

LANDSCAPE CHECKLIST – Non-residential Uses - Ordinance 22053 (Article X)

ADDRESS:

DATE:

TRACE#:

MANDATORY PROVISIONS (must comply when applicable)

_____ **Street Buffer Zone (SBZ)** - Required _____ Provided _____ Must have one **3"** caliper large or medium tree per 40' of street frontage, except when existing conditions allow two small trees to substitute for each required tree. All street trees must be provided along the entire length of the lot, excluding paved surfaces at points of ingress/egress, and within an area measured from the property boundary, unless authorized for distance from the street curb.

<u>Right-of-way</u>	<u>Average Depth</u>	<u>Minimum Depth</u>	<u>Maximum Depth</u>
Freeways	15 feet	5 feet	50 feet
Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

_____ **Urban Streetscape** – (Option) If approved, must have a six-foot wide planting area of open soil and covered soil conditions. A minimum of one design option must be provided in the front yard or right-of-way area.

_____ **Right-of-Way** – (Option) May be used for SBZ, if qualified. Must provide SBZ area of a minimum of 5' depth on the property.

_____ **Residential Buffer Zone (RBZ)** - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, with an **average depth of 10' or greater, minimum depth of 5', and maximum depth of 30'**. Must include one plant group per 40' of adjacency, except when existing local utility conditions allow two small trees to substitute for each required tree, and excluding paved points of ingress/egress.

_____ **Screening is required:** Plant group is one large or medium tree per 40'.

_____ **Screening is not required:** Plant group is:

- _____ One large or medium tree and three small trees;
- _____ One large or medium tree and three large evergreen shrubs;
- _____ One large and medium tree, two small trees, and one large evergreen shrub; or
- _____ One large or medium tree, one small tree, and two large evergreen shrubs.

_____ **Interior Zone** – All required large and medium trees must be a minimum of 3" caliper. Minimum landscape area is 160 sf, with a minimum soil width of 8 feet. The center of trunk must be a minimum of 4 feet from pavement.

_____ **21 to 100 parking spaces.** No parking space may be located more than 70 feet from the trunk of a large/medium tree.

_____ **101 or more parking spaces.** Same as above, except for parking lots in IM or IR districts with industrial and warehouse uses. Landscape area is required at end of each single row of parking spaces with a minimum of one tree, the maximum number of parking spaces between islands is 12, but no maximum number of parking spaces in a row when it abuts a median landscape area, a residential buffer zone landscape area, or a street buffer zone landscape area.

Additional Provisions:

_____ **Screening of off-street loading spaces**-Must be screened from residential adjacency. Must also be screened from all adjacent public streets, except CS and industrial districts. Minimum 6' height.

Site trees

☐ **Standard** - Required _____ Provided _____ Must have one 2" caliper tree per **4,000** square feet of lot area with minimum of 4 trees. All site trees must be located on the lot.

☐ **IM and IR zoning**-Required _____ Provided _____ Must have one 2" caliper tree per **6,000** square feet, **when contains industrial or warehouse uses.**

➤ *site tree credits-eligibility based upon protective measures taken, health of the tree(s), diameter measurement and species...see Sec. 51A-10.125(b)(4)(B) for details*

<u>CALIPER OF RETAINED TREE</u>	<u>NUMBER OF SITE TREES CREDIT GIVEN FOR RETAINED TREE</u>
<u>Less than 2 inches</u>	<u>0</u>
<u>2 inches or more but less than 8 inches</u>	<u>1</u>
<u>8 inches or more but less than 14 inches</u>	<u>2</u>
<u>14 inches or more but less than 20 inches</u>	<u>4</u>
<u>20 inches or more but less than 26 inches</u>	<u>8</u>
<u>26 inches or more and less than 32 inches</u>	<u>10</u>
<u>32 inches or more but less than 38 inches</u>	<u>18</u>
<u>38 inches or more</u>	<u>20</u>

STANDARD REQUIREMENTS

Minimum Plant Sizes

Large and medium trees 2"
Small trees minimum height of 6'
Large evergreen shrubs minimum height of 2'.

Parking lot trees – large and medium – 3"

Planting Area Requirements: Installation

Small tree – minimum 24" depth; 25 square feet open soil area (50 cubic feet volume)
Large or medium tree – minimum 36" depth; 160 square feet open soil area (480 cubic feet volume)

Large and medium trees must be planted at least 4 feet from pavement.

Legacy tree- large tree - minimum of 500 square foot open soil area with 36" depth (1500 cubic feet volume) per tree. If soil depth is less than 36", soil area is increased to attain 1500 cubic feet volume.
Legacy tree – medium tree – minimum of 400 square foot open soil area with 36" depth (1200 cubic feet volume) per tree. If soil depth is less than 36", soil area is increased to attain 1200 cubic feet volume.
For calculation, legacy trees may not share open soil areas with other large or medium trees.

Alternative planting area requirements

Small tree – minimum of 30" depth and 25 square feet of open soil area.
Large or medium tree – minimum of 36" depth of open soil area, and combination of all for a minimum of 240 cubic feet of volume. Trees planted in less than 480 cubic feet (160 sf x 3') do not count as replacement trees.
Trees must be planted at least 2.5 feet from pavement.

Waiver.

The building official may waive minimum requirements based on landscape architect report (Sec. 51A-10.104)

Soil Resource Plan
Soil Resource Assessment

Tree Locations

Minimum standards

- _____ 2' or greater from side or rear yard boundaries
- _____ 20' or greater from traffic signs
- _____ 20' from light poles
- _____ 5' from underground local utility lines
- _____ 5' from fire hydrants, electrical transmission boxes, water meters, and other ground utility access

Distance from buildings

Large trees, 15'; medium trees, 12'; small trees, 5'; legacy trees, 30'.

Distance from large trees

Large trees, 25'; medium trees, 20'; small trees, 10'

Distance from medium trees

Large trees, 25'; medium trees, 20'; small trees, 10'

Distance from small trees

10' from small trees

Distance from overhead electric lines

Large trees, 20' from closest point of an overhead electric line

Medium trees, 15' from closest point of an overhead electric line

Legacy trees, 30' from closest point of an overhead electric line

Irrigation Requirements

An automatic irrigation system is required for all commercial and multifamily uses with combined landscape areas of 500 square feet or more.

Renovations and additions

On building sites less than 2 acres, with permits for renovations or additions with landscape requirements:

All plants must be a maximum of 100 feet from an irrigation source with a permanently installed threaded hose connection.

Alternate irrigation

The building official may authorize an alternate method of irrigation if certified by a landscape architect or licensed irrigator, shown on an approved plan, and capable of maintaining the plant materials in a healthy, growing condition.