

**SEC. 51A-13.304. DEVELOPMENT TYPES.**

**(a) General.**

**(1) Development Types by District.**

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)				■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

**(2) Landscaping.**

**(A) In General.**

(i) Specific landscaping requirements for each development type are provided in Subsections (b) through (k) of this section.

(ii) All street trees must meet the requirements of Section 51A-10.125(b)(4).

(iii) All site trees must be a minimum of two inches in caliper at time of planting and may not be located closer than four feet to any paved surface (measured from the center of the tree trunk).

(iv) All site tree in-ground planting areas must be a minimum of 100 square feet for a large tree and 50 square feet for a small tree. Planters for large or small trees must be a minimum of 25 square feet.

(v) Site trees must be large tree species listed in Section 51A-10.134. Small tree species may be substituted at a rate of two small trees per required large tree.

(vi) Existing healthy site trees may be used to satisfy the site tree requirements of this section in accordance with Section 51A-10.125(b)(3)(B). Whether a site tree is healthy is a determination made by the building official.

(vii) In the RTN district, at least 50 percent of all required yards must be landscaped with turf, groundcover, soil, or mulch.

**(B) Shared Access Developments.**

(i) One site tree must be provided for every 4,000 square feet, or portion thereof, within the shared access development, or a minimum of one site tree must be provided for each individual dwelling unit in the shared access development, whichever is greater.

(ii) Site trees must be evenly distributed throughout the shared access development.