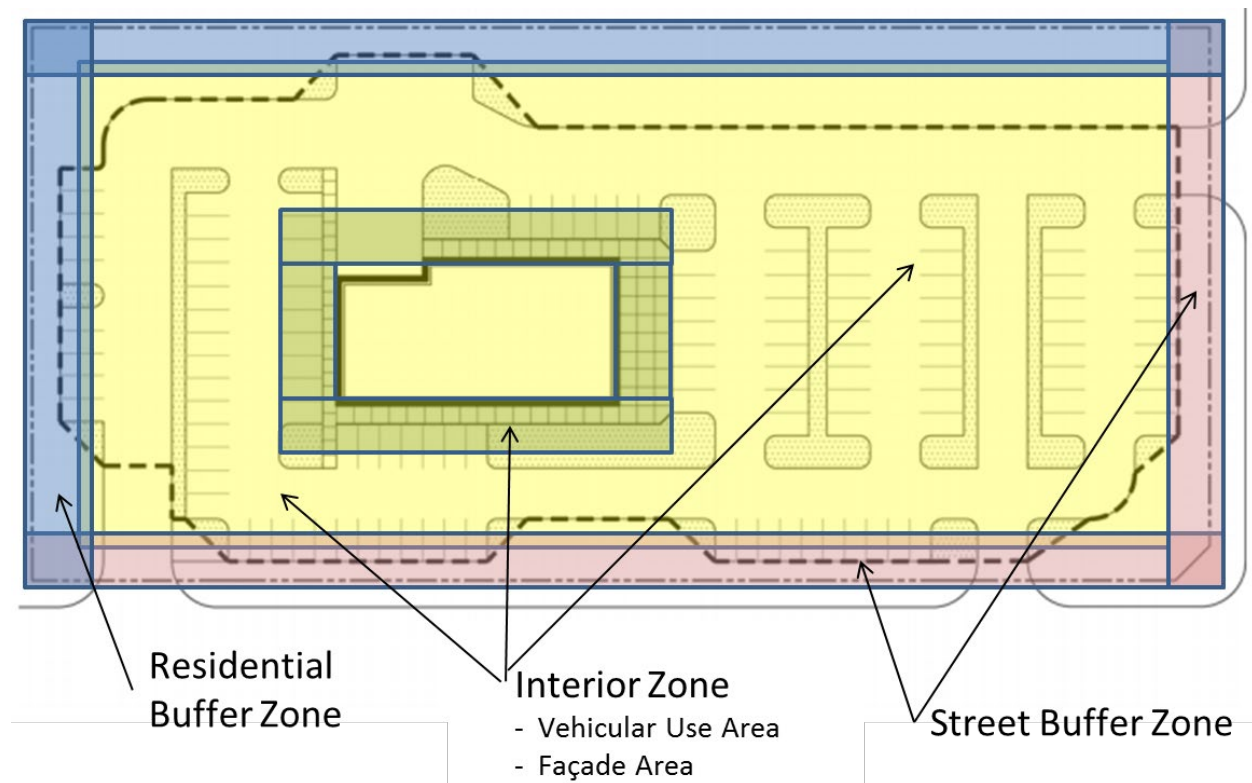


2.3 Mandatory Requirements (10.125(b))

Zone Landscaping.

In zone landscaping, a property is partitioned into sections based on its function and location relative to the surrounding uses. The street buffer zone (red, in Figure 1), the residential buffer zone (blue), and the interior zone (yellow) each have distinct functions in the landscape. The street buffer zone (SBZ) is designated along the property frontage with a street. A second street buffer zone will follow the second street, and so on. The residential buffer zone will be applied only when a **lot with residential adjacency** exists. The interior zone applies primarily for the parking lot and around the structures on the lot. All trees planted on the property may be called site trees and apply across all of the zones on the property.

Where two perimeter buffers meet, the tree planted in the cross-over area may count for required trees for both buffers. Avoid planting in visibility triangles.

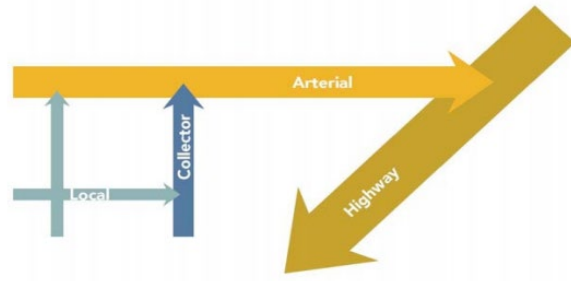


1. Example of a lot with the three landscape zones.

(b) Other uses. Lots containing a use other than single family or duplex must comply with the following requirements:

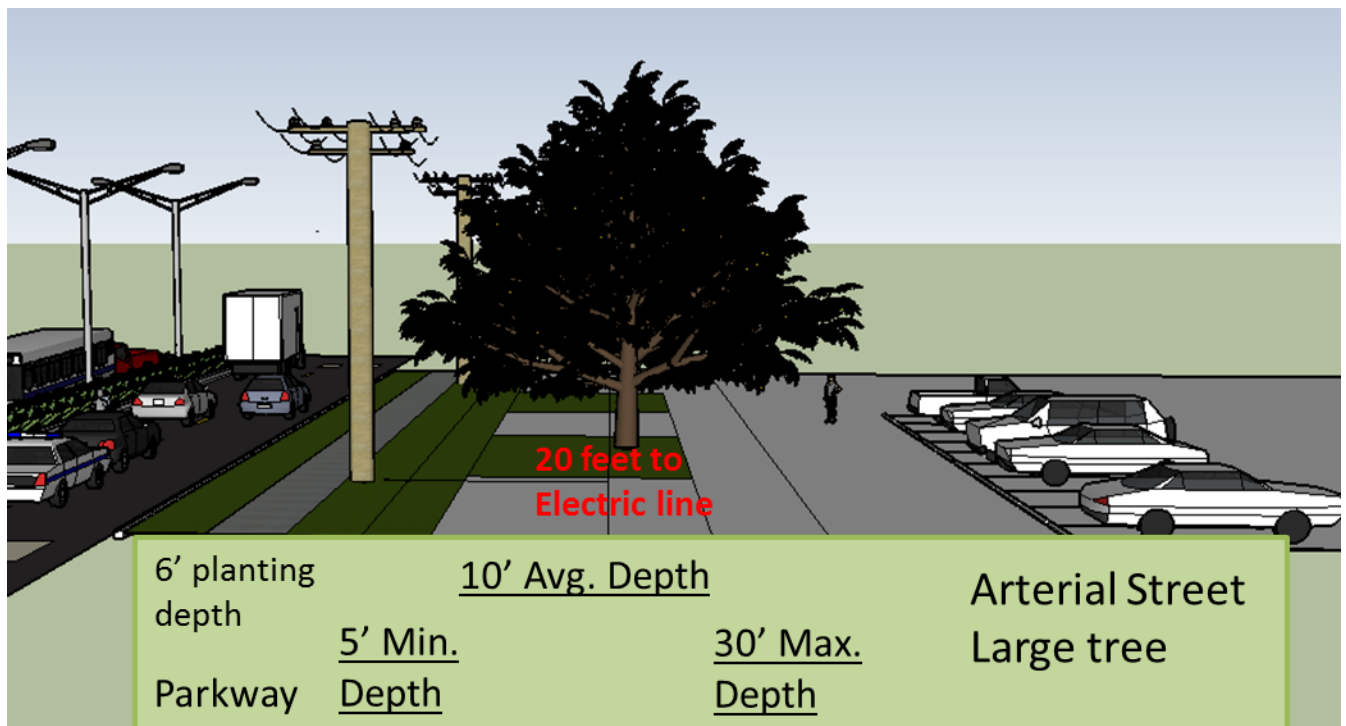
(1) STREET BUFFER ZONE (SBZ)

Except as provided in this subsection, the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress, must meet the following minimum requirements:



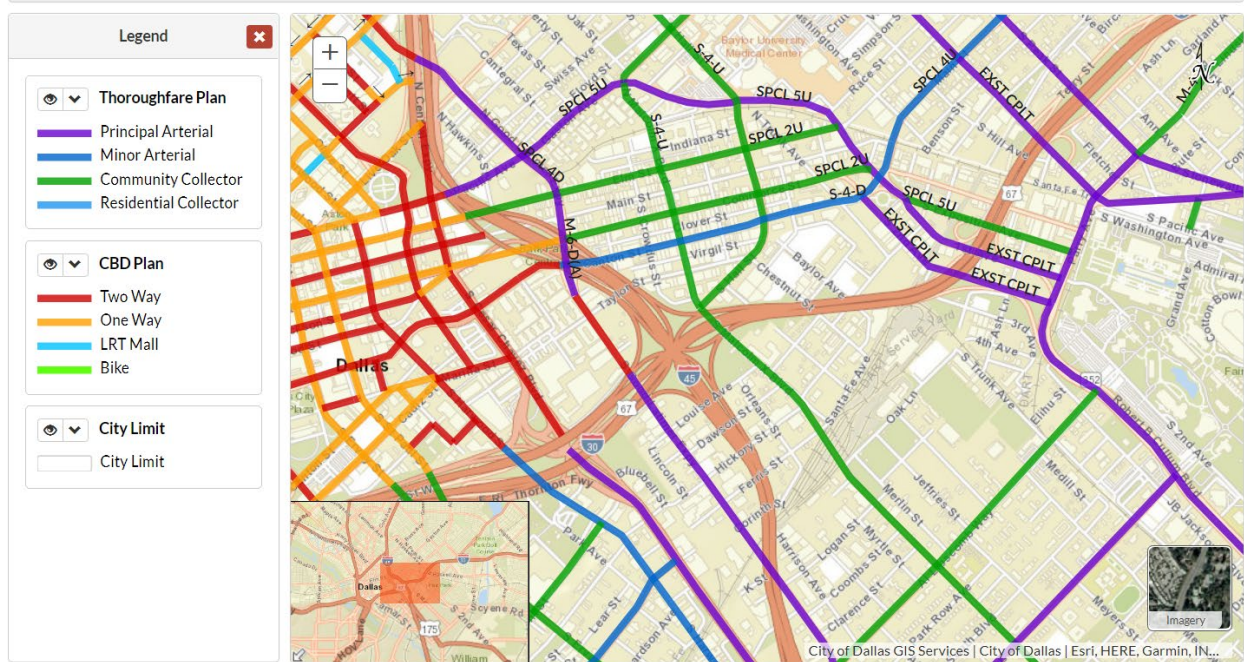
Functional hierarchy of roadways

| Right-of-way | Average Depth | Minimum Depth | Maximum |
|------------------------------------|----------------------|----------------------|----------------|
| 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 |



2. Example of SBZ with trees spaced between parking to provide distance from overhead electric lines.

The Street Buffer Zone (SBZ) is measured primarily from the property line directly adjacent to a public street. This specifies that a minimum of a five-foot landscape area must be placed along the property to provide for minimum landscape conditions. The 'average' buffer depth for the buffer is determined by identifying the status of the street adjacent to the property on the [City of Dallas Thoroughfare Plan](#). If the street is considered a local street, or residential collector, then the required average landscape buffer for that street frontage is 7.5 feet in depth relative to the lot. An arterial or community collector requires a 10 feet average depth. The freeway (without the frontage road/collector) requires a 15 feet average depth.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This disclaimer is required per Texas Government Code § 2051.102.

3. *The Thoroughfare Plan is available online. Local streets will not be designated with a color code. The Central Business District is also identified on the plan, but not referenced in Article X.*

Streets designated as Principal Arterial, Minor Arterial, or Community Collector will require the 10-foot average depth street buffer zone. A Residential Collector is associated with the Local street with the lower requirement.

Certain factors may apply which require a modification of the buffer zone requirement for the lot based on the depth of the building setback, lot dimensions, or other physical constraints in the right-of-way. The building official may allow alternatives to the standard street buffer zone when any of these limiting factors apply if all permit and licensing provisions are met. We will explore these options in the following pages.

(A) URBAN STREETSCAPE.

The building official may approve a landscape plan for an urban streetscape that meets the following requirements:

(i) A minimum six foot wide planting area is required that meets the minimum soil area and volume requirements in **Section 51A-10.104**.

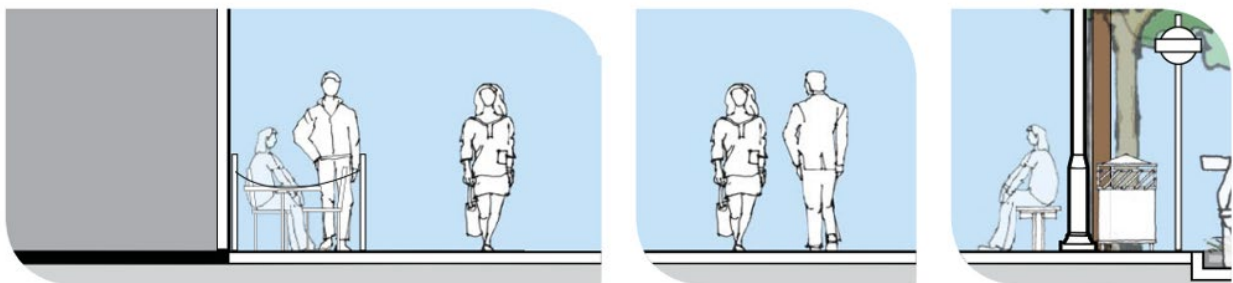
(ii) The planting area may be designed with open soil areas or covered soil areas.

(iii) The planting area is measured from the property line unless the building official determines that the planting area may be measured from the back of curb if necessary due to physical restraints of the property, including conflicts with local utilities.

(iv) A minimum of one design option must be provided in the front yard or right-of-way area (see **Section 2.4**).

The urban streetscape requires: 1) a Planting Area with open soil area or covered soil area; and 2) a minimum of one design option (10.126) in the front yard/right-of-way area. Use of the right-of-way is based on local utility and safety factors. Read the planting area requirements in 10.104 for more information.

The urban streetscape 'means the pedestrian-oriented street environment between the back of curb and building facade for frontages that have a required front yard of 15 feet or less in depth.' This is similar to conditions found in designs for Form Districts (Article XIII) with a tree planting zone, sidewalk zone, and a door yard.



4. View of the frontage zone (door yard), sidewalk zone, and buffer (tree planting zone) from Complete Streets.

(B) RIGHT-OF-WAY.

The right-of-way adjacent to the property line may be used to satisfy the required street buffer zone subject to:

- (i) a minimum depth of five foot maintained along the property as a street buffer zone;*
- (ii) local utility location;*
- (iii) appropriate planting conditions; and*
- (iv) city licensing and permit requirements.*

When the conditions for the urban streetscape do not apply, the building official may authorize the use the extension of the required landscaping into the public right-of-way on the basis that there is maintained a landscape area of at least five feet wide that is contiguous to the property line. Any portion of the landscaping in the public right-of-way is subject to the approval of all city departments to confirm the use of the right-of-way is acceptable.

(C) REQUIRED PLANTING.

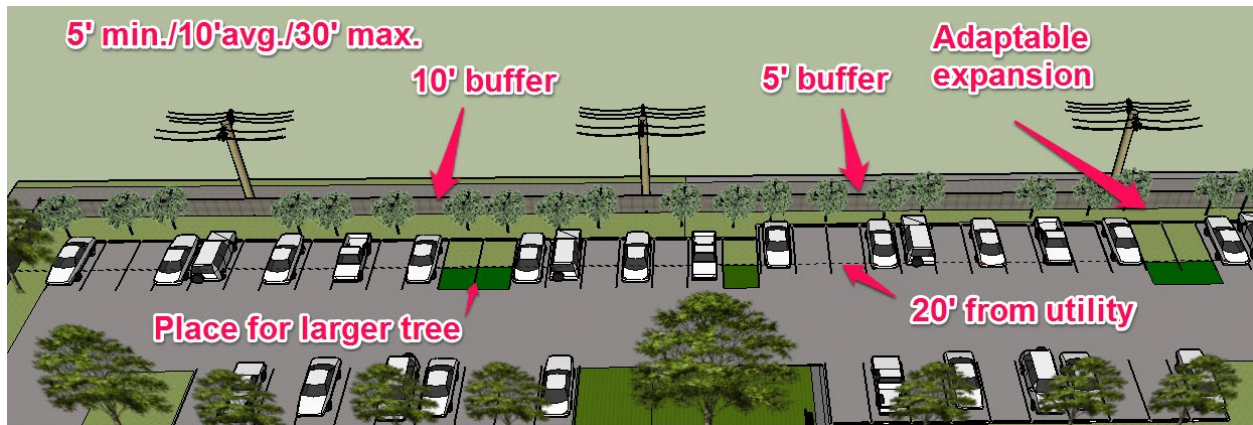
- (i) Except as provided in this subparagraph, one large or medium street buffer tree must be provided for every 40 linear feet of frontage.*
- (ii) For frontages less than 20 linear feet, a large or medium street buffer tree is not required.*
- (iii) Large or medium trees must have a minimum caliper of three inches.*
- (iv) When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large tree or medium tree.*

(D) BUFFER ZONE REDUCTION.

Properties less than 10,000 square feet may reduce the street buffer zone to the greater of:

- (i) a minimum depth of five feet; or*
- (ii) an area no less than five percent of the total lot area*

(2) RESIDENTIAL BUFFER ZONE.



5. The rule of averages applies in the RBZ as it does in the SBZ. Avoid utility conflicts while buffering the use from the community.

(A) A landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an **average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet**. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of **one plant group every 40 feet**. Plant groups must include:

(i) Where screening is required, one minimum three-inch caliper large or medium tree.

(ii) Where screening is not required:

(aa) one large or medium tree and three small trees;

(bb) one large or medium tree and three large evergreen shrubs;

(cc) one large or medium tree, two small trees, and one large evergreen shrub; or

(dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of **two inches**.

Fence, screening, and visual obstruction regulations are found in Section 51A-4.602(b) of the Dallas Development Code. If screening of the use is not required, then use one or more of the four plant groups in this section within the residential buffer zone.



6. Careful alignment and use of space can allow for the distribution of large and medium trees within 25 feet of the property line to be counted in the RBZ.

(3) INTERIOR ZONE.

(A) Surface parking lots in industrial districts. The requirements in Section 51A-10.125(b)(3)(B)(iv) for surface parking lots with 100 spaces or more, do not apply to industrial and warehouse uses in IM or IR districts that provide a minimum of one tree meeting the requirements for trees in the street buffer zone for each 25 feet of frontage.

(B) Surface parking lots.

(i) Required large and medium trees.

(aa) Minimum caliper is **three inches**.

(bb) - Planting must be within a landscape area.

(cc) The center of the trunk at grade must be planted a minimum of four feet from pavement.

(ii) Minimum landscape area. Individual landscape areas must be a minimum of 160 square feet, with a minimum width of eight feet.

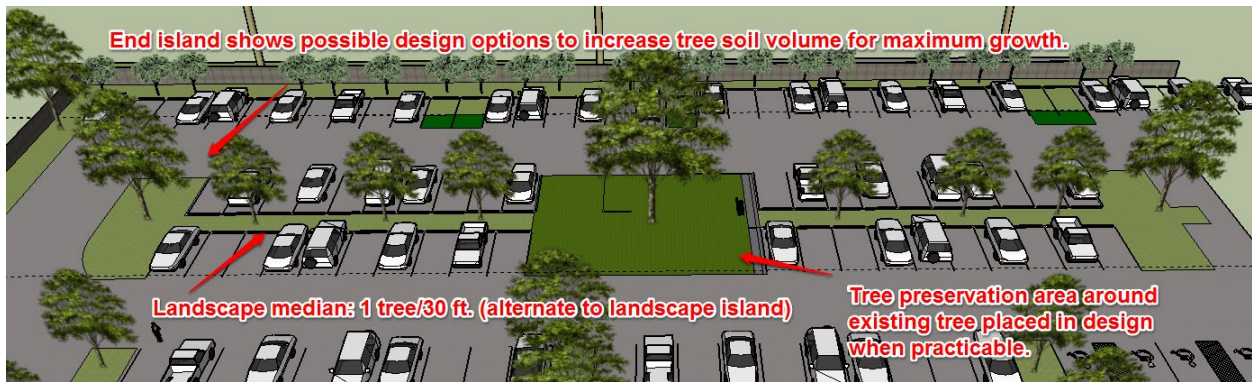
(iii) Parking lots with 21 to 100 spaces. No parking space may be located more than 70 feet from the trunk of a large tree or medium tree.

(iv) Parking lots with 101 spaces or more. Except as provided in Paragraph (A):

(aa) No parking space may be located more than 70 feet from the trunk of a large or medium tree.

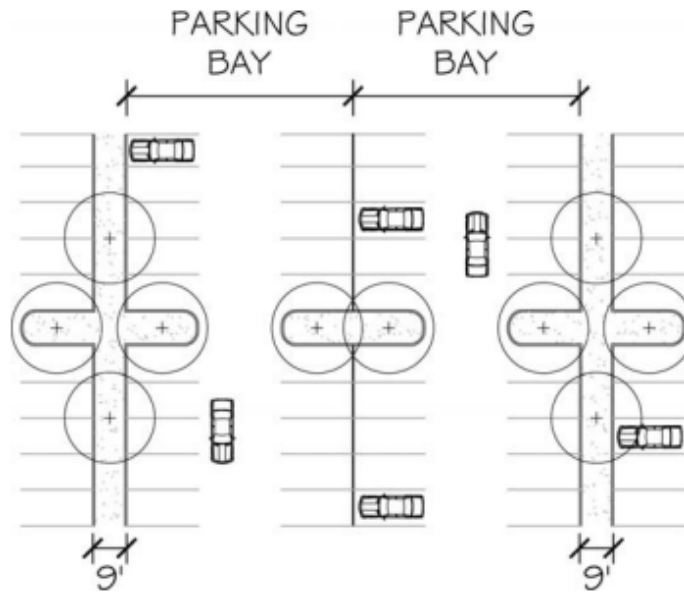
(bb) Except as provided in in this item, a landscape area must be located at each end of a single row of parking spaces and contain a minimum of one large or medium tree.

(l) The building official may waive this requirement in order to preserve existing trees and natural features or due to unique natural site features.



7. The parking lot can be configured to preserve large trees and to increase landscape areas for median planting.

(II) Parking island landscape areas are not required adjacent to handicapped parking spaces.



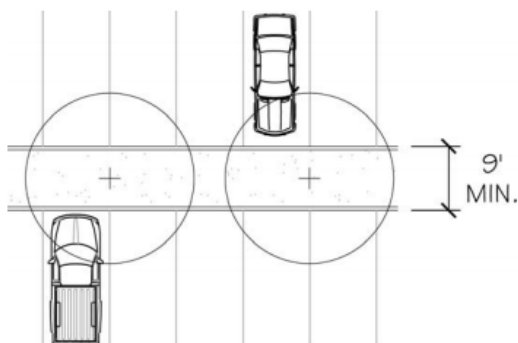
(cc) Except as provided in this romanette, maximum number of parking spaces allowed between parking island landscape areas is 12. The building official may waive this requirement in order to preserve existing trees and natural features or due to the presence of unique natural site features.

(dd) No maximum number of parking spaces when a parking row:

(I) abuts a median landscape area running the length of the parking row with a minimum of one tree per 40 linear feet;

(II) abuts a residential buffer zone landscape area; or

(III) abuts a street buffer zone landscape area.



(4) ADDITIONAL PROVISIONS.

(A) Screening of off-street loading spaces.

(i) All off-street loading spaces on a lot with residential adjacency must be screened from that residential adjacency.

(ii) In all districts except CS and industrial districts, all off-street loading spaces on a lot must be screened from all public streets adjacent to that lot.

(iii) The screening required under Subparagraphs (A) and (B) must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods for providing screening described in **Section 51A-4.602(b)(3)**.

(B) Site trees.

(i) One tree having a caliper of at least **two inches** must be provided for each 4,000 square feet of lot area, or fraction thereof, except for industrial and warehouse uses in IM and IR districts, where one tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof.

(ii) Existing protected tree species that are determined by the building official to be healthy may be used to satisfy the site tree requirement, in accordance with the tree credit chart below:

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

(C) **Minimum sizes.** Except as provided in Subsection (b) of this section, plant materials used to satisfy the requirements of this division must comply with the following minimum size requirements at the time of installation:

(i) Large and medium trees must have a minimum caliper of **two inches**, or a minimum height of six feet, depending on the standard measuring technique for the species.

(ii) Small trees must have a minimum height of **six feet**.

(iii) Large evergreen shrubs must have a minimum height of **two feet**.

For purposes of this paragraph, "height" is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.