




# Article X Landscape Regulations



## Zone Landscaping

Uses other than Single Family or Duplex



May 21, 2015

# LANDSCAPING

## Current Code vs. Proposed

### Current Code-Landscaping

### Proposed Zone Landscaping

- Street Trees
- Street Buffer (Design Standard - optional)
- Perimeter Landscape Buffer
- Buffer Plant Material
- Parking Lot Trees
- Design Standards
- 9 Design Standard Options (many sites can comply with only a few, require a minimum of 2 on lot).

- Street Buffer Zone (street trees and street buffer with average buffer width)
- Residential Buffer Zone
- Interior Zone
- Comprehensive Design Options (rated by points value and emphasis for design or conservation).

# LANDSCAPING

## Zone Landscaping Benefits

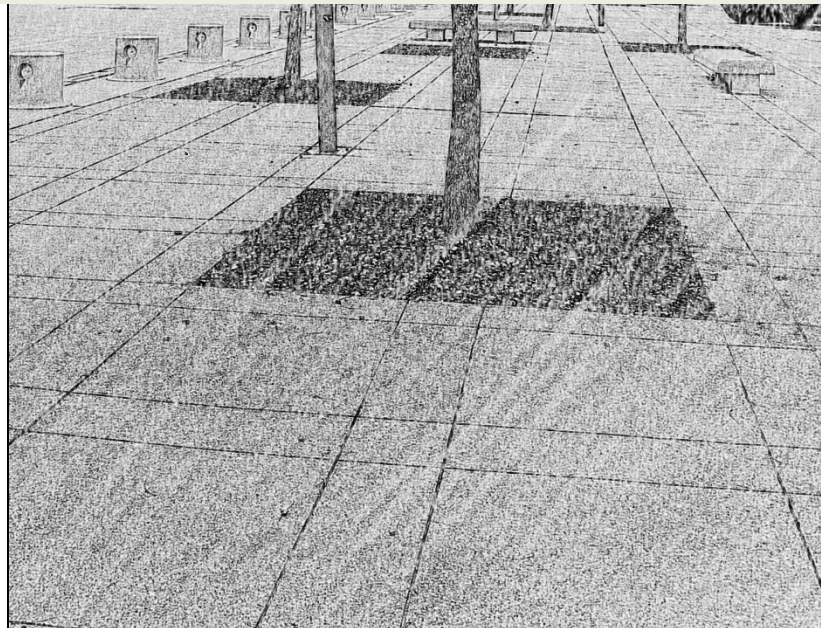
- Requires Landscape and Tree regulations to be considered and addressed at the onset of the project, not as an afterthought.
- Allows for flexibility and creativity in Landscape design of the site as a whole.
- Less conflict with utilities
- Less conflict with future redevelopment
- Places trees in the property for optimum locations: heat and pollution abatement, stormwater control, aesthetic quality, and community and property benefits
- Provides for improved growing area for trees to achieve fullest potential growth



# Article X Landscape Regulations

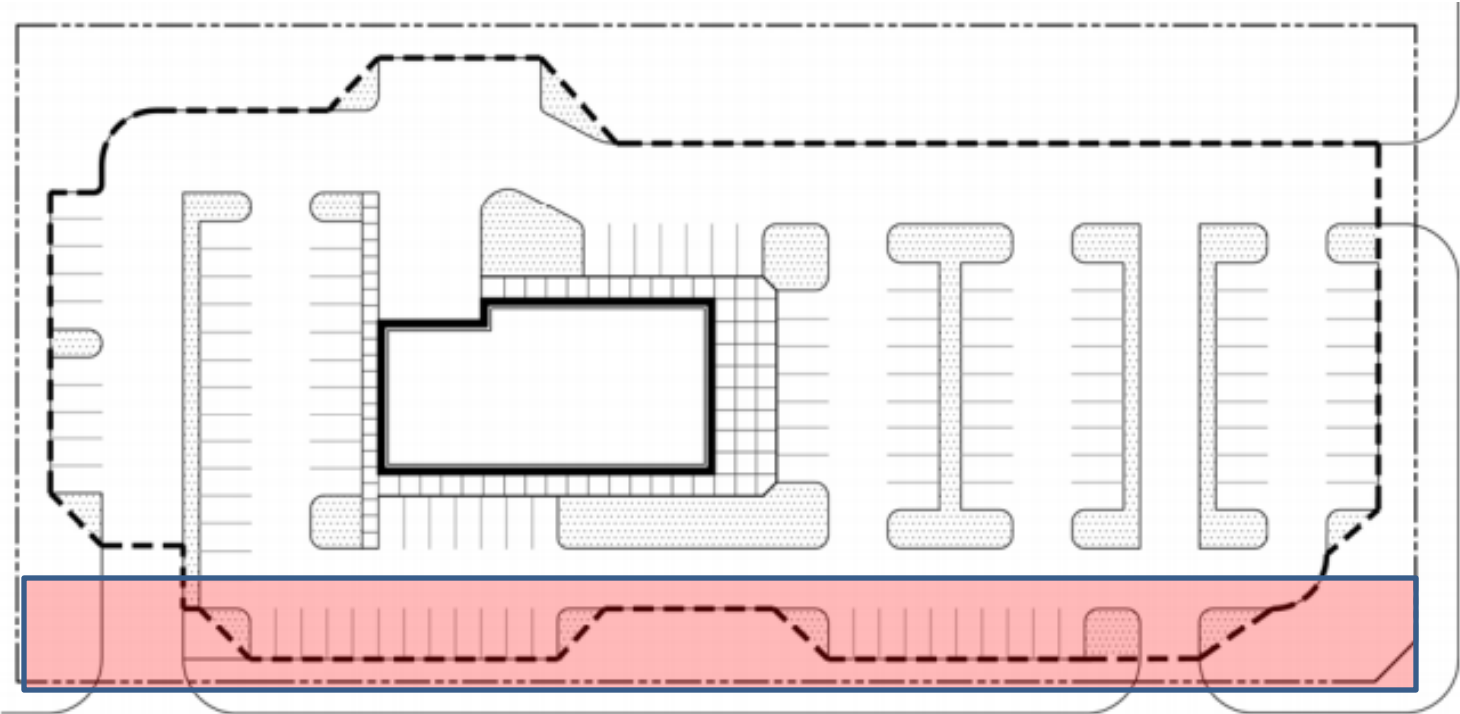


## Street Buffer Zone



# LANDSCAPING

## Street Buffer Zone



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## Street Buffer Zone

### Proposed

#### Street Buffer Zone:

The area along the entire length of the lot adjacent to the public street frontage having an average depth measured from the property line into the property.

<u>Average depth</u>		<u>Min. depth/Max. depth</u>
20'	*Highway/Freeways	5' / 50'
15'	*Major streets	5' / 40'
10'	*Local streets	5' / 30'

\* Street designations to be determined in coordination with other city codes

- 1 large canopy tree must be provided within the Street Buffer Zone for each 50 feet of street frontage.

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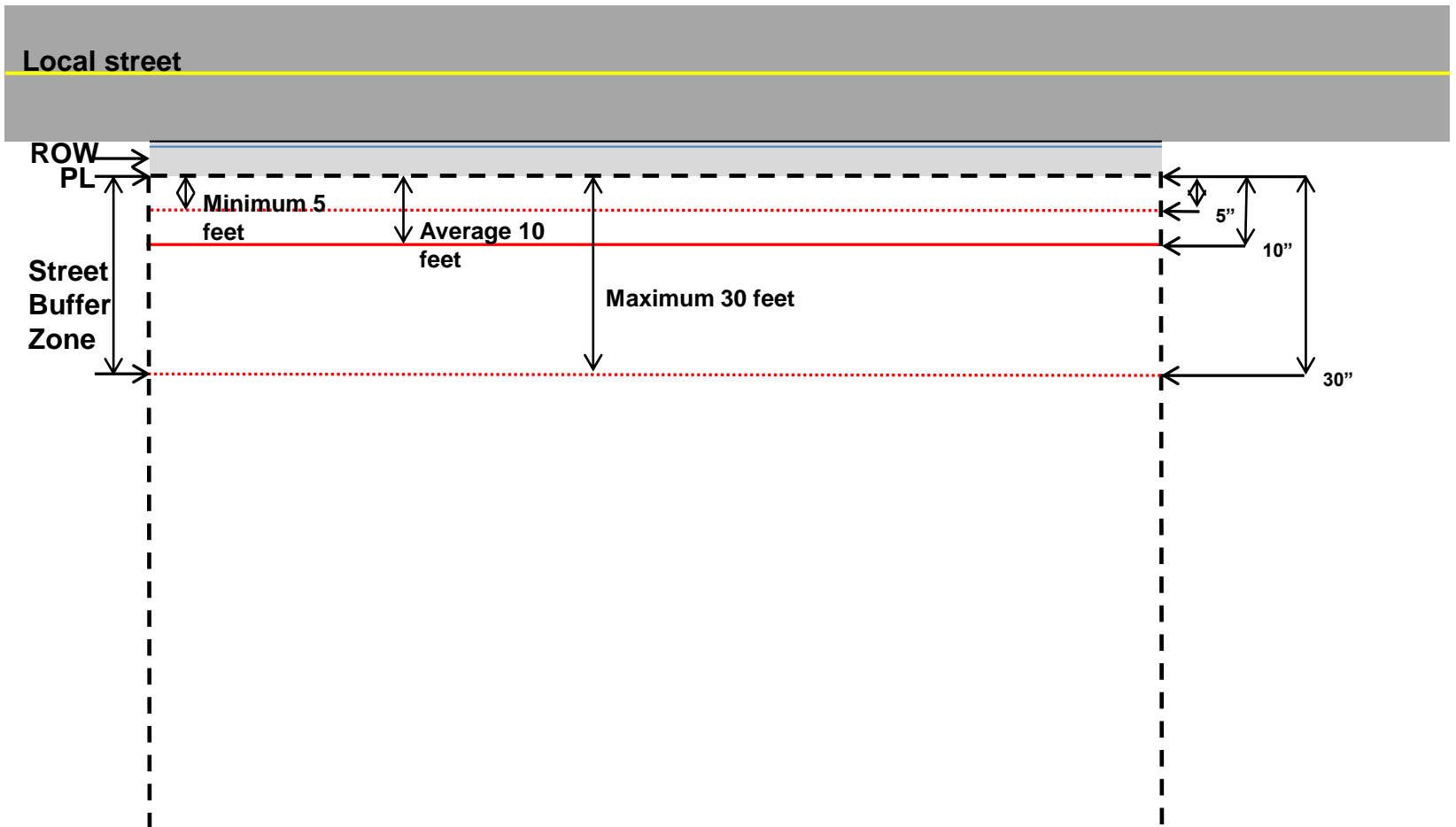
## Street Buffer Zone

### Proposed

- If existing site conditions do not allow for the planting of a large canopy tree, 2 small trees may be substituted for 1 large tree upon approval of the Building Official. No more than 35% of required large trees may be substituted.
- Paved surfaces at points of vehicular and pedestrian ingress and egress shall be allowed. (the amount of area of the surface allowed to be used in the calculation of the Street Buffer Zone is the width of the surface by 5' foot depth)
- If there is no utility conflict, the R.O.W. adjacent to the property line may be used to provide the required Street Buffer Zone, subject to city licensing and permit requirements.

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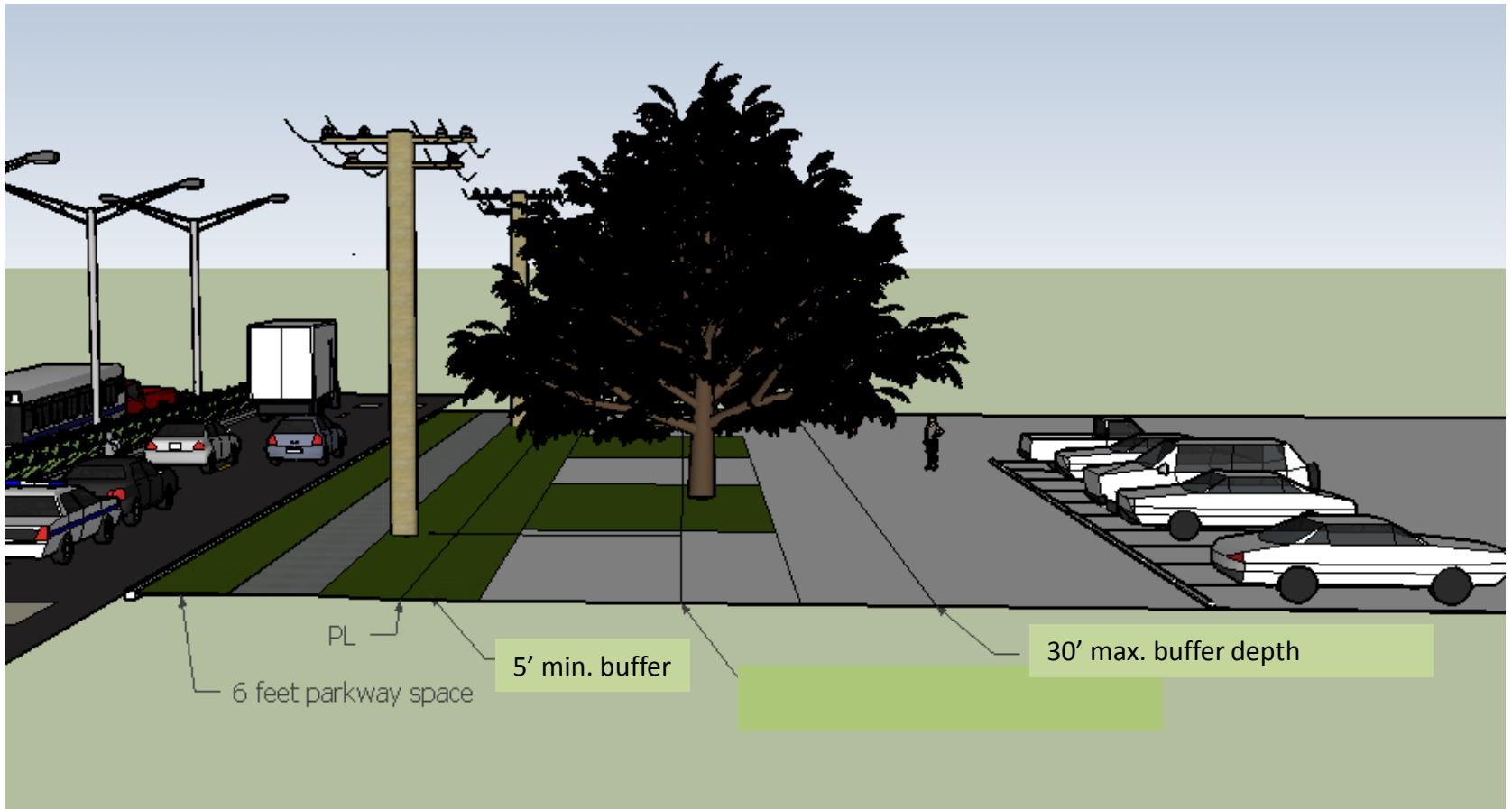
## Street Buffer Zone





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## Street Buffer Zone



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## Street Buffer Zone

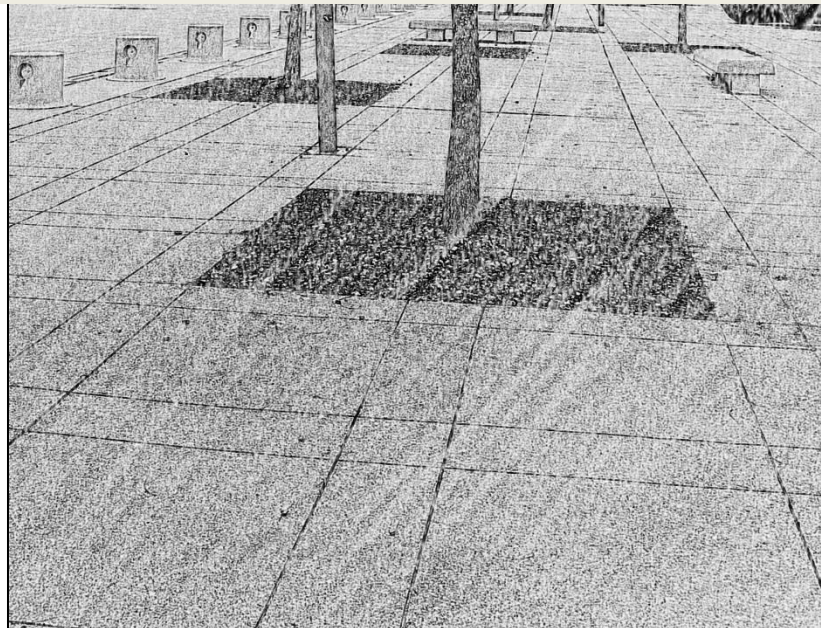




# Article X Landscape Regulations

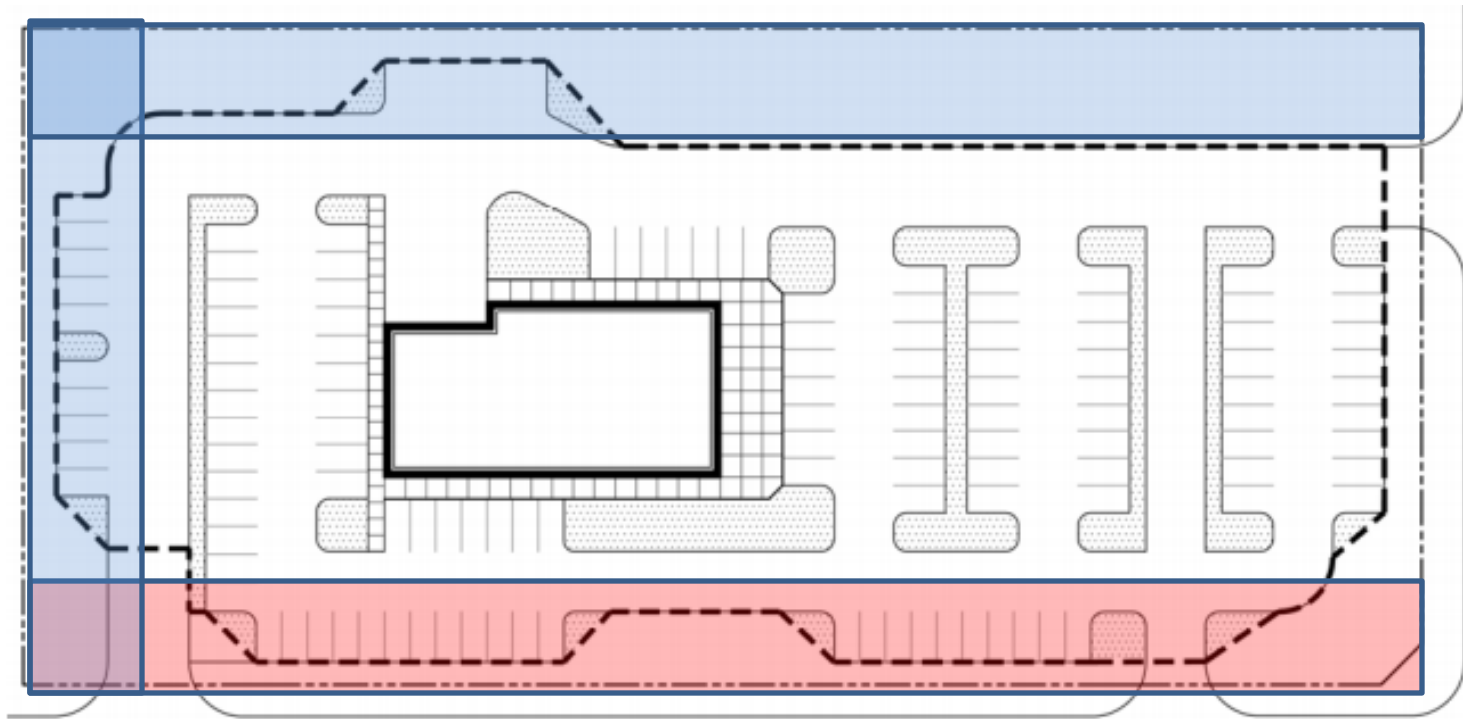


## Residential Buffer Zone



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## Residential Buffer Zone



# LANDSCAPING

## Residential Buffer Zone

### Proposed

### Residential Buffer Zone:

- The landscape area along the entire length of the perimeter of a building site where a residential adjacency exists, and having an average width of 10', or no more than 10% of the lot width measured from the property line into the property, with a minimum of 5' required.

Average Width

10'

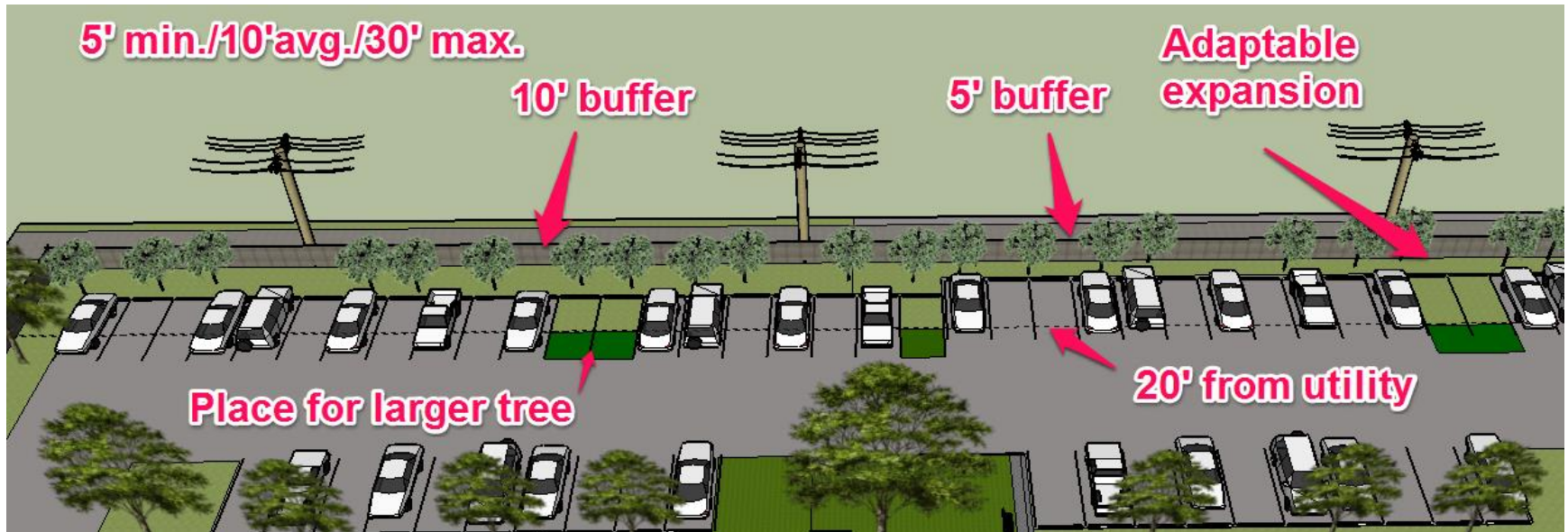
Residential adjacency

Min/Max

5' / 30'

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## Residential Buffer Zone



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## Residential Buffer Zone

### Proposed

#### **Residential Buffer Zone Required Plantings:**

Grouping at a minimum average density of one group /50' of frontage with a minimum of one group provided.

#### Minimum planting requirement when **fence is not required:**

- One large canopy tree and three small trees.
- One large canopy tree and three large evergreen shrubs.
- One large canopy tree, two small trees, and one large evergreen shrub.
- One large canopy tree, one small tree, and two large evergreen shrubs.
- When local utility conflict: 3 small trees in lieu of 1 large canopy tree.

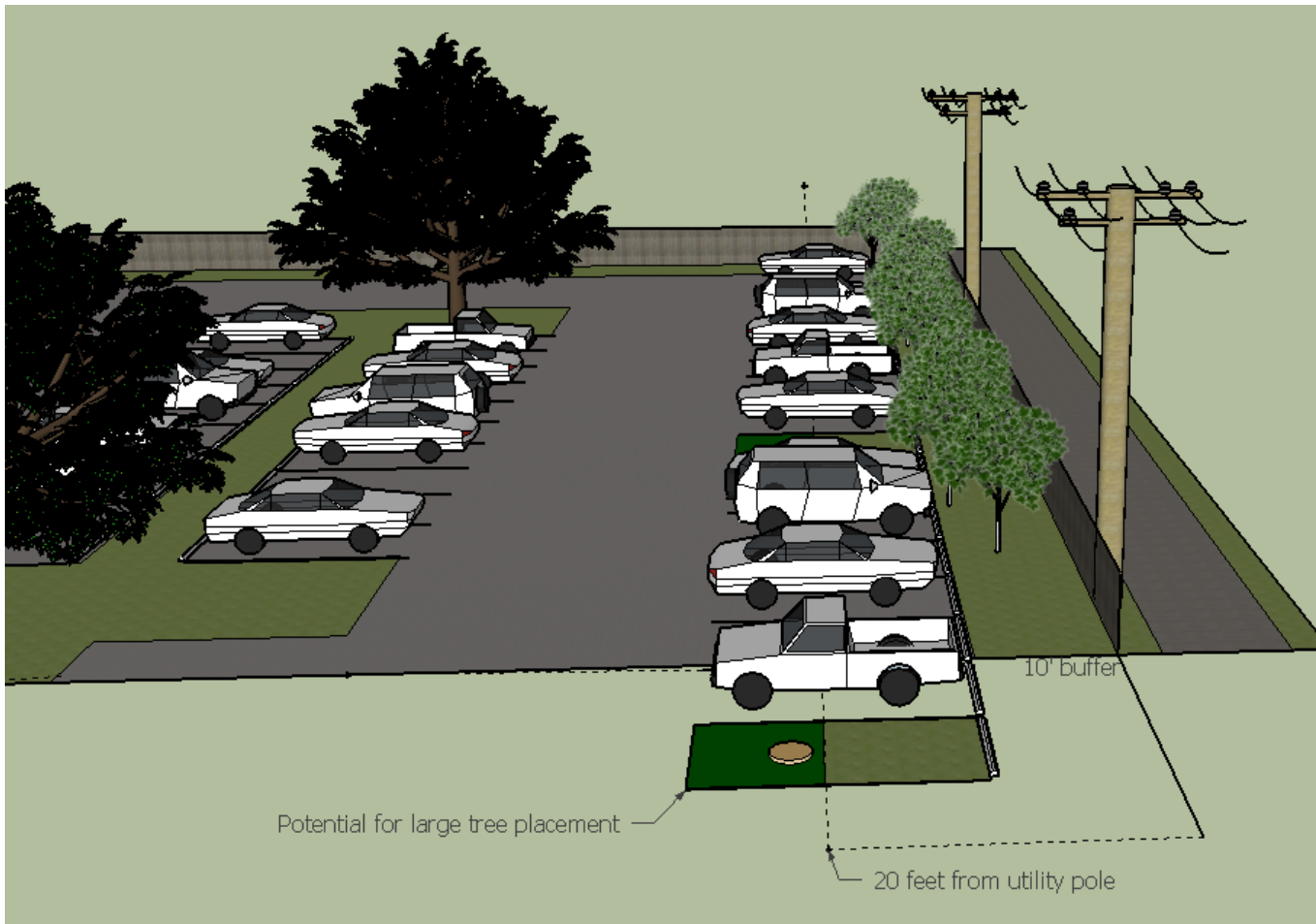
#### Minimum planting requirement when **fence required:**

- One large canopy tree
- When local utility conflict: 3 small trees in lieu of 1 large canopy tree.

\* When Street Buffer and Residential Buffer overlap, the more stringent applies.

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## Residential Buffer Zone





# LANDSCAPING

## Residential Buffer Zone

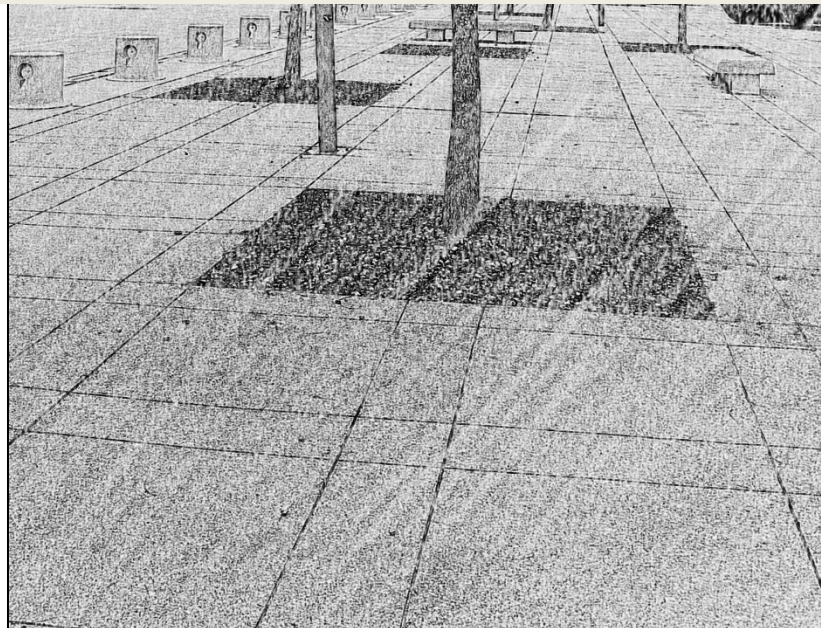




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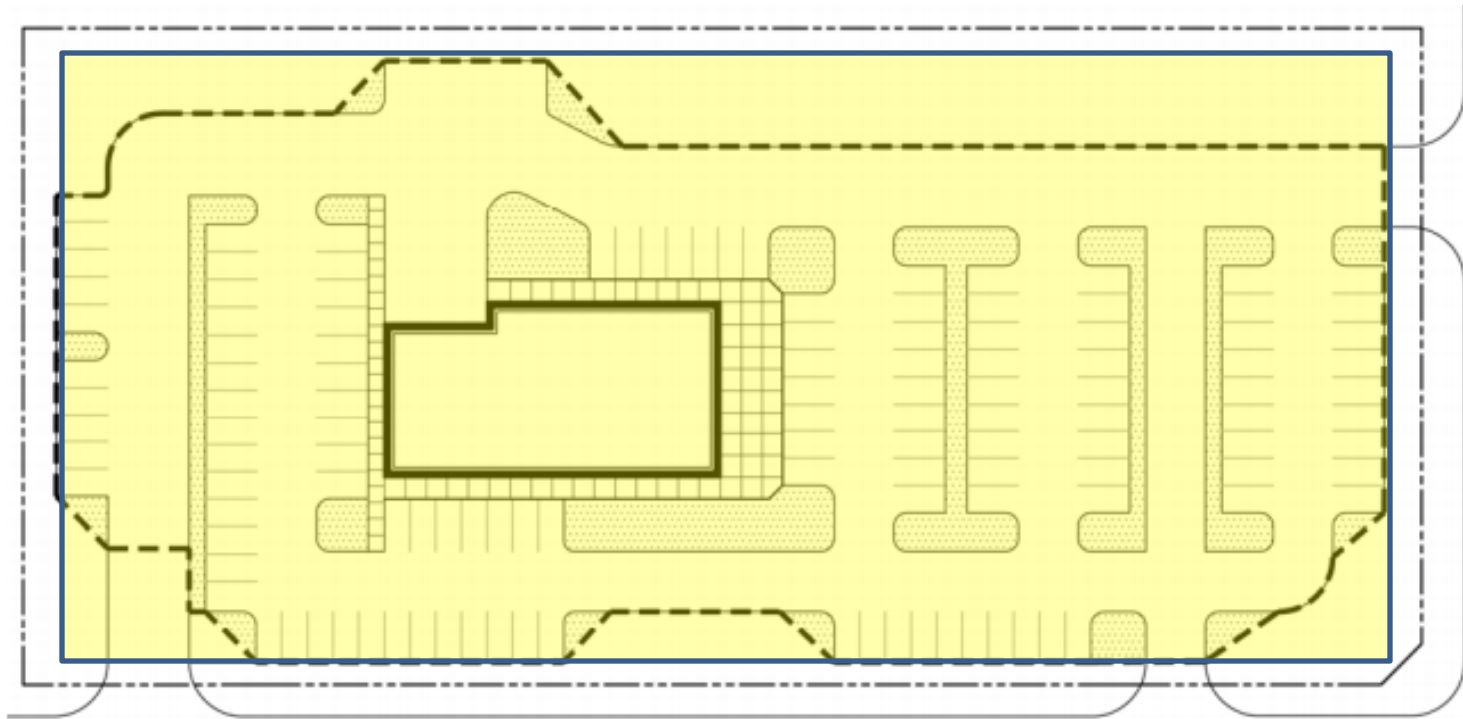


## Interior Zone



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Interior Zone



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## Interior Zone

### Proposed

#### Interior Zone:

- The Building site less the Street Buffer Zone and Residential Buffer Zone (if Residential Buffer Zone is applicable)

#### Interior Zone requirements:

- Minimum of 1 Landscape Island every 5 parking spaces
- Landscape Island shall be located at the terminus of parking rows with no more than 10 parking spaces between islands
- Landscape Island – minimum 160 sq. ft. soil surface area, 8' minimum width
- 1 large canopy tree is required for each island

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## Interior Zone

### Proposed

- As an alternative to providing a Landscape Island every 5<sup>th</sup> parking space, a Landscape Median may be provided.
- Landscape Median:
  - Minimum 8' width of permeable surface
  - 1 Large canopy tree per 30' (measured between terminus landscape islands)
- This does not waive the requirement for terminus Landscape Islands

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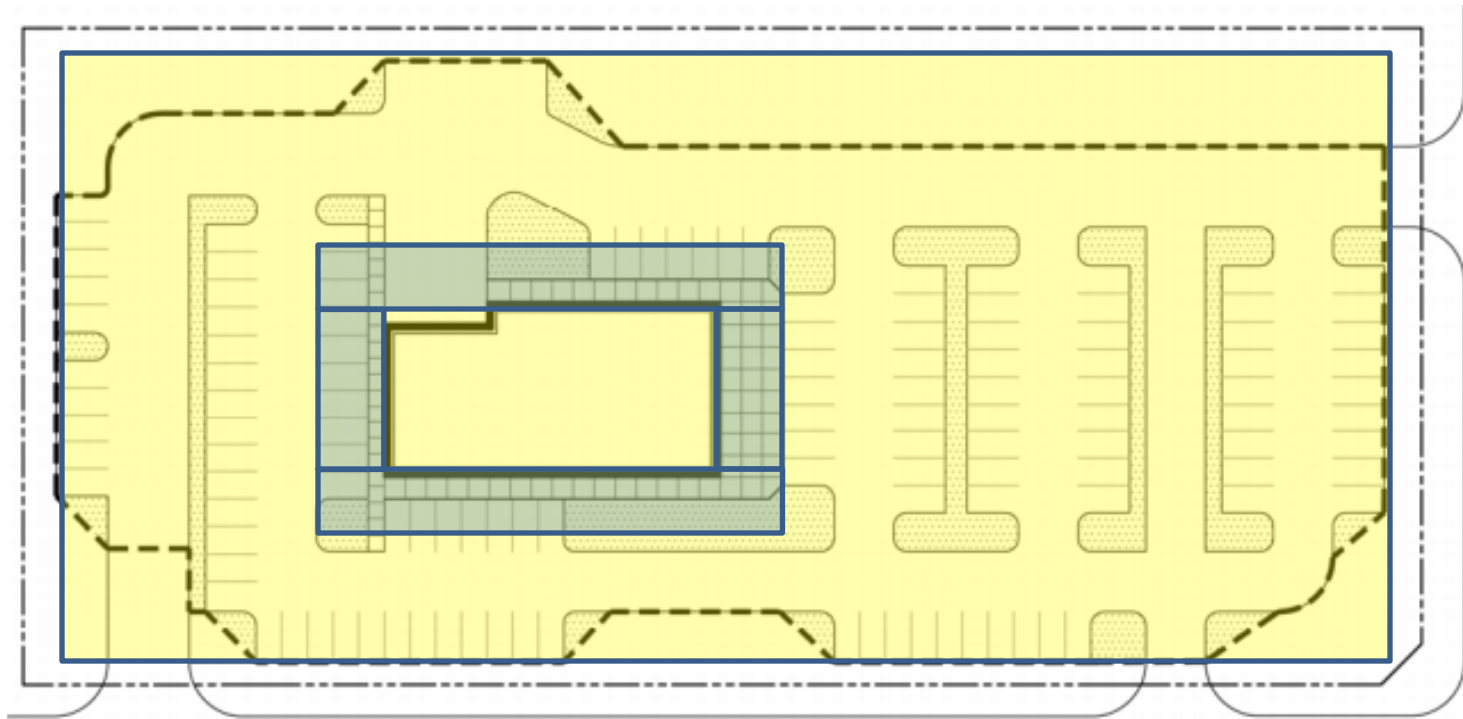
## Interior Zone

### Proposed

- If there is an active storefront, office or mixed use building front, must choose from a certain number of façade options.

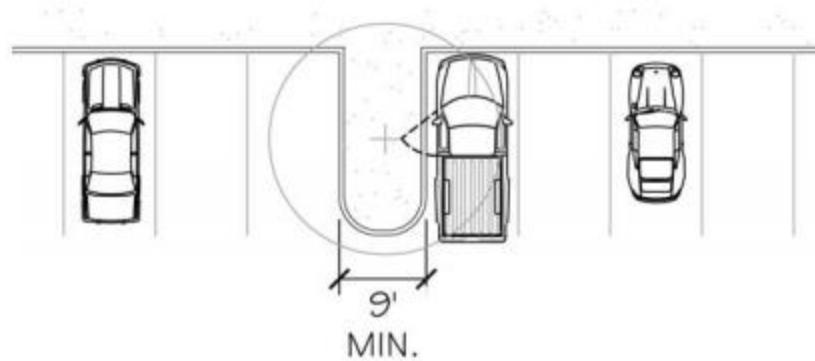
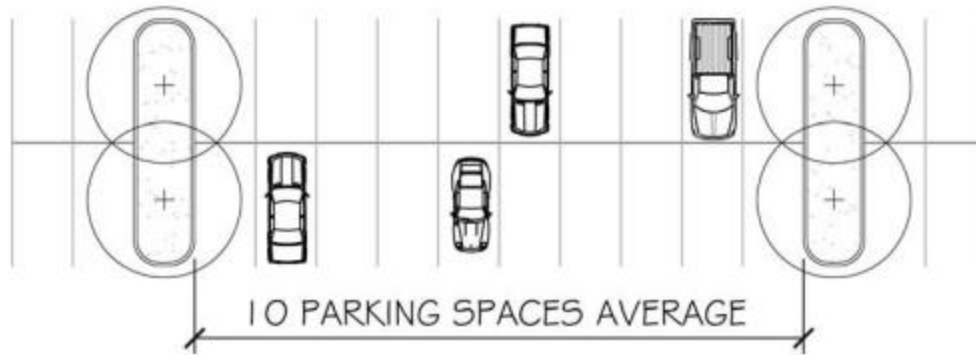
# LANDSCAPING

Interior Zone



# LANDSCAPING

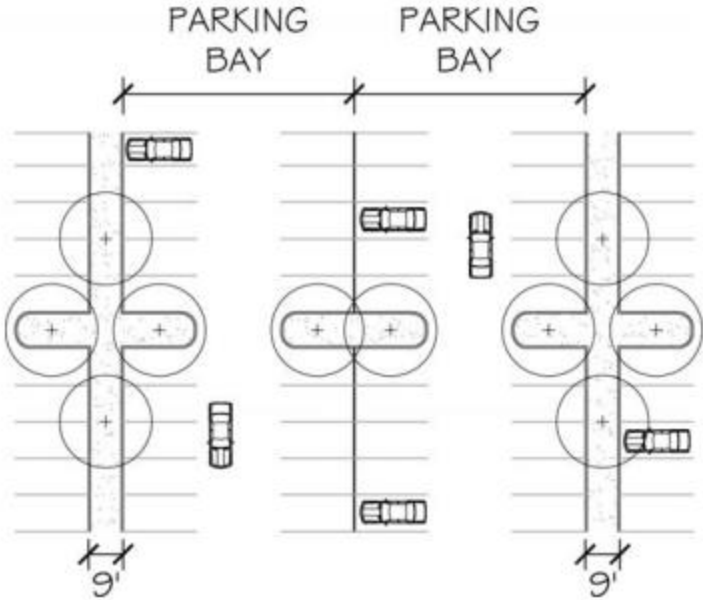
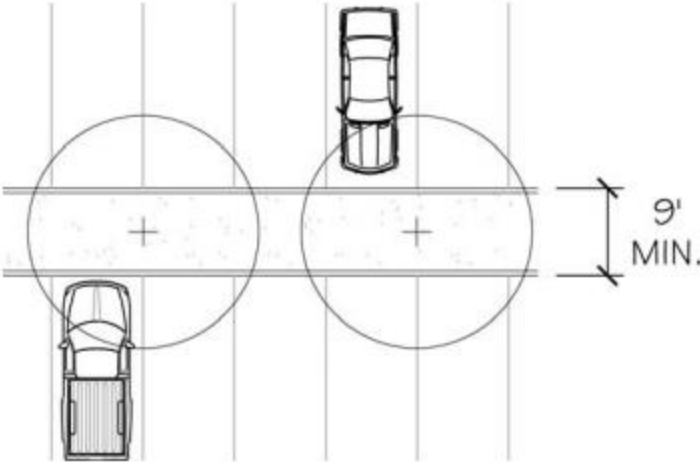
## Interior Zone





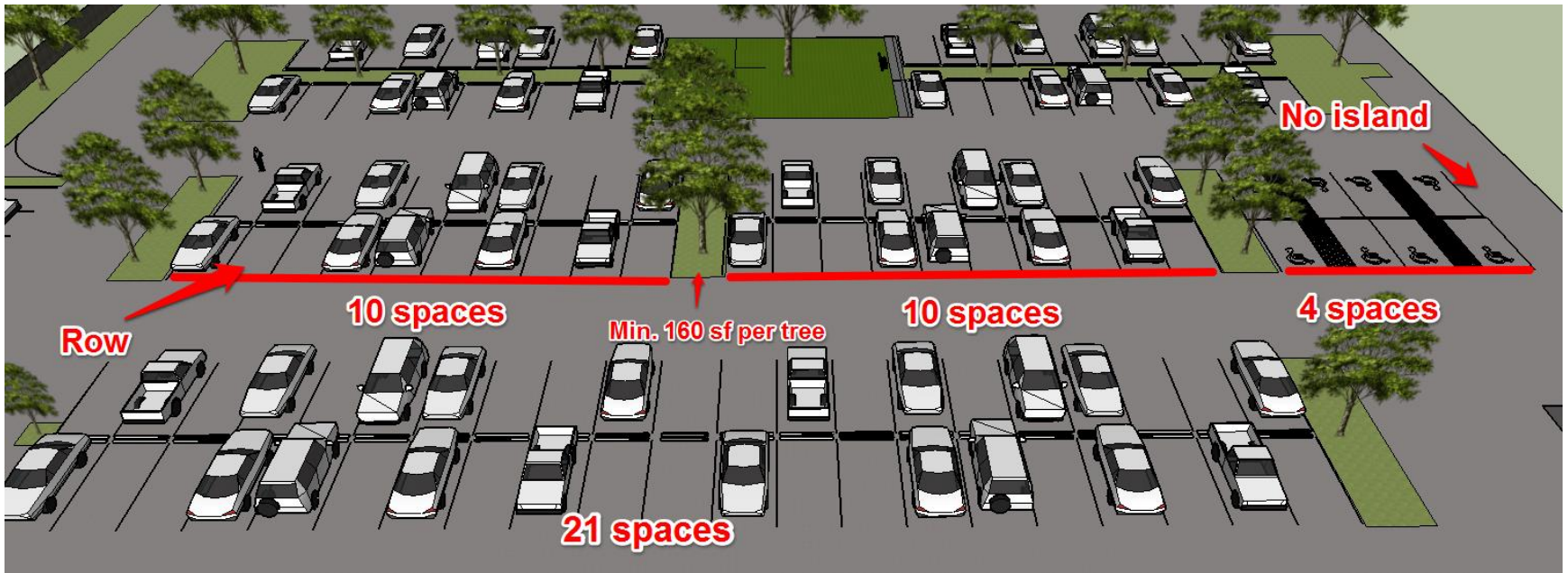
# LANDSCAPING

## Interior Zone



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## Interior Zone



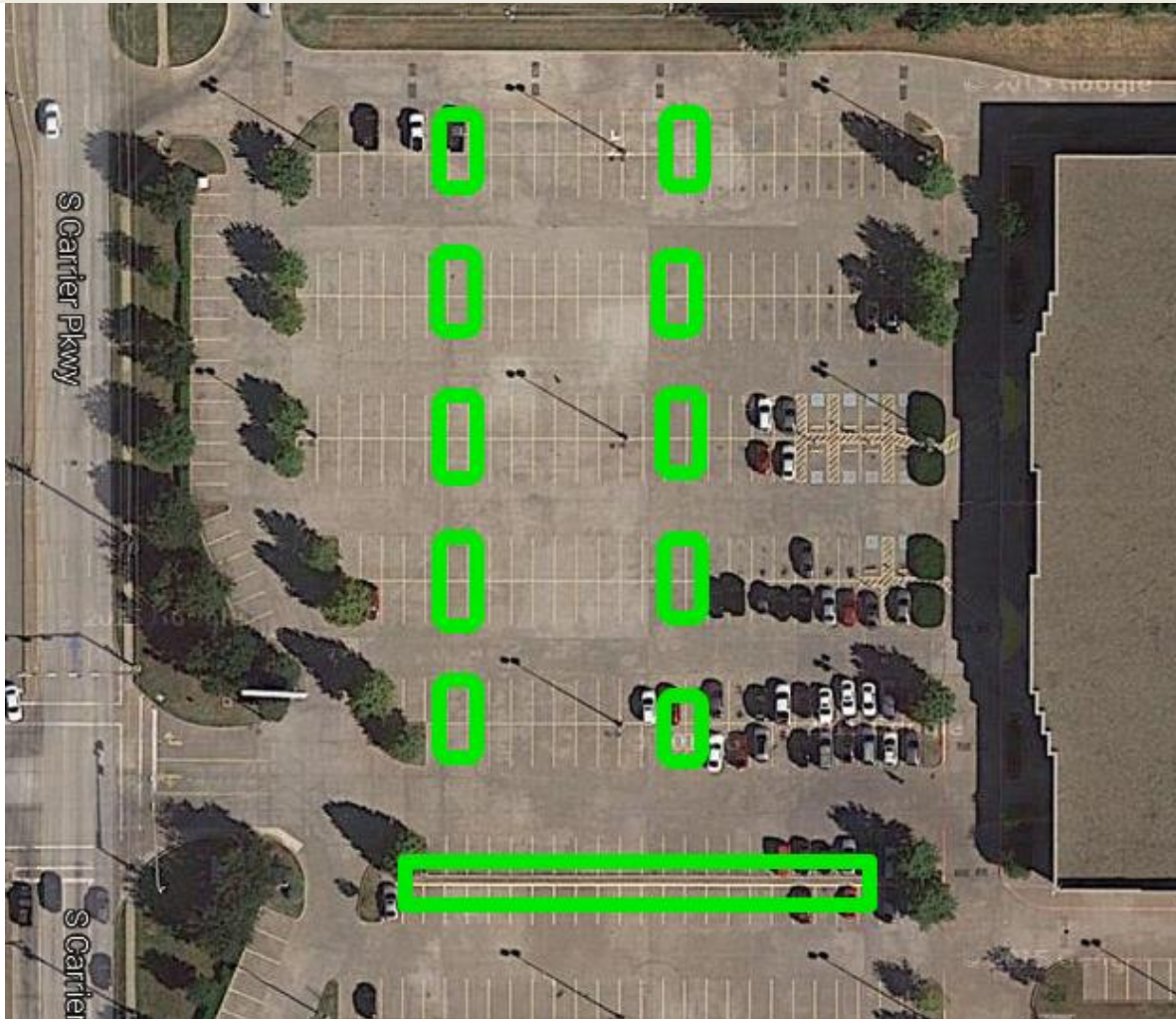
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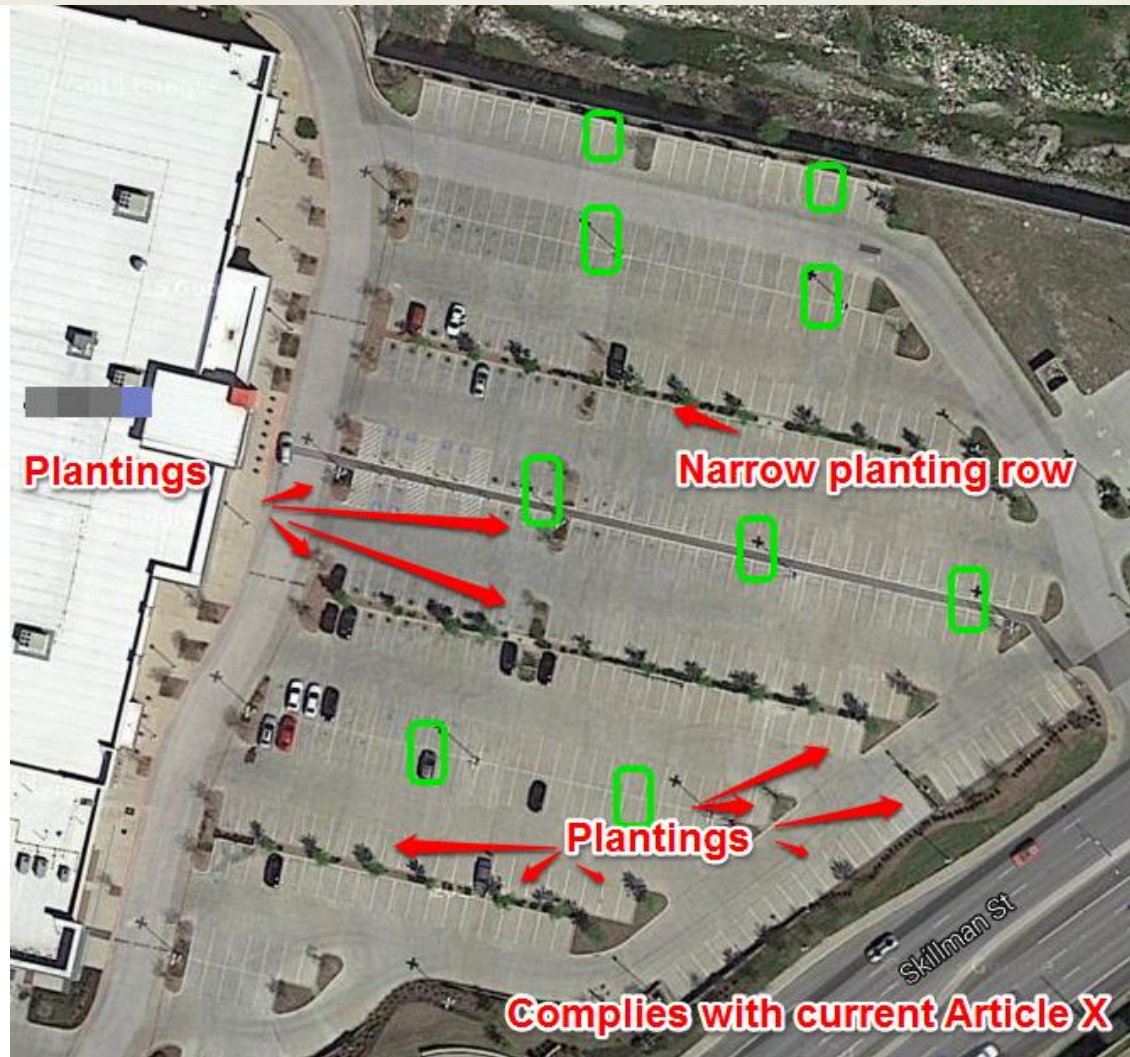
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## Interior Zone



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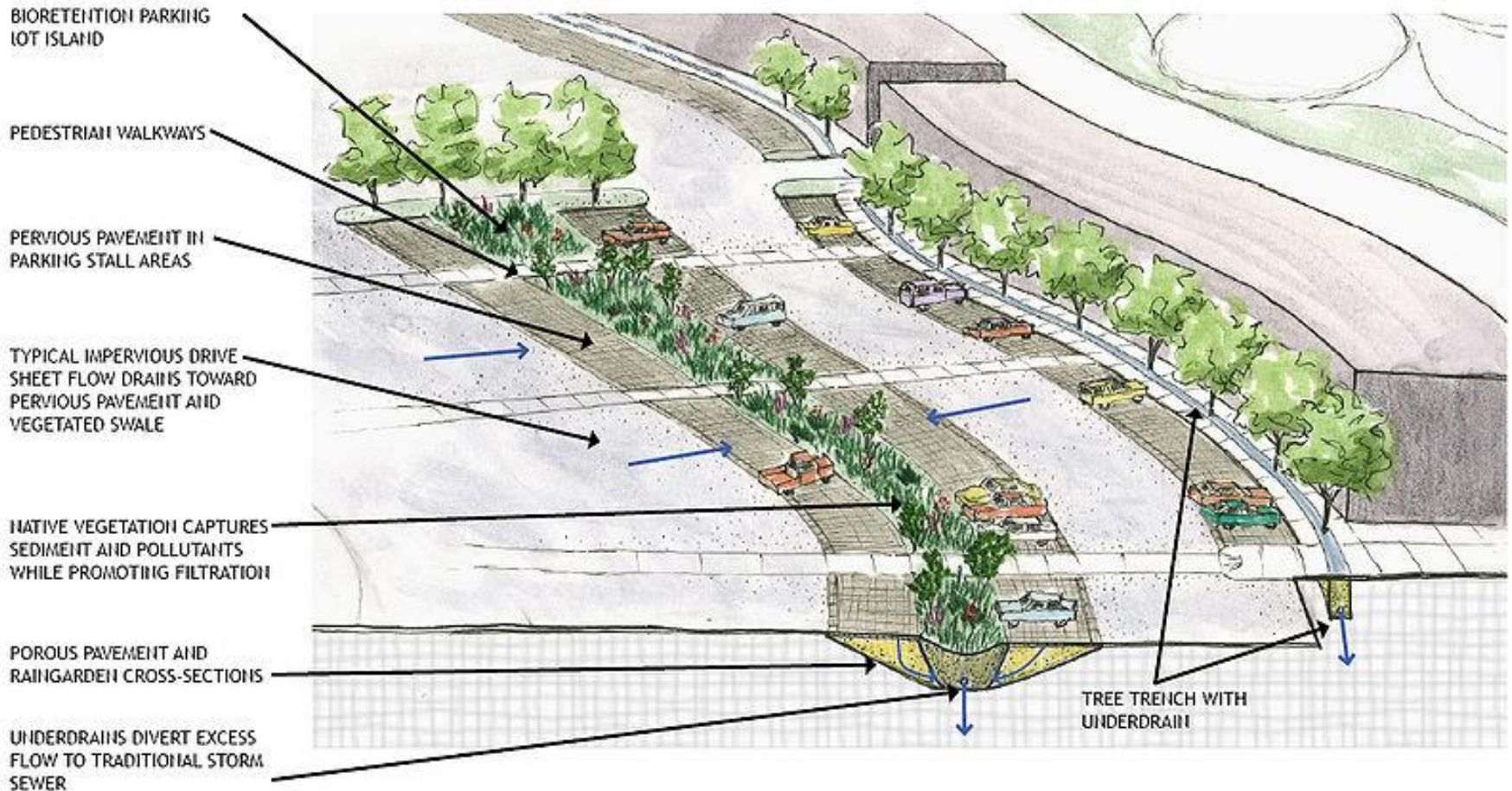
# LANDSCAPING

## Interior Zone



# LANDSCAPING

## Interior Zone





# LANDSCAPING

## Site Trees

### **Current Code - propose no change:**

- 1 tree for each 4,000 sq. ft. of lot area with a minimum of 4 trees provided
- Except industrial uses in IM and IR districts where 1 tree per 6,000 sq. ft with a minimum of 4 trees provided

# LANDSCAPING

## GENERAL

- All landscaped areas will be protected by a raised 6” concrete curb or wheel stop
- Trees shall be planted no closer than 4’ from paving

# LANDSCAPING

## Design Options

### **Possible Design Options to enhance overall landscape and site environment.** (just the beginning)

- Enhance required minimum buffer widths
- Enhance required buffer planting
- Additional Landscape Islands in parking lots
- Additional or width enhanced Landscape Medians in parking lots
- Bioswales
- Water-wise planting
- Low Impact Development (LID) – minimal site disturbance for instance when adjacent to creeks, has significant topography, or significant natural site features.

# LANDSCAPING - GENERAL

## Additional Issues for Consideration

- Landscape requirements for new construction or additions on non-residential building sites on lots of a certain size or less. What is the correct size....1/4 acre, 1/2 acre, acre?
- A Street Buffer Zone and Interior Zone may incorporate engineered solutions to attain minimum soil volumes, including suspended pavements, structural soils, tree trenches and bioswales.
- Also review for tree mitigation incentives for tree environment.
- Existing trees and natural features or unique site features taken into consideration

# DISCUSSION



# APPENDIX

## REFERENCES:

- Trees In Urban Design
- The Road to a Thoughtful Street Tree Master Plan
- Complete Streets Design Manual – Dallas
- Designing Alternatives to Avoid Street Tree Conflicts, Bioniarz and Ryan, 1993

All reference material can be found on the website below

<https://sites.google.com/site/dallastrees/>