

Possible Brochure Information



Property Owner Maintenance of Park Strips & Sidewalks

As specified in City Code, property owners in River Heights are **responsible** for maintaining the park strip adjacent to their properties and for keeping the sidewalk clear. The following sections are intended to help residents understand their responsibilities:

Snow Removal-

River Heights City Code 7-1-4 requires the removal of snow on sidewalks:

"Failure to Remove Unlawful: It shall be unlawful for the owner, occupant, lesser, or agent of any property, abutting on a paved sidewalk, to fail to remove, or have removed from such paved sidewalk, all hail, snow, or sleet hereon within a reasonable time after such snow, hail, or sleet has fallen."

When removing snow, residents may not place the snow in the gutter or onto the city street. For additional regulations please see the city code.

7-2-3: SIDEWALKS AT EXISTING CONSTRUCTION Installation and repair of sidewalks shall be governed as set forth below.

A. Damage: When any citizen, contractor or person damages the sidewalks, curbs or gutters of the City, that individual or person shall repair and/or replace the same within a reasonable time at their own cost pursuant to specification set forth by the city. Any expenses incurred by the City in providing specifications or inspecting the same shall also be paid by said citizen, contractor or person. If the City damages any sidewalks, curbs or gutters, the same shall be repaired and/or replaced by the City within a reasonable amount of time at no cost to the property owners.

B. Age and General Wear: Each year the City may, at its cost, select certain sidewalks, curbs, or gutters for replacement and/or repair when the same have deteriorated due to age and general wear and tear and how and when such repairs or replacements will occur. If a property owner requests a sidewalk repair that is not selected by the City, the City may choose to participate in the repair. In such cases, the City may participate up to 50% of the cost.

C. Specifications: The City, through its engineering or building department, and/or its retention of outside engineering consultants, shall provide specifications for sidewalks, curbs and gutters, inspection for such construction and replacement or repair and approval thereof. (6-2016, 9-27-16)

7-2-4: PLACEMENT AND COMPENSATION River Heights City reserves the right to negotiate the placement and compensation arrangements described in the above paragraphs. All of the above requirements regarding sidewalks shall also apply to side yards where the side yard is adjacent to a public or private street. (2-2005, 10-12-05)

7-3-2: PERMIT REQUIRED

A. Basis for Issuance: Any person desiring to perform work of any kind in a public way within the city, shall make application for a permit. The decision by the city to issue a permit shall include, among other factors determined by the city, the following:

3. The damage or disruption, if any, of public or private facilities, improvements or landscaping previously existing in the public way;

7-3-7: COMPLIANCE WITH SPECIFICATIONS, STANDARDS, TRAFFIC CONTROL REGULATIONS; SITE PERMITTEE IDENTIFICATION

- A. Compliance Required: The work performed in the public way shall conform to the requirements of the engineering regulations, design standards, construction specifications and traffic control regulations of the city, copies of which shall be available from the public works supervisor, kept on file in the office of the city recorder and be open to public inspection during office hours.

7-10-2 CONFLICTING PROVISIONS In the event of a conflict, the provisions requiring higher standards shall supersede and take precedence over all other infrastructure construction standards and specifications contained in this code and/or city ordinances. (Ord. 03-08-26, 8-26-2003; amd. 2005 Code)

10-6-2: SPECIAL PROVISIONS. Front yards and side yards of all dwellings which front on public streets must be landscaped, except that up to twenty five percent (25%) of the front yard or side yard which faces on a public street may be devoted to driveways and off-street parking. (Ord., 1-22-2002)

10-15-6: LANDSCAPING RIGHTS-OF-WAY

All streets either public or private shall provide a planted landscaped strip to city specifications, and be perpetually maintained by the adjacent property owner. Plantings within the right-of-way or park strip will not count towards meeting the performance landscape requirements of 10-15-5.

A. Street trees shall be planted within the park strip along both sides of all streets every thirty (30) feet on center. If no park strip exists, trees shall be planted adjacent to the roadway edge, where a park strip would exist, if possible. Tree size and species shall be approved by the city. (1-2015, 6-23- 15)

B. Residential park strips shall be planted with live plant material to a minimum of fifty percent (50%). When calculating park strip coverage percentage areas, plants may be measured at mature spread excluding street trees. Shrubs and other plant material located within the park strip should not exceed three (3) feet in height at maturity. Potential hazardous plant material containing thorns or spikes shall be prohibited in the park strip.

C. Stone, gravel, mulch, or other decorative hardscape materials shall consist of less than fifty percent (50%) of the park strip area. Decorative boulders and similar features shall be less than eighteen (18) inches in height. Poured concrete, asphalt or other similar solid surface paving is prohibited within the park strip with the exception of driveway approaches (not to exceed 28' in width) and adjacent commercial uses.

D. Landscaping and any other surface material located within the right-of-way between the edge of traveled way and the property shall not be used for the storage, sale, or display of merchandise without the written permission of the city.

E. All park strips (the area between the property line and street that is not hardscape) adjacent to the front, side or rear yard of a lot shall be landscaped and maintained by the owner of the property immediately adjacent to the park strip. The landscaping and maintenance of the park strip shall be at

the expense of the adjacent property owner. (Ord. 0-01-13, 1-11- 2005, eff. retroactive to 11-26-2002) (2-2019, 5-28-19)

F. The landscaping and maintenance of areas adjacent to the street surface shall be the responsibility of the adjacent property owner. (2-2019, 5-29-19)

10-15-7: STREET TREES River Heights City encourages the planting of trees within city parking-strips and near streets.

A. Acceptable Trees: Only shade trees shall be planted in parking strips or planted within 5 feet adjacent to a city street.

1. The following classifications describe general shade tree characteristics appropriate for an available space.

a. Class I Trees - These are small trees which normally do not reach a height or spread greater than 25 feet with a small trunk diameter. They are authorized for planting in parking strips that are a minimum of four feet wide. Typical spacing between Class I trees is twenty-five feet. Many Class I trees are small enough to be planted beneath overhead utility lines.

b. Class II Trees - This group consists of medium sized trees which may reach a height of 40 to 70 feet, a moderate trunk diameter and a spread of 15 to 40 feet. These trees are not for planting under power lines or in parking strips less than six feet wide. Typical spacing between Class II trees is thirty to forty feet.

c. Class III Trees - Many of these trees are long-lived and attain a height of 50 to 90 feet, a large trunk diameter and a spread of 30 to 70 feet. When selecting a tree from this class, there must be ample room to accommodate it at maturity. These trees are not for planting under power lines or in parking strips less than 10 feet wide. Typical spacing between Class III trees is 40-60 feet.

2. In most instances, Class I Trees are the most appropriate for parking-strips in River Heights. In all cases, root barriers are recommended. No trees will be allowed in parking strips which are less than 4 feet in width. No trees shall be planted within 15 feet of a fire hydrant.

3. NOTE: The River Heights Tree Selection and Planting Guide brochure contains a list of trees within each class that are appropriate for our climate. This brochure is available at the City Office.

B. Tree Placement within a Parking Strip: Trees shall be planted in the central space between the sidewalk and the curb or roadway to allow the maximum amount of growing space and reduce the potential for damage to sidewalks and curbs.

C. Trees Prohibited within Parking-Strips or Near a City Street: The planting of fruit or nut-bearing trees shall be prohibited in parking strips and within 5 feet adjacent to a city street. A list of trees prohibited for planting along streets or within park strips is found in the River Heights Tree Selection and Planting Guide brochure.

D. Parking Strip Tree Maintenance: The immediately adjacent property owner is responsible for watering, pruning and maintaining trees located in city parking strips.

E. Maintenance of Trees Near Sidewalks and Streets: Pruning trees is required so that any overhang is at least seven (7) 8 feet above the elevation of the adjoining sidewalk or and 10' 14 above street to keep a clear view and not interfere with service vehicles. (2-2019, 5-28-19)

F. Park~~ing~~ Strip Tree Remediation or Removal for Public Safety, ~~damage to street, curb and gutter, sidewalk~~, or Interference of Storm Water Drainage:

1. Remediation efforts that preserve street trees will always be considered before removal. As an addendum to the Application to Remediate or Remove a Park~~ing~~ Strip Tree, the City or the property owner may submit, at their expense, a design or plan of action to be considered by the City Engineer ~~Arborist~~. Remediation efforts may include but are not limited by the following:

a. The cutting away of damaging tree roots and the placement of a root barrier adjacent to the replaced or repaired sidewalk, curb or road structure.

b. The raising of the adjacent sidewalk grade over the damaging tree roots.

c. The reinforcement of the sidewalk adjacent to the damaging tree roots.

d. The pruning or removal of hazardous tree branches.

2. Remediation efforts must always take into account tree health and maturity. Remediation efforts that will potentially weaken a tree such that the health of the tree will be compromised or the tree becomes a risk for falling will not be considered.

3. To obtain assistance from the City, property owners must submit an Application to Remediate or Remove a Park~~ing~~ Strip Tree at the City Office. On a case-by-case basis, the City will consider the following factors in reviewing and prioritizing applications:

a. Effects on public safety

b. Effects on storm water drainage

c. Order of request

d. City budget ability

4. If remediation efforts have been exhausted or failed, The City reserves the right to remediate or remove trees from city park~~ing~~ strips at any time to preserve public safety or proper storm water drainage. (30-2008, 9-23- 08)

PARKING STRIP TREE LIST

The following are suitable for use as street trees in River Heights. Species and cultivars (a contraction of cultivated varieties) are included for their superior qualities as street trees. Before planting, careful consideration should be given to existing soil conditions, availability of water, mature size of the tree and overhead obstructions (utility lines, lights, etc.). This list is recommendations only; other species and cultivars may be appropriate. Avoid trees with 1) wide weeping canopies. 2) make sure the species does not sucker heavily or quickly out grow its planting area. Some examples are:

quaking aspen, sumac, poplar, cottonwood, silver maple, and willows. 3) Avoid trees that produce large messy fruit or seeds such as horse-chestnut, and some crabapples. 4) Avoid trees that require an acid soil or are intolerant of soil compaction and/or urban conditions for example: birches and flowering dogwoods. 5) Avoid small trees that will never get a tall crown, unless the crown can be contained within the parking strip.

PARKING STRIPS 4-6' WIDE AND/OR UNDER UTILITY LINES

Canada Red Choke Cherry (*Prunus virginiana* 'Schubert')

Washington Hawthorn (*Crataegus phaenopyrum*)

Spring Snow Crab (*Malus* 'Spring Snow')

Harvest Gold Crabapple (*Malus* 'Hargozam')

Snowdrift Crab (*Malus* 'Snowdrift')

Professor Sprenger Crab (*Malus* 'Professor Sprenger')

Yellowwood (*Cladrastis kentukea*)

Canyon Maple (*Acer grandidentatum*)

Katsuratree (*Cercidiphyllum japonicum*)

Japanese Tree Lilac (*Syringa reticulata*)

Goldenraintree (*Koelreuteria paniculata*)

Globe Norway Maple (*Acer platanoides* 'Globosum')

Leprechaun Ash (*Fraxinus pennsylvanica* 'Johnson')

Hedge Maple (*Acer campestre*)

Lavalle Hawthorn (*Crataegus x lavalleyi*)

Flowering Pear (*Pyrus calleryana*)*

Eastern Redbud (*Cercis canadensis*)

Moraine Sweetgum (*Liquidambar styraciflua* 'Moraine')

PARKING STRIPS 6-10' WIDE

American Linden (*Tilia americana*)

Littleleaf Linden (*Tilia cordata*)*

Norway Maple (*Acer platanoides*)*

Bur Oak (*Quercus macrocarpa*)

English Oak (*Quercus robur*)

Gambel Oak (*Quercus gambelii*)
Chinkapin Oak (*Quercus muehlenbergii*)
Swamp White Oak (*Quercus bicolor*)
Sawtooth Oak (*Quercus acutissima*)
Turkey Oak (*Quercus cerris*)
Sycamore Maple (*Acer pseudoplatanus*)
Tatarian Maple (*Acer tataricum*)
Trident Maple (*Acer buergeranum*)
Moraine Sweetgum (*Liquidambar styraciflua* 'Moraine')
Serviceberry (*Amalanchier arboretum*)
Hackberry (*Celtis occidentalis*)
Amur Corktree (*Phellodendron amurense*)
European Hornbeam (*Carpinus betulus*)
Green Ash (*Fraxinus pennsylvanica*)
White Ash (*Fraxinus americana*)*
Crimean Linden (*Tilia x euchlora*)
Silver Linden (*Tilia tomentosa*)
Thornless Honeylocust (*Gleditsia triacanthos inermis*)*
Ginkgo (*Ginkgo biloba*)
Kentucky Coffeetree (*Gymnocladus dioicus*)
Bloodgood London Planetree (*Platanus x acerifolia* 'Bloodgood')
Green Vase Zelkova (*Zelkova serrata*)
European beech (*Fagus sylvatica*)*

PARKING STRIPS WIDER THAN 10'

Fewer constraints for trees in planting strips this wide although trees with wide weeping canopies and/or those that are weak wooded should be avoided. *Several good cultivars available. Native species and/or drought tolerant.

What to do if your sidewalk is damaged, can't be repaired, and needs replaced?

Some sidewalk is too damaged for repair and must be replaced, as it has become a tripping hazard. Most of the very damaged sidewalk in River Heights is caused by tree roots (and can be avoided by planting sidewalk friendly trees in or next to park strips).

If your sidewalk needs repair, you should contact the City to arrange a repair schedule. The City will remove damaged sidewalk. The homeowner is responsible for taking care of problem roots or tree. After the roots or tree that caused the sidewalk damage are removed, the City will install new sidewalk. Removal of roots or trees and assuring that remaining trees or those planned to be planted will not again damage the sidewalk are the responsibility of the homeowner. A certified arborist can provide assurance that a root or tree problem has been fixed and will not continue to damage new sidewalk. After this assurance is provided, the City will install new sidewalk. The City will provide sidewalk removal and reinstallation; costs of root or tree removal are the responsibility of the homeowner.

How to avoid sidewalk damage

Don't drive on your sidewalk!

Check out the River Heights City tree guide and follow its suggestions for trees that are suitable for planting in park strips.