**Landscape Requirements for Single Family and Duplex Uses:**

Section 2.0 Landscaping

A lot containing a single family or duplex use established after May 29, 1994, must comply with the following:

- The trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met. Check for utilities or other restrictions. Consult with the city arborist before planting a tree on city property.
- An existing, healthy, and protected tree on the lot or parkway may count as a required tree if it is not a boundary tree abutting adjacent private property.
- Lots 7,500 square feet or greater include a minimum of three large or medium nursery stock trees per lot with a minimum of two nursery stock trees in the front yard.
- Lots between 4,000 square feet and 7,499 square feet in area. A minimum of two large or medium nursery stock trees per lot with a minimum of one nursery stock tree located in the front yard.
- Lots 4,000 square feet or less in area. A minimum of one large or medium nursery stock tree per lot.

Additional requirements:

- Nursery stock trees must be a species listed in the approved tree list maintained by the director.
- Trees planted for construction must have a minimum caliper of two inches.
- Large and medium trees must be planted a minimum of 20 feet on center from the nearest point of an overhead electric line.

**Urban Forest Conservation Requirements for Homeowners:**

Section 3.0 Urban Forest Conservation

A lot smaller than two acres in size containing a single family or duplex use in residential districts are excepted from urban forest conservation regulations. A use means there is an existing dwelling on the property.

All other single family and duplex use properties and vacant lots must obtain a tree removal application or a building permit before removing trees on the property.

**CONSTRUCTION:**

A lot is declared by the owner to be vacant on the date a demolition permit for the dwelling structure is submitted for issue. The trees are protected as of that date.

A TREE SURVEY or FOREST STAND DELINEATION is required for all retained trees on the property before the date of demolition or before any construction disturbance occurs on applicable properties.

A TREE PROTECTION PLAN is required with the tree survey to indicate how the homeowner’s retained trees are to be protected from demolition or construction damage. The plan must be implemented with approval of the city arborist.

An accurate tree survey may also be used to demonstrate if a tree is in an UNPROTECTED ZONE in conjunction with a building permit. This may relieve tree replacement requirements for trees on the property less than 1 acre. Property greater than 1 acre may conserve trees for TREE CANOPY COVER CREDIT.

**OTHER:**

A property owner may request a tree of historical or cultural significance to be designated as a HISTORIC TREE by the City Council and preserved under deed restriction on the lot. (Appendix C for Application)

**Task Force and Primary Contributors to the Landscape and Tree Manual (2015-2019)**

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**Frequently Asked Questions**

- **Do I need a permit to remove a tree in my yard?** You do not need a permit to remove trees from single family/duplex uses on properties under 2 acres in residential districts. Unless it is an emergency situation, all other property requires either a tree removal application or building permit before tree removal.

- **Who can I contact about a tree under public utility lines?** Contact Oncor at (888)-313-4747

- **Who can I call for a fallen/hazardous tree in the street?** Contact 311 or Public Works at (214)-670-4491. If it is a life safety emergency, call 911.

- **What is my responsibility for trees and plants in the parkway?** Trees in the parkway are on city property and may not be removed without approval by the city arborist. The adjacent property owner is responsible for the maintenance and care of all trees and other vegetation on their premises (including the parkway and to the center of the alley). Trees must maintain a minimum 8-feet clearance over sidewalks, and a minimum of 15-feet over streets and alleys. Trees and vegetation should keep clear of visibility triangles (2.5 feet to 8’ minimum above the curb) at street and alley corners and driveways. (Weeds, Grasses, and Vegetation)

- **Can I remove a boundary tree?** Trees that may have shared ownership should only be removed after consultation with the neighboring owner. In some cases, you may wish to speak with your insurance company, personal legal counsel, or an independent certified arborist before taking action. The City of Dallas does not enforce on civil cases between separate property owners.

- **Who can I call for a fallen/hazardous tree in the street?** Contact 311 or Public Works at (214)-670-4491. If it is a life safety emergency, call 911.

- **Who can I contact for tree issues in creeks and streams?** Contact 311 or Dallas Water Utilities at (214)-670-0161. If it is a life safety emergency, call 911.
Guide to Using Your Landscape and Tree Manual

Responsibilities of the Homeowner

1.4 Introduction: Other City of Dallas Policies and Regulations - Page 15
Parkway regulations, responsibility to remove dead trees and limbs, weed control, etc.

Regulation for helping you protect your tree

3.6; 9.0: Conservation Easement
A conservation easement is not limited to large subdivisions, but estates and homeowners may use this deed restriction process to maintain a preservation purpose for a portion of the property and relieve tree mitigation requirements.

4.0 Tree Specifications, Planting, and Care
A great resource from our task force for new tree species and selection decisions, tree planting help, tree maintenance after planting, tree canopy and root pruning.

6.0 Tree Protection and Construction
Tree protection is not just for construction sites but need to be considered with even minor work on your property. Help protect your healthy trees and be a great tree steward.

5.0 Soils
Soil condition is one of the most understated concerns with your property. Learn basics.

Helpful Resources

1.5 Introduction: Additional Resources and Links - Page 18
Appendix A : Approved Tree List