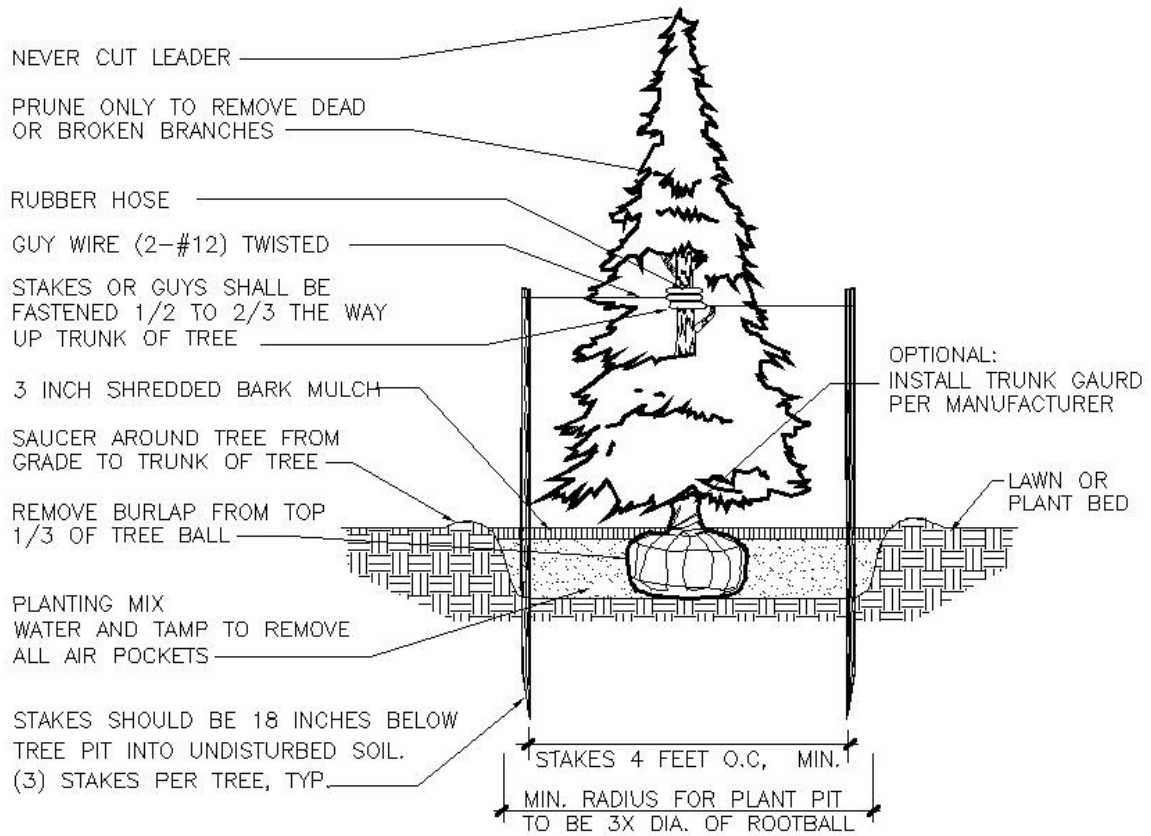
The species and method of planting you choose will greatly impact the survival of your plantings. We encourage you to consult with an expert for the “best planting methods” available for each individual species you choose to plant.

Figure 1 – Planting Details / Deciduous



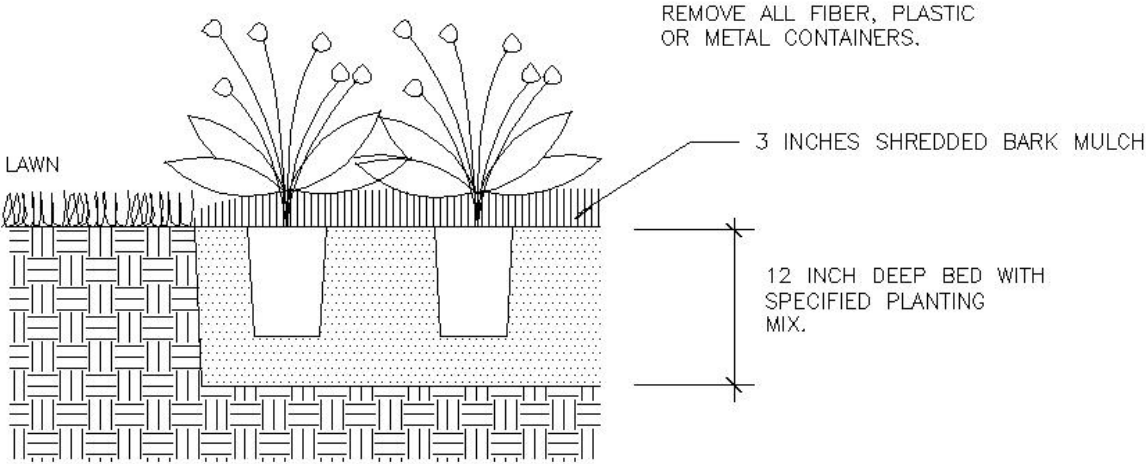
Deciduous Tree Planting Detail

Figure 2 – Planting Details / Evergreen



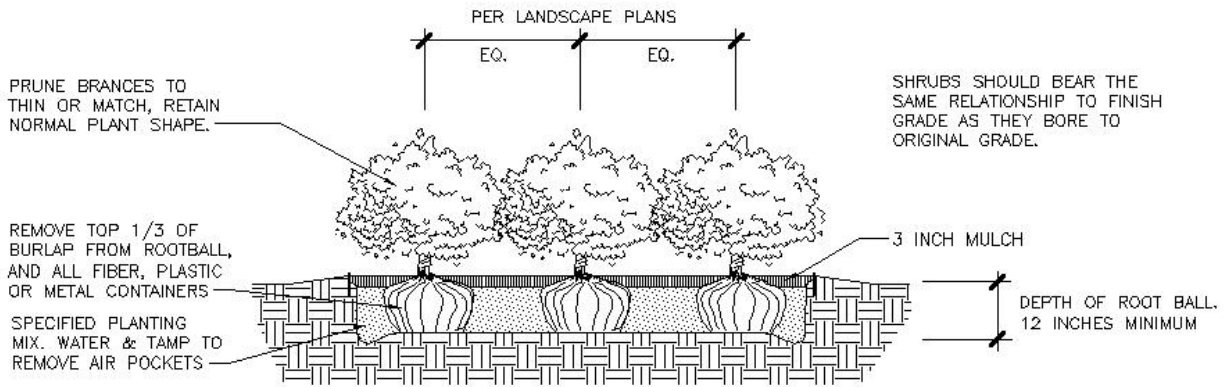
Evergreen Tree Planting Detail

Figure 3 – Planting Details / Perennial



Perennial Planting Detail

Figure 4 – Planting Details / Shrub

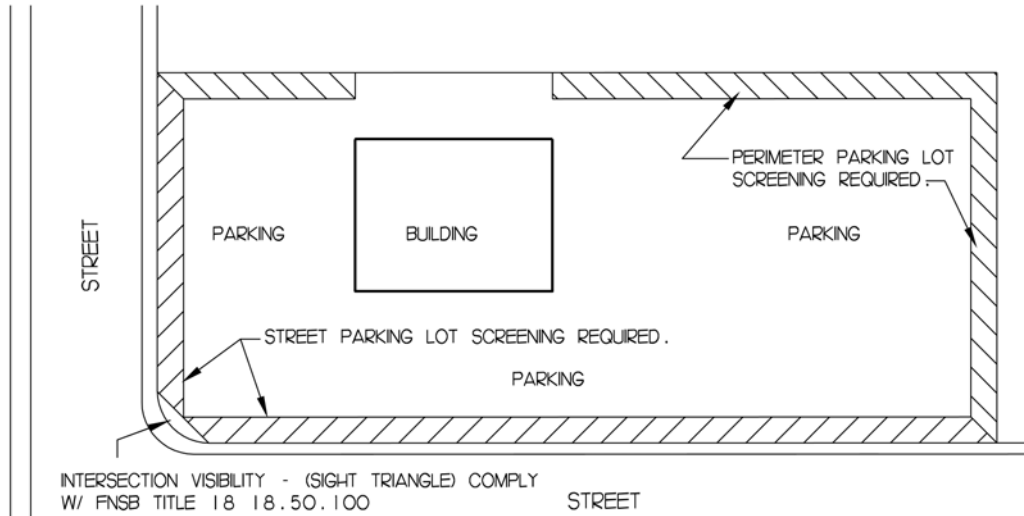


Shrub Bed Planting Detail

Figure 5 – Landscape Requirement Example

LANDSCAPE REQUIREMENTS

BASIC REQUIREMENTS



REQUIREMENTS

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

Figure 6 – Example Landscape Solution 1 / Continuous

EXAMPLE LANDSCAPE SOLUTION 1
CONTINUOUS METHOD

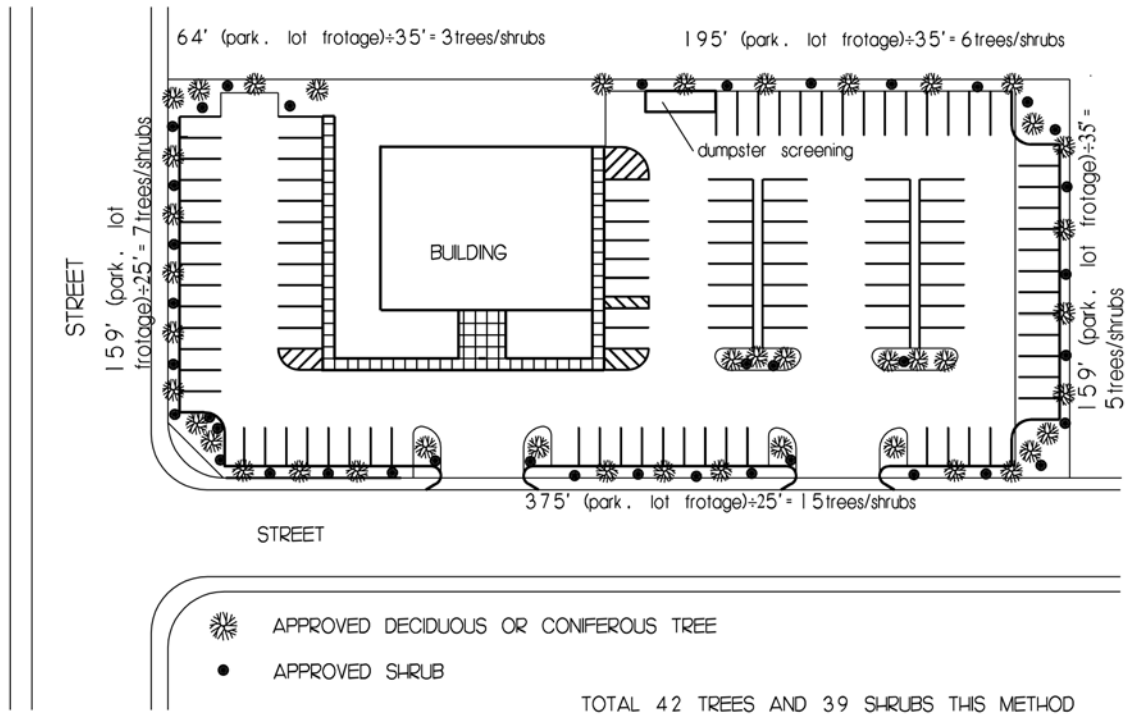


Figure 7 – Example Landscape Solution 2 / Discontinuous

EXAMPLE LANDSCAPE SOLUTION 2
DISCONTINUOUS METHOD

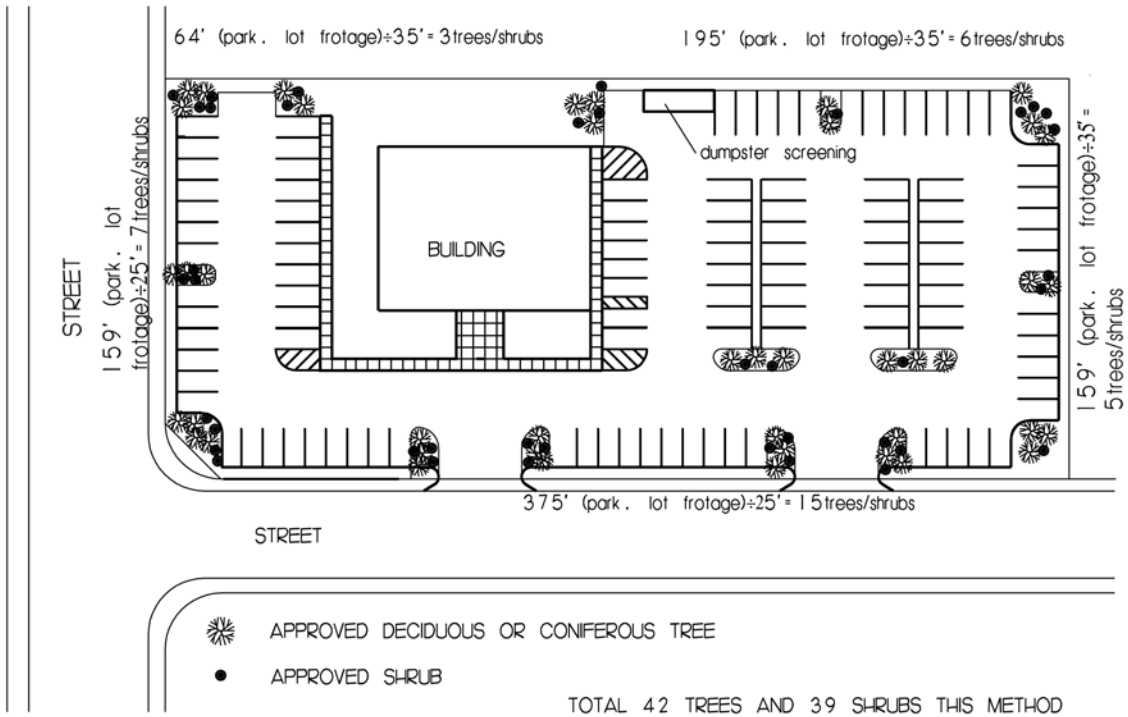
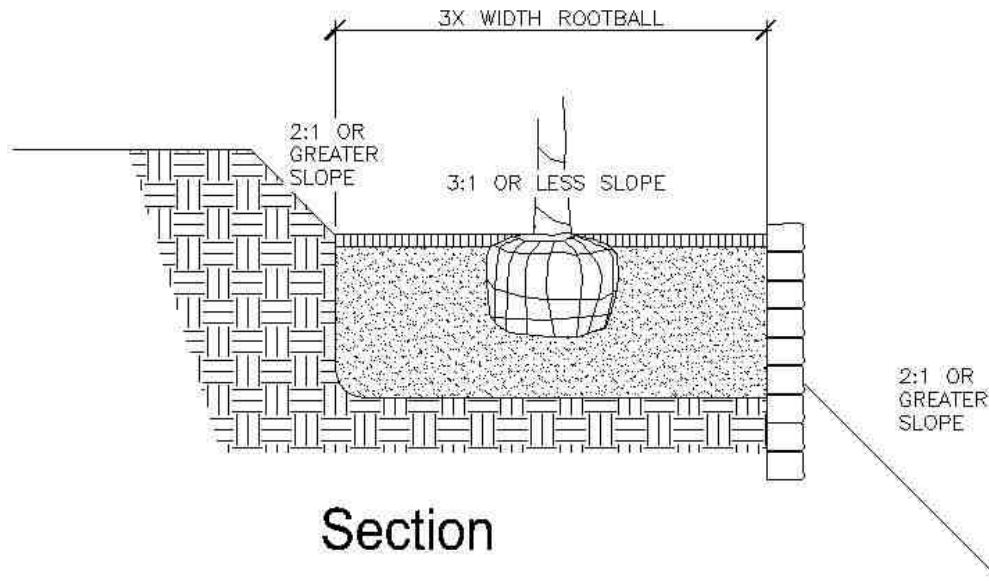


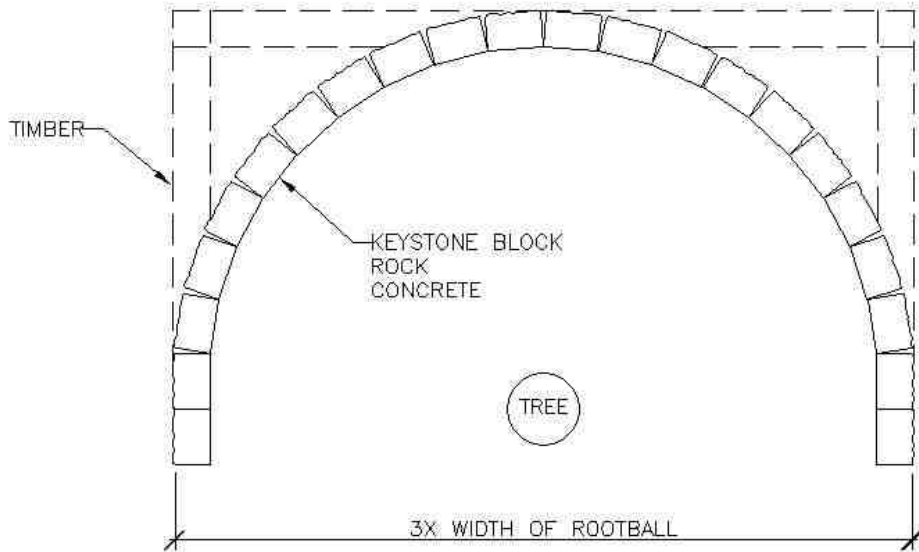
Figure 8 – Planter for Slopes Greater than 3:1 / Section



Section

Planter for Slopes Greater than 3:1

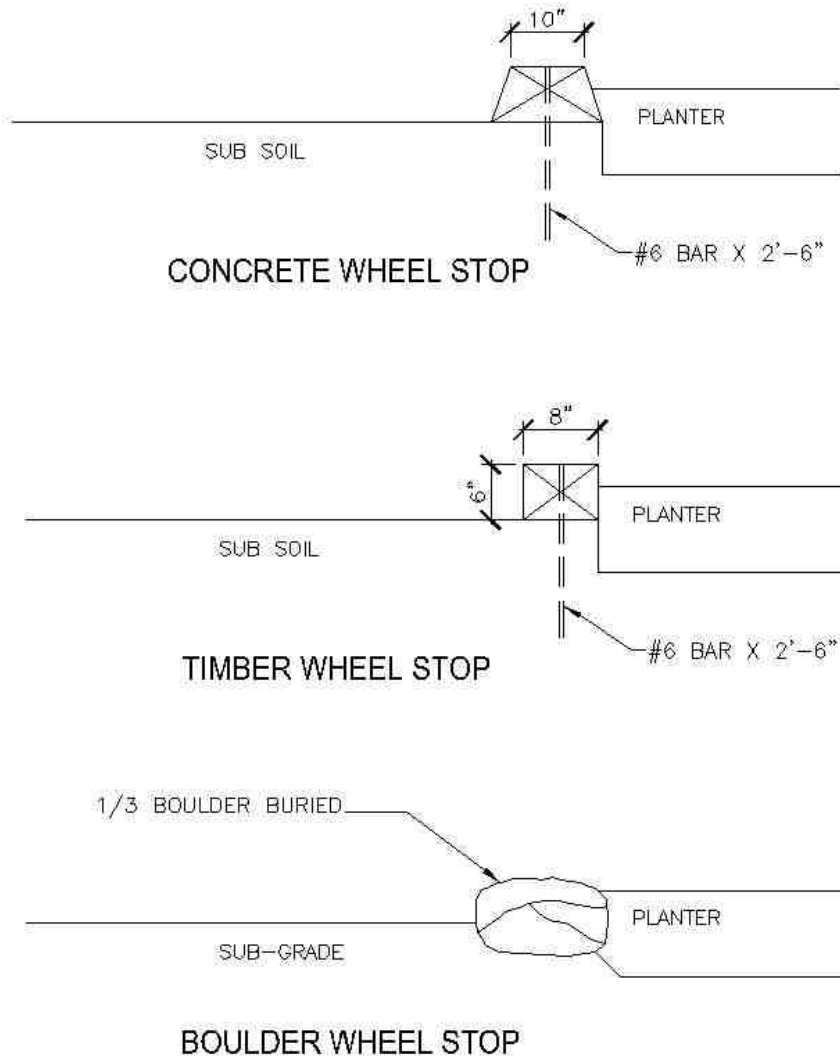
Figure 9 – Planter for Slopes Greater than 3:1 / Plan



Plan

Planter for Slopes Greater than 3:1

Figure 10 – Planting Bed Protection Options



Planting Bed Protection

Appendix

Fairbanks North Star Borough Title 18 Zoning Ordinance Excerpts

Map of Area Described in Section 10-436(B)(3) of City of Fairbanks Landscape Ordinance

City of Fairbanks Landscape Ordinance

Excerpts from Fairbanks North Star Borough Title 18

18.50.040

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

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

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

18.50.050 Exceptions to building height requirements.

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

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

18.50.060 Off-street parking and loading requirements.

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

A. General Provisions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Minimum Standards for Off-Street Loading Facilities.

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

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

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

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

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

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

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

Excerpts from Fairbanks North Star Borough Title 18

18.50.080

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

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

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

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

18.50.090 Fences.

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

18.50.100 Street intersection visibility.

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

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

18.50.110 Standards for travel trailer parks and campgrounds.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Map of Downtown Fairbanks Core Area as referred to in Section 10-436(B)(3)

