

**CITY OF DUNWOODY**  
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## MEMORANDUM

**To:** Mayor and City Council

**From:** Jennifer Peterson, Community Development Director

**Date:** March 16, 2009

**Subject:** Discussion of Task Force Recommendations

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Staff has reviewed the task force's recommendations to the Village Overlay regulations. Generally, we are very supportive of the changes and believe they provide a higher level of clarity.

Staff does recommend two changes to the proposal created by the task force. Staff first recommendation is to write the ordinance in a way that makes the Design Review Board a group that hears exceptions to the overlay standards instead of everything proposed in the village. The idea is that since the code is very clear and specific as to the standards for the Village, and that the code is written so that you either meet the standard or you don't, therefore staff is capable of administering the code. The Design Review Board could be set up to hear exceptions to the standards. This would allow for a group of design professionals to hear design related requests rather than send those same requests to the Board of Zoning Appeals. Staff's second recommendation is that there may be an opportunity to expand upon the list of trees allowed in the overlay district. The City Arborist is researching if any additional species would be appropriate to add to the list.

Finally, it is also staff's understanding that the task force wishes to modify the boundary of the overlay district to exclude the Methodist Church. To accomplish this the Council would need to direct staff to initiate a rezoning process. This process could run concurrently to a text amendment to change the standards for the district, or could be handled at another time.

Should Council direct staff to initiate this text amendment and/or this rezoning application, it could be heard by Community Council in April, Planning Commission in May, and return to Council for a first and second read on May 25<sup>th</sup> and June 8<sup>th</sup>, respectively.

## OVERLAY DISTRICT MEETING WITH PETERSON AND KOONTZ

The Dunwoody Village Overlay District Committee met 2/25/2009 with Jennifer Peterson and Howard Koontz to review the proposed changes to the OD ordinance. The City staff proposed the following two adjustments to committee recommendations:

- The City staff will review developer plans to determine code compliance. If said plans do comply, the plans will be approved. If a plan does not comply, the developer will make appropriate changes before approval. If, after denial by staff, the developer wants a variance, the plans will be appealed to the Design Review Committee, appointed by the City Council, to determine if the variance is warranted. If the variance is granted, the plan is approved. Note: the major change is a matter of sequence; appearance before the Design Review Committee follows rather than precedes staff review. The makeup of the Design Review Committee will determine the latitude it allows regarding variances.
- The City staff wants to expand the types of street trees authorized in the OD ordinance. The expanded list will be sent to the OD Committee for review.

The meeting was very productive and positive. The term "Pre-1900 Mid Atlantic American Colonial" is much preferred over "Williamsburg" when defining style. The boundary change, since it is technically a zoning change, will be included in the committee/staff proposal. Peterson noted that the ordinance, once finalized, will be presented to City Council by the Overlay District Committee, with staff present to respond to Council questions. Obviously, agreement between staff and committee is preferred.

## DUNWOODY VILLAGE OVERLAY DISTRICT

Final Version Feb. 4, 2009

### Applicability of Regulations.

This division establishes standards and procedures that apply to any development, use, alteration, structure, or natural growth on any lot or portion thereof which is in whole or in part contained within the boundaries of the Dunwoody Village Overlay District.

### Statement of purpose and intent.

The purpose and intent of the Dunwoody City Council is to reaffirm the Dunwoody Village Overlay District is as follows:

- (a) To implement the policies and objectives of the City of Dunwoody Comprehensive Plan 2008-2028 and the policies and objectives of the Dunwoody Village Commercial Core Design Guidelines;
- (b) To ensure that new developments and additions to existing buildings are compatible with the pre-1900 Mid Atlantic American Colonial Architecture that is characteristic of the district;
- (c) To strengthen the identity of the Dunwoody commercial core as the heart of the Dunwoody neighborhood;
- (d) To create new opportunities for public open spaces and gathering spaces in the commercial core of Dunwoody;
- (e) To assure that new developments within the commercial core are pedestrian-friendly, provide places for civic activities and encourage pedestrian gathering and strolling;
- (f) To improve the visual appearance resulting in increased property values, and reduce vacancy rates within the Dunwoody Village Overlay District Area.
- (g) To enhance and soften the environment by striving to increase the quantity and quality of landscaping associated with new and existing development, reduce the amount of paved surfaces associated with public and private spaces and make the entire community more attractive and pedestrian friendly.

### District boundaries.

The boundaries of the Dunwoody Village Overlay District shall be established by a zoning map amendment adopted by the City Council pursuant to this chapter which amendment shall be incorporated herein and made a part of this Chapter X of the Code of Ordinance.

*Principal uses and principal structures.*

The principal uses of land and structures which are allowed in the Dunwoody Village Overlay District are as provided by the applicable zoning district, subject to the limitations and standards contained within this division.

*Accessory uses and accessory structures.*

The accessory uses of land and structures which are allowed in the Dunwoody Village Overlay District are as provided by the applicable zoning district, subject to the limitations and standards contained within this division.

*Architectural regulations.*

The following architectural regulations shall apply to all uses and structures, within the Dunwoody Village Overlay District:

(a) *Exterior materials.* The exterior portions of any building that are within the Overlay District shall comply with the following requirements:

(1) Exterior cladding material shall consist of stone, earth tone brick, which is the preferred material, or, white/cream painted horizontal lap siding. Lap siding shall be wood or a material that exhibits wood-like properties such as cementitious lap siding. Where lap siding is used the base of the structure must have brick or stone cladding from the grade to the first floor elevation. Vertical siding, stucco, external insulating finishing system ("EIFS"), metal siding, metal trim, vinyl siding, vinyl trim, marble siding, marble trim, exposed concrete, and block are prohibited.

(2) Siding material shall be consistent and uniform on all exterior elevations. Siding material shall be predominantly brick, stone or lap siding. Buildings with masonry on the front face only are prohibited. Buildings with first floor masonry and second floor lap siding are prohibited.

(3) All exposed bricks shall be approximately eight (8) inches wide by three (3) inches deep by two and two-thirds (2-2/3) inches high and shall be laid in a running bond. Flemish Bond is acceptable. Engineer size brick is acceptable. All joints shall be tooled with grapevine joint and mortar will be buff or ochre. Stone veneers must have Ochre tooled mortar joint.

(4) When lap siding is used, the maximum allowable exposure on lap siding is eight (8) inches.

(5) The roofing material shall be constructed of asphalt (fiberglass) shingles, slate or cedar shake. Roofs shall be black or a dark shades of gray or weathered wood color. All asphalt (fiberglass) shingle shall be

dimensional. Standing seam copper or bronze color metal roofs are permitted as accents on porches or dormers.

(6) Applied trim materials, cornice and window casing shall consist of painted wood, or other painted materials that exhibit wood-like properties. Metal, vinyl, stucco, block stone and concrete are prohibited, provided however that wrought iron handrails are permitted. Non-masonry trim colors shall be equal to colors available in Martin Senour Williamsburg Paint chart.

(7) Exposed portions of the foundation shall be covered in masonry veneer. Exposed block, stucco and concrete are prohibited.

(b) *Roofs.* The roof of any building that is visible from the public right of way shall comply with the following requirements:

(1) Gabled roofs, hipped roofs, or combinations thereof are permitted. Flat roofs or shed roofs are prohibited.

(2) Roof material shall comply with section above.

(3) Roof overhangs must be at least eight (8) inches and not greater than twelve inches. Gabled ends can either have an overhang or a flush rake.

(4) Eave lines shall be consistent, largely unbroken, and horizontal. All eaves shall be architecturally detailed with one or more of the following elements: dental molding, crown molding, built-up fascia, or frieze board. The total width of fascias/cornices and rake trim shall be no less than nine and one-quarter (9-1/4) inches.

(5) Roofs shall contain at least one roof projection for every Seventy-five (75) lineal feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

(c) *Massing.* The massing of all buildings shall comply with the following requirements:

(1) Any building that is longer than seventy-five (75) feet shall be designed so as to appear as multiple structures through the use of varied roof forms, building projections, or architectural details.

(2) The apparent exterior floor-to-floor height of each story of a building shall be limited to twelve (12) feet. Individual floors shall be delineated on the building facade through the use of window placement and horizontal details.

(3) Buildings shall have at least one building projection on the front facade below the eave line. Building projections consist of stoops, bay windows, covered porches, extruded entrances, and pedestrian arcades.

(4) Building height is limited to thirty-five (35) feet when measured from the first floor (street elevation floor) elevation to the peak of the highest ridge line. Cupolas or widow's walk are not considered roof and are not included in the height measurement.

(5) Primary building walls shall be rectilinear and simplified in form. With the exception of bay projections, curved walls or non-ninety-degree corners are prohibited.

(6) Buildings that are longer than one hundred (100) feet shall provide no less than ten lineal feet of pedestrian arcade or covered porch.

(7) Porches shall be not less than eight (8) feet in any direction. Metal columns are prohibited. Columns must contain a base and a capital and shall generally align with story heights. Two-story columns are prohibited. All exterior columns will be traditional in style.

(d) *Fenestration.* The fenestration of all buildings visible from the public right of way shall comply with the following requirements:

(1) Doors shall be compatible with pre 1900 Mid Atlantic American Colonial Architecture style. All-glass doors and flush doors are prohibited. Solid doors shall be six-panel and can have sidelights or a transom sashes. Windowed doors shall contain a solid border a minimum of six (6) inches wide panel and include mullions or divided lights not exceeding twelve (12) inches in any direction. Mullions shall be  $1\frac{1}{4}$ " in size. French, three quarter glass or 9 light doors are acceptable if they meet the former restrictions.

(2) Individual doors shall be of a single color and shall be equal to or similar to colors available in Martin Senour Williamsburg Paint chart. Dark stained doors are permitted if shade is equal to or darker than Minwax special walnut.

(3) Primary doors shall not exceed forty-two (42) inches in width and ninety-six (96) inches in height. Larger doors are prohibited.

(4) All windows shall be vertically proportioned standard sizes with minimum width of 2'4" and minimum height of 5'6" high. Transom windows are not subject to vertical proportions and do not count in the overall window proportion. Vertical windows may be grouped to create

storefront windows but shall be limited to fifteen (15) foot sections with a minimum of four (4) inch mulls. Group windows are to be separated by at least five (5) feet of unbroken wall space.

(5) Slit windows, strip windows, and ribbon windows are prohibited.

(6) Windows and doors shall be provided on at least ten (10) percent of the front facade but no more than fifty (50) percent of the total area of the front facade. Window shall be measured at the sash sizes and doors the swinging part only. Casing is not included in the measurement. Blank facades are prohibited. Windows shall generally be spaced in an even rhythm. Windowless sections of the front facade shall not exceed twenty (20) feet in width.

(7) All windows shall be rectilinear double hung, provided however, that arch top and fixed sash windows are permitted. Triangular or otherwise angular windows are prohibited. Round windows are permitted as accent windows in locations such as gables. Louvered gable vents are acceptable but they must be rectilinear and surrounding by 1x4 and backband

(8) Primary windows shall be at least twenty-eight (28) inches wide and at least sixty-six (66) inches tall. Fixed windows shall be no wider than five (5) feet and no taller than six feet six inches tall.

(9) All windows shall have the appearance of mullions or divided lights. Mullions to be 1 1/4" in width. Panes shall be vertical rectilinear, generally square in proportion, Diagonal panes are not permitted except in arch windows.

(10) All windows should be surrounded with casing - 1 x 4 and backband, 1 x 6 and backband, Howe casing and backband or Mrs. Jenny Casing and backband.

(11) Shutters shall be constructed of wood or a material with wood-like properties other than vinyl, shall be sized to fit the window, and shall either have horizontal slats or raised panel. Shutter colors shall be equal to or similar to colors available in Martin Senour Williamsburg Paint chart Shutters must appear operable, with hinges and tie backs.

(12) All windows shall have sill and header trim details. Cut brick jack arches shall be install on all windows visible from the street or parking lot.

(13) The bottom of windows shall be at least twenty (20) inches above grade.

### Sidewalk and Pedestrian Walkways

The following sidewalks and pedestrian crosswalks and regulations shall apply to all uses and within the Dunwoody Village Commercial Overlay District:

- (a) Public sidewalks shall be located adjacent to all public streets and be a minimum of fifteen (15) feet wide as follows:
- 1) Along the curb there shall be a clear three (3) foot grass strip to provide a buffer between the pedestrian and the traffic. (this strip can be planted with either warm season grass or mondo grass)
  - 2) Next to the buffer strip there should be a eight (8) foot concrete sidewalk
  - 3) Next to the sidewalk and away from the street there should be a four (4) foot furniture/ tree/landscape zone:
    - o Park Benches are to be installed every one hundred (100) foot on a ten (10) foot wide by four (4) foot deep brick pad. Benches shall be Victory Stanley "Classic" Model c-138 series . Bench colors shall be natural wood stain, with dark green.
    - o Each bench shall have an approved trash container dark green (style to be selected).
    - o Street trees are to be installed at fifty (50) foot intervals (between the benches). Trees to be either Hightower Willow Oak, Highpoint Nuttall Oaks or Allee Lacebark Elm. Tree sizing to be minimum of three (3) inch caliper and shall be no less than ten (10) feet in height . As the street trees mature they shall be limbed to seven (7) feet above the sidewalk.
    - o Street lights to be installed at one hundred (100) foot intervals. Street lights to be Generation ARC by Cooper 150 watt from Georgia Power. Poles for the lights to be Grandville by Hapco from Georgia Power. Poles and lamps to be dark green.
    - o Between the brick bench area and the tree base a slightly raised bed should be installed planted either with controlled low growing evergreen bushes, (needled plants not permitted), annual flowers or Mondo Grass.
  - 4) Behind the landscape bench area warm season grass is to be planted.
  - 5) Maintenance of the entire planting area is the responsibility of the property owner.
  - 6) Owners are encouraged to install drip sprinkler systems to insure proper development and prosperity of the plant material.
  - 7) The Tree area and the landscape zone may have to be adjusted due to overhead wires but any adjustment must be approved by the Design Review Committee.

Pedestrian walkways shall be located at all building entrances. All buildings shall provide a ten (10) foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas,



and similar landscaped spaces. All pedestrian walkways shall be a minimum of six (6) feet wide finished with brick pavers.

(c) All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted or raised crosswalks. All entrances to crosswalks and sidewalks should include handicap ramps per code.

(d) All utilities shall be placed under ground.

(e) The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.

(f) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.

(g) In multi-tenant retail buildings, a continuous, unimpeded walkway shall be provided to connect all business entrances.

#### Landscaping.

The following landscaping regulations shall apply to all uses and structures with the Dunwoody Village Overlay District:

(a) The use of a registered Landscape Architect is strongly recommended but not required

(b) Each lot shall provide a planted area or areas in the front yard near the building entrance that consists of a total area no less than five (5) percent of the building area. Such planted area or areas may consist of grassed areas, linear beds along the building, raised planters, and similar landscaped areas.

(c) The landscaping on each lot shall contain the following landscape elements: flowerbeds, shrubs, and at least two three (3) inch caliper trees.

(d) With the exception of trees, landscape elements including shrubs shall not exceed four (4) feet in height when mature.

(e) Per above Street trees are required along all public streets

(f) All medians shall be landscaped with plant material that does not interfere with vehicle safety and driver visibility. Plant material and placement should be approved by the City of Dunwoody Public Works Department prior to approval of the Design Review Committee. Concrete-only medians are prohibited.

#### Lighting.

The following lighting regulations shall apply to all permitted uses within the Dunwoody Village Overlay District are as follows:

- (a) All lots shall provide streetlights, parking lights, pedestrian lights, and indirect building lights. With the exception of indirect building lights, all light fixtures shall be of a design that is compatible with the Village/Colonial style. All freestanding exterior light fixtures shall be black or dark green.
- (b) Public streetlights shall be provided along public as specified above
- (c) Parking lights shall be provided in all parking areas where it is anticipated that parking usage will be after dark. The owner can submit designs for approval. The style should be consistent with the pre-1900 Mid Atlantic American Colonial Architecture but the fixtures exceed fifteen feet in height, shall project downward, and shall be spaced in a uniform manner so as to provide full lighting for the parking area.
- (d) Pedestrian lights shall be provided within high-volume pedestrian areas and around public and private open space. Pedestrian lights shall be spaced a maximum of twenty-five (25) feet apart and shall be evenly spaced so as to provide full lighting for pedestrian areas.
- (e) Indirect building lighting is encouraged and when installed it shall be located no more than ten (10) feet from the face of the building and in a location and direction that does not impair vehicular safety or cross pedestrian walkways.

#### Parking.

The following parking regulations shall apply to all uses within the Dunwoody Village Overlay District are as follows:

- (a) Each lot shall provide no less than one parking space for each seven hundred fifty (750) square feet of floor area and no more than two (2) parking spaces for each seven hundred and fifty (750) square feet of floor area.
- (b) Parking areas shall be separated from buildings by a planted area or other landscaped area that is no less than ten (10) feet in width. Parking areas shall be separated from the main road by thirty (30) feet and include a hedge/landscaping barrier to reduce the visibility of the parked vehicles. Wherever possible the parking should be confined to the rear of the structures or underground.
- (c) Shared parking is encouraged and may be authorized by the Director of Community Development. Applicants may make application to the Director for authorization for a special exception for shared parking. Said applications shall

be considered and decided by the director pursuant to the standards and procedures set forth in this section

(d) Parking lots shall be landscaped in accordance with the requirements of "Landscaping" above.

(e) The use of bicycle racks is encouraged. Bicycle racks shall be located near building entries. The racks shall be equal to or similar to Urban Accessories Circle Bike Rack Model D.

Public areas, curb cuts, and service areas.

The following regulations apply to the public areas, curb cuts, and service areas for the Dunwoody Village Overlay District.

(a) Public plazas and outdoor dining areas are encouraged. Such areas shall be protected from vehicular traffic by location, vegetation, and landscape walls and shall be easily accessible to pedestrians.

(b) All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates and vegetative or solid screening.

(c) Curb cuts along public streets shall be minimized and shall be shared with adjacent development where possible. Curb cuts shall be permitted only where twenty-five (25) feet away from a curb cut on an adjoining property, and shall not be permitted within one hundred (100) feet of the intersection of any two public streets. Curb cuts shall not exceed a width of twenty-four (24) feet.

(d) All air conditioning units must be hidden from view of the road and neighbors either by landscaping, approved fencing or located on the roof out of sight. All must be shown on the site plan submitted for approval.

(f) Retaining walls must meet City Building Code with the visible areas covered with the face brick or stone of the down hill neighbor with a roll lock at the top and where horizontal expanses exceed twenty (20) feet, offset pilasters must be installed with the same brick or stone rising three course above the top of the adjoining wall and finished with a double course capital made from the same brick or stone.

Street furniture.

The following regulations apply to street furniture for the Dunwoody Village Overlay District are as follows:

(a) At least one (1) bench and one (1) trash receptacle per seven thousand five hundred (7,500) square feet of retail area shall be provided on each lot and shall be located no more than fifty (50) feet from a building entry. This is in addition to the requirements in the Public sidewalk section above.

- (b) All benches and trash receptacles shall be accessible from a building entrance by a pedestrian walkway. Benches and trash receptacles shall be used in conjunction with other pedestrian amenities such as planters, landscaped areas, and outdoor tables. Benches and trash receptacles shall not contain signs.
- (c) Benches shall be Victory Stanley "Classic" Model c-138 series. Bench colors shall be natural wood stain, with dark green. Each bench shall have an approved trash container.
- (d) Trash receptacles shall be Victor Stanley "Concourse" series. Trash receptacles shall be dark green. Trash receptacles shall be firmly anchored to the ground.

Sec. 27-720.13. Signs regulations.

**Note: No changes have been made in the Sign Regulations**

All lots in the Dunwoody Village Overlay District shall comply with all requirements of Chapter 21 of this Code subject to the following additional regulations:

- (a) Signs shall be designed so as to be compatible with the Village/Colonial style that is characteristic of the Dunwoody Village area (standard sign layouts and shapes are attached;
- (b) All ground signs shall be monument style signs with a base and framework made of brick.
- (c) Free-standing signs shall not be permitted in the Main Street Zone as defined on the Dunwoody Overlay District Map, described in section 27-720.3, on frontages where any portion of the principal structure is located within thirty-two (32) feet of the front property line;
- (d) For lots containing nine (9) or fewer store fronts, ground signs shall not exceed six (6) feet in height and eight (8) feet in width;
- (e) For lots containing nine (9) or fewer store fronts, ground signs shall not exceed thirty-two (32) square feet in sign area;
- (f) For lots containing nine (9) or fewer store fronts, signs shall be located no more than thirty-two (32) feet from the principal building;
- (g) For lots containing ten (10) or more store fronts, ground signs shall not exceed ten (10) feet in height and eight (8) feet in width;
- (h) For lots containing ten (10) or more store fronts, ground signs shall not exceed fifty-four (54) square feet in sign area;

- (i) Wall signs shall be located on the primary building facade and within fifteen feet (15) of the primary building entrance;
- (j) Window signs are prohibited; (I disagree)
- (k) Banners are prohibited; (I disagree)
- (l) Signs shall have a matte finish consistent with a wood or wood-like appearance;
- (m) Sign colors shall be equal to or similar to colors available in Martin Senour Williamsburg Paint;
- (n) All signs shall be indirectly lighted;
- (o) Internally lighted neon, gas, colored, flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited; and
- (p) Sign shape and lettering shall be limited as follows:
  - (1) All signs shall be rectangular, circular, or oval in proportion.
  - (2) Sign facing shall be flat in profile and shall not exceed a thickness of eight (8) inches.
  - (3) Signs with more than two (2) faces are prohibited.
  - (4) Sign lettering shall consist of block lettering in which individual letters do not exceed eighteen (18) inches in height.
  - (5) Sign lettering material shall be of a material that will not permit the passage of light through the lettering.

**Design Review Committee.**

The City Council should appoint a Design Review Committee Chairman and committee for a period of two years. The Committee should have qualifications, design experience and have a budget sufficient to allow consulting expert advice from the professional Community when needed.

- (a) *Plans required.* Prior to the issuance of any land disturbance permit, building permit, or sign permit, the applicant shall submit to the Design Review Committee an application, full plans including a site plan, landscaping plan, building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all sides, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this Dunwoody Village Overlay District and the underlying zoning classification.

(b) *Fees.* Plans shall be accompanied by an application and payment of a fee in an amount determined by the City Council.

(c) *Review.* The Design Review Committee shall review each application for compliance with all requirements of the Dunwoody Village Overlay District and the underlying zoning classification. Where it determines that said plans comply with the requirements of the Dunwoody Village Overlay District a Certificate of Compliance shall be issued to the Applicant to be included with the applications for permits to the Department of Community Development. Attached to the Compliance form will be the plans and specs submitted and approved signed by the Chairman of the Design Review Committee.

Where the Committee determines that said plans do not comply with the requirements of the overlay district, the Committee Chairmen shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements.

All applications shall be considered and decided by the Committee within fifteen days of receipt of a complete application. Any appeal of the Committee's decision shall be to the Zoning Variance Board.

#### Certificate of Occupancy

Prior to the issuance of the certificate of occupancy the site has to be inspected by the Design Review Committee Member and a final Compliance certificate issued. Any deficiencies must be corrected before the CO is issued.

#### Height/Architectural Variances

The City Council anticipates that in the future a developer may want to redesign parts of the Village with the intention of revitalization, and the regulations contained herein will be too restrictive to allow the necessary creativity. The developers' proposed concept may require more floors, zero set back lines and/or multiuse design etc. The developer is encouraged to bring forth his proposal in rough form for evaluation and comment. The proposal must:

- (a) Embody the pre 1900 Mid Atlantic American Colonial Architecture,
- (b) Limit the height to a maximum of five (5) stories however the structure will not exceed two stories where within one hundred (100) feet of the property line of home sites zoned residential contiguous to the Overlay District.
- (c) Existing Buffers will be honored.
- (d) Abide by all other regulations included in this ordinance.

# Allee® Lacebark Elm

*Ulmus parvifolia 'Emer II' P.P.#7552*

Superb specimen tree embodying all the attributes of an outstanding urban tree including form, hardiness, year round interest and adaptability. Similar in character and growth to American Elm, but Allee® is Dutch Elm Disease resistant. "No other tree embodies such functional, yet noble attributes." - Dr. Michael Dirr

### Own Root Clone

Height: 75'

Spread: 50'

Shape: Upright arching

Foliage: Rich Green

Flower: Yellow to rosy pink

Hardiness: Zone 5 to 9

Summer Dig: Yes

Native: No





*dedicated to growing excellent landscape specimens*

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# Highpoint® Nuttall Oak

*Quercus nuttalli* 'QNFTA' P.P.#13524

The first cultivar Nuttall Oak available on its own root. Dr. Michael Dirr says, "Highpoint® Nuttall Oak is an alternative to Pin Oak and Shumard Oak in the southern United States. The uniform growth habit, spectacular foliage, and proclivity for harsh cultural conditions are the ingredients that produce the perfect shade and street tree." Leaves emerge in spring, tinged bronzy red, turning to lustrous dark green. By fall they assume a brilliant yellow to red color and drop cleanly in winter.

## Own Root Clone

Height: 60'

Spread: 40'

Shape: Uniform, dense, dominant leader

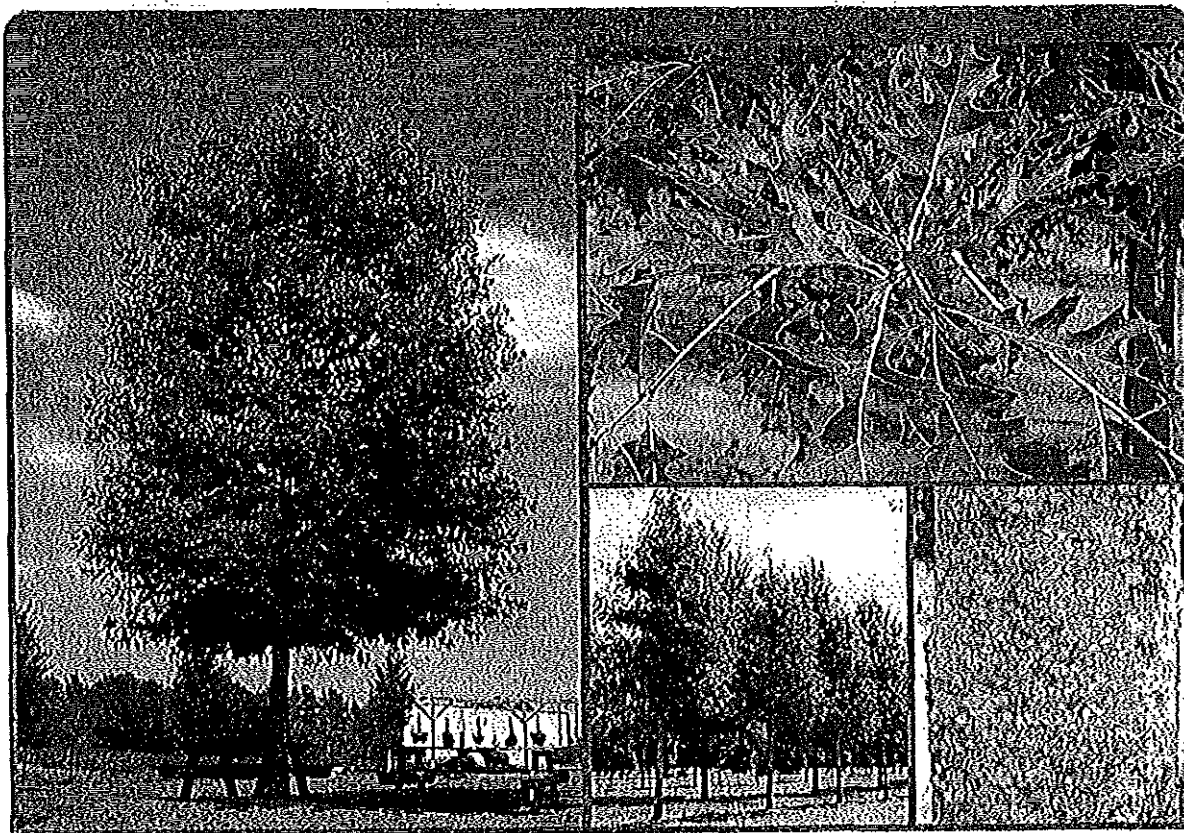
Foliage: Bright green

Fall Color: Orange-yellow

Hardiness: Zone 6 to 9

Summer Dig: Yes

Native: Yes





# Hightower® Willow Oak

*Quercus phellos* 'QPSTA' P.P.#13677

The first cultivar of Willow Oak available on its own root. According to Dr. Michael Dirr, "Hightower® Willow Oak is the grower's dream tree and the landscape architect's easiest specification. Guaranteed to please because of the naturally developed central leader, uniform distribution of branches, upswept branching disposition, and lustrous dark green leaves turning yellow in autumn."

## Own Root Clone

Height: 60'

Spread: 40'

Shape: Uniform, dense, dominant leader

Foliage: Dark green, fine texture

Fall Color: Yellow

Hardiness: Zone 6 to 9

Summer Dig: Yes

Native: Yes







VICTOR STANLEY, INC.  
Manufacturers of Quality Site Furniture Since 1962

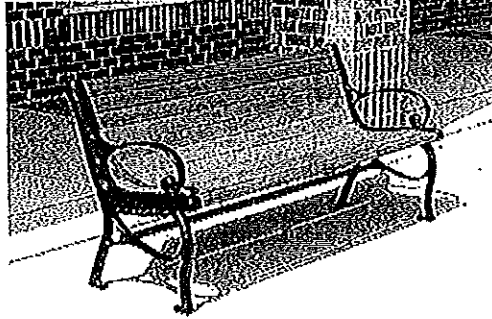
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**Benches - Classic Series**

**C-138**

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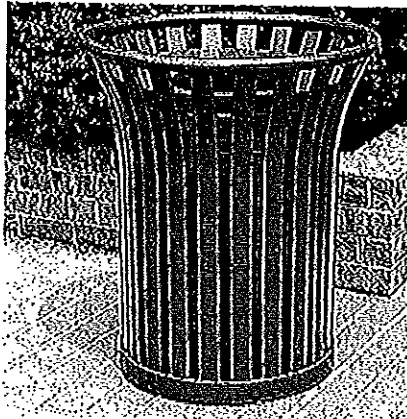
Model C-138: Classic Series Bench

**Litter Receptacles - T Series™**

**T-34**

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<sup>24</sup>  
Model T-34: T Series™ Litter Receptacle

