

Table of contents

1.0 Introduction

Table of Contents	3
Acknowledgments	10
10.109 Landscape and Tree Manual in ordinance	11
1.1 Why Dallas Needs Trees	
1.2 How to use the Dallas Landscape and Tree Manual	
1.3 How the Dallas Landscape and Tree Manual was written	
1.4 Other City of Dallas policies and regulations	
1.5 Additional resources and links	
1.6 Article X – Purpose statement – Article XIII (Form Districts) History of Amendments	

2.0 Landscaping

• <u>Overview</u> – Division 51A-10.120	1
o Applicability	
o Single family and duplex requirements	
o Shared access development	
o Other uses	
o City Council	
• 2.1 Soil and Planting Area Requirements (10.104)	4
4	
o Soil Resource Plan	
o Soil Resource Assessment	
▪ Soil analysis parameters	
o Planting area requirements	
o Waiver	
o Tree locations	
▪ Overhead electric lines	
o Acceptable plan materials	
• <u>2.2 Landscape Plan Submission (10.123) and Compliance (10.127)</u>	1
o Reading the ordinance, application process, inspection process	
o Single family and duplex permits	
▪ Private license requirements	
▪ Approved tree list, overhead electric line, boundary tree	
o Shared Access Development permits	
▪ Landscape plan before building permit or contract.	
o Other uses	
o Reading the ordinance, application process, inspection process, appeal process	
o Artificial lots (10.122)	
o Irrigation requirements (10.106)	
o Landscape submission (10.126).....	6
o Plan review (10.124)	
o Special exceptions (10.110)	

City of Dallas Landscape and Tree Manual

- Completion (10.127)
- General maintenance and enforcement (10.108)..... 10
- 2.3 Mandatory requirements (10.125)..... 1
 - Zone landscaping
 - Street buffer zone
 - Urban Streetscape
 - Right of way
 - Required planting
 - Buffer zone reduction
 - Residential buffer zone 6
 - Interior zone – Parking lots 7
 - Additional provisions 10
 - Off-street loading spaces
 - Site trees
 - Minimum sizes
- 2.4 Landscape Design Options (10.126) 1
 - Points required for a building site.
 - Design options – Examples included in manual
 - Plant material bonus (final option)..... 2
 - Buffer zone enhancements 3
 - Engineered solutions for soil volume 4
 - Screening 6
 - Building façade 8
 - Pedestrian uses 10
 - Pavements 12
 - Conservation 14
 - Low Impact Development 15
 - Parking Lots 17
 - General: SITES and maintenance plan 20

3.0 Urban Forest Conservation – Tree Removal, Replacement, Conservation

- 3.1 Tree removal authorization 1
 - Exceptions to the ordinance (10.131)
 - Removal of exception by demolition permit
 - Historic trees allowed and recognized on Article X excepted lots
 - Defenses to Prosecution (10.140)
 - Tree condition
 - City infrastructure and management
 - Decision of the building official (10.132(e))
 - Irreparable damage (10.136) – Damage to protected trees – topping 6
 - Tree Transplanting (10.133.1)..... 6
 - Procedure
 - Credit for transplanted trees
 - Tree canopy coverage

City of Dallas Landscape and Tree Manual

- o Historic Trees (see **Appendix C** for application/instruction) 8
- o Intent of Council (10.131.1)
- o Planned Development Districts (10.131.2)

- 3.2 Tree removal applications 9
 - o Tree removal application and posting
 - o Tree Survey
 - o Forest Stand Delineation (see **Appendix G**)..... 10
 - Old-Field Succession reduction
 - Tree canopy cover credit for single family and duplex construction
 - Tree canopy cover assessment for SDI
 - Tree canopy cover assessment on properties over 5 acres
 - Conservation easement FSD
 - Illegal tree removal
 - o Form of approval
 - o Separate offense for each tree removed or seriously injured without a permit
 - o Clearing 12

- 3.3 Enforcement 13
 - o Criminal responsibility
 - o Fines
 - o Violation of the division
 - Stop work order
 - Mitigation (illegal removals)
 - o Appeals 15
 - Appeal of the decision of the building official
 - Special exceptions

- 3.4 Tree Replacement requirements
 - o In General
 - Unrestricted zone 1
 - o Tree Classification and selection..... 1
 - Quantity
 - Tree classification for mitigation
 - Species
 - Approved trees (**Appendix A**)
 - 35% diversity requirement for property two acres or more
 - Location
 - Minimum size.
 - o Timing 2
 - o Exceptions and additional requirements 5
 - Forest stand delineation exceptions for old-field and undeveloped lots
 - Additional requirements for FSD for properties 5 acres or greater...

- 3.5 Development Impact Area Waivers 6
 - o Qualifications
 - o Tree removal property waiver requirements

City of Dallas Landscape and Tree Manual

- 2 acres or more – SDI qualifications
 - < 2 acres – 10.132(f)(1) requirements
 - Waivers when requirements are met.
 - Limitations
 - Waiver calculations
 - Significant trees
 - Primary natural area
 - Special exception
 - Completion
 - Denial

- 3.6 Alternative methods of replacement 1
 - In general
 - Mitigation by Legacy trees
 - Habitat preservation and restoration areas
 - Sustainable Development Incentives (see **Appendix F**)..... 2
 - Requirements
 - Sustainable development assessment
 - Sustainable development credits
 - Green site points
 - Tree canopy cover credit for single family and duplex uses 11
 - Conservation easement (see section 9.0) 12
 - Use of other property for tree replacement 13
 - Park Land Dedication (effective July 1, 2019)..... 14
 - Reforestation Fund (see **Appendix D** or calculations)..... 14

4.0 Tree Specifications, Planting, and Care

- 4.1 Tree Identification 1
- 4.2 Tree Species Selection 2
 - Purpose of the tree 4
 - Aesthetics 5
 - Palms and other special purpose trees 7
- 4.3 Nursery stock 8
 - Size measurement of nursery stock 11
 - Tree inspection 12
 - Root ball and root system 12
 - Common root defects 13
 - Trunk 14
 - Common trunk defects 15
 - Branch structure and form 15
 - Common branch defects 16
 - Foliage 16
 - Common foliage defects 16

- 4.4 Tree Planting 17
 - Planting season

City of Dallas Landscape and Tree Manual

- o Locate the root flare
- o The planting pit
- o Drainage
- o Placing the tree
- o Back filling the plant pit
- o Watering saucer
- o Mulch
- o Staking

- 4.5 Tree maintenance after planting 22
 - o The establishment period
 - o Irrigation
 - o Duration of irrigation
 - o Frequency of irrigation
 - o Where do I put the water?
 - o How do I water mature trees?

- Proper pruning 26
 - o Pruning newly planted trees
 - o Pruning large or mature trees

- Fertilization 29
- Insects and disease 29
- Root pruning large or mature trees 30
 - o Root pruning must be minimized
 - o Response of trees to root pruning
 - o Alternatives to root pruning
 - o Root pruning procedures
 - o When to root prune
 - o How to root prune
 - o How close to the trunk can roots be cut?
 - o Root pruning standard operating procedure
 - ANSI A300 (Part 8) – 2013 Root Management Standard

5.0 Soils

- 5.1 Soil basics 1
- 5.2 Common soil issues affecting vegetation growth 2
- 5.3 Soil volumes 3
- 5.4 Soil Protection Plan (with Soil Resource Plan) 7
- 5.5 Soil restoration and revitalization 8
- 5.6 Engineered soils 11
- 5.7 Structural soil cell systems 12
- 5.8 Soil protection and drainage 13
- 5.9 Soil Management 13
- Resources 15

6.0 Tree Protection and Construction

• 6.1 City Property requirements	1
• 6.2 Before Construction	2
○ Tree protection plan	2
○ Tree protection fencing	3
○ Additional protections	4
○ Clearing	5
• 6.3 During Construction	5
○ Implementation of tree protection plan	5
○ Damage to protected trees	6
○ Topping	7
• 6.4 After Construction	8

7.0 Bedding plants, shrubs and sod specifications

• 7.1 Specifications for Soil Preparation	1
• 7.2 Bedding plants and shrubs	3
• 7.3 Sod	5
• 7.4 Seed Specifications	7
• 7.5 Native Herbaceous Seeding	9

8.0 Prairie Restoration

• 8.1 Conduct a Site Assessment	2
• 8.2 Planting/ Seeding	3
• 8.3 Seed Specifications	3
• 8.4 City policies and regulations	4
• Resources	7

9.0 Conservation easements

• 9.1 In General	1
• 9.2 Regulation	2
○ Article X Ordinance	2
• 9.3 Documentation	5
• 9.4 Procedure	6
• 9.5 Managing the conservation easement	8
• Conservation Easement Listing	11
• Conservation Easement Map	12

10.0 Neighborhood Forest Overlay (pending)

APPENDICES

Appendix A - **Dallas Approved Tree List**

Appendix B – Shrub, Grasses and Bedding Plants List UNDER CONSTRUCTION

Appendix C – Checklists

Standard requirements – Article X

Mandatory Requirements and Design Options – Article X

SDI – Article X

Form Districts – Article XIII

PD 193 Part 1 – Oak Lawn Special Purpose District

Historic Tree Nomination Application

Historic Tree Application Instructions

Appendix D – Calculations for tree replacement

Appendix E – Tree Removal Process

Appendix F – Sustainable Development Incentives

Appendix G – Forest Stand Delineation

Appendix H - Definitions