

Division 51A-10.120 Landscaping

SEC. 51A-10.121 APPLICATION OF DIVISION

(a) This division does not apply to the following:

(1) Property governed by a landscape plan approved by the city council or the city plan commission.

(2) Property lots in the following districts:

- (A) The Dallas Arts District (Planned Development District Nos. 145 and 145-H/18).
- (B) The Deep Ellum/Near East Side District (Planned Development District No. 269).
- (C) The Oak Lawn Special Purpose District (Planned Development District No. 193).
- (D) Central area districts.

(3) Restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind. For purposes of this section, "restoration" means the act of putting back into a former or original state.

(4) Property located within or in close proximity to an airport boundary if the city's director of aviation determines that the required landscape materials will threaten public health or safety.

(b) Only Section 51A-10.125(a) of this division applies to lots containing single family or duplex uses.

(c) This division only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is net increased by more than 2,000 square feet within a 24-month period, exclusive of pedestrian pathways, or when an application is made for a building permit for construction work that:

(1) increases the number of stories and increases the height of in a building on the lot; or

(2) increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period. The increase in combined floor area is determined by adding the floor area of all buildings on the lot within the 24 months prior to application for a building permit, deducting any floor area that has been demolished in that time or will be demolished as part of the building permit, and comparing this figure with the total combined floor area after construction.

(d) When this division becomes applicable to an individual lot or tract, its requirements are binding on all current and subsequent owners of the lot or tract.

(e) The city council shall, as a minimum, impose landscaping requirements that are reasonably consistent with the standards and purposes of this division as a part of any ordinance establishing or

amending a planned development district, or granting or amending a specific use permit. (Note: This subsection does not apply to ordinances that merely renew a specific use permit when no substantive changes are made other than to extend the time limit of the permit.) All landscaping requirements imposed by the city council must be reflected in a landscape plan that complies in form and content with the requirements of Section 51A-10.123 and complies with the General Division requirements of this ordinance.

SEC. 51A-10.122 ARTIFICIAL LOTS

(a) In general. If the building site is over two acres in size, the applicant may request that the building official create an artificial lot to satisfy the requirements of this division. The building official shall not create an artificial lot which would, in his or her opinion, violate the spirit of the landscape regulations. Any artificial lot created by the building official must:

- (1) wholly include the area on which the construction work is to be done; and
- (2) have an area that does not exceed 50 percent of the area of the building site;
- (3) be inclusive of all new exterior paving additions except pedestrian pathways; and
- (4) provide trees in the street buffer zone only for new construction or additions that are wholly, or in part, within 60 feet of the nearest street frontage.

(b) In city parks over five acres. In city parks over five acres in size, the director of park and recreation may create an artificial lot to satisfy the requirements of this division. Any artificial lot created by the director of park and recreation must wholly include the area on which the construction work is to be done. The artificial lot does not apply to pedestrian walkways.

(c) Platting not required. An artificial lot need not be platted; however, it must be delineated on plans approved by the building official prior to the issuance of a building permit.

SEC. 51A-10.123 LANDSCAPE PLAN SUBMISSION

(a) If this division applies to a lot pursuant to Section 51A-10.121, a landscape plan must be submitted to the building official with the application for a building permit for work on the lot. A landscape plan submission must consist of two blue-line or black-line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(b) Any person may prepare the landscape plan required under this division except when utilizing design options which require a plan by landscape architect. ~~There is no requirement that the plan be prepared by a landscape architect or by a person engaged in the landscape business.~~

(c) A landscape plan required under this division must contain the following information:

(1) Date, scale, north point, and the names, addresses, and telephone numbers of each property owner and the person preparing the plan.

(2) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, and the zoning classification of adjacent properties. A vicinity map should also be attached to or made a part of the plan.

(3) Approximate centerlines of existing water courses and the location of the flood plain, the escarpment zone, and geologically similar areas, as those terms are defined in Article V, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

() Location of centerlines of overhead and underground utility lines adjacent to and within the building site, and the location of all utilities, utility easements, including the location of utility poles, generators, and equipment.

(4) Project name, street address, and lot and block description.

(5) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(6) Locations and dimensions of required ~~proposed~~ landscape areas ~~buffer strips~~.

(7) Complete description of plant materials shown on the plan, including names (common and scientific name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated if they are to be credited to required trees.

(8) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided internal to parking areas and the number and location of required off-street parking and loading spaces.

(9) An indication of which protected trees will be removed during construction and how existing healthy trees proposed to be retained will be protected from damage during construction.

(10) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(11) A description of proposed watering methods.

- (12) Location of visibility triangles on the lot (if applicable).
- (13) Trees to be relocated on site must be identified with their existing and proposed locations.

SEC. 51A-10.12 LANDSCAPE PLAN REVIEW

The building official shall review each landscape plan submitted to determine whether it complies with the requirements of this division. All landscape plans must comply with the mandatory provisions in Section 51A-10.125. In addition, all landscape plans must comply with at least the minimum required number of design option points ~~two "design standards"~~ as described in Section 51A-10.126. The same landscape features and elements may be strategically placed so as to comply with more than one provision unless the option is stated to be invalid in the ordinance. (For example, the same large trees might be located so as to be classified as "street trees" and "parking lot trees.")

SEC. 51A-10.125 MANDATORY LANDSCAPING REQUIREMENTS

(a) Single family and duplex uses

(1) General. Except as provided in Section 51A-10.127, a lot containing a single family or duplex use established after May 29, 1994, must comply with this subsection before the final inspection of any building on the lot. The lot must have trees planted determined by zoning: at least three trees with a caliper equal to or exceeding two inches. At least two of these trees must be located in the front yard.

(A) R-7.5(A) and larger: Minimum 3 nursery stock trees per lot with minimum of 2 nursery stock trees in front yard.

(B) R-5(A) and Duplex: Minimum 2 nursery stock trees per lot with minimum 1 nursery stock tree in front yard.

(C) TH and CH: Minimum 1 nursery stock tree per lot in front yard.

(D) Planting requirements:

(1) The nursery stock trees must be species listed in Section 51A-10.134[(b)] identified in the Approved Replacement Tree List.

(2) Trees must be a minimum caliper of at least two inches.

(3) An existing tree in the front yard setback may qualify for a required tree if protected and maintained in accordance with Sections 10.104 and 10.136.

(4) The trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met.

(5) Nursery stock trees may not be planted within twenty feet on center of the nearest point of an overhead electric distribution line.

(2) Shared access development.

~~(A) Single family districts. [In a] S[s]hared access developments in single family districts must comply with the following requirements:~~

~~(i) T[t]hree trees with a caliper equal to or exceeding two inches are required for each individual lot in the shared access development. One of the three required trees per lot may be located on the individual lot, but at least two trees per individual lot must be located in the front yard of the shared access development, where all of the property in the shared access development is considered to be one lot ("shared trees").~~

~~(ii) If there is more than one front yard to the shared access development, where all of the property in the shared access development is considered to be one lot, the shared trees must be evenly distributed within those front yards.~~

~~(iii) The trees must be species listed in Section 51A-10.134[(b)]. The trees may be located in the public right of way if all private licensing requirements of the city code and charter are met.~~

(B) ~~Districts other than single family districts.~~ All districts. Shared access developments in districts other than single family districts must comply with the following requirements:

(i) A minimum of 20 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(ii) One site tree must be provided for every 4,000 square feet within the shared access development. Every small site tree must have a planting area of at least 25 square feet. Every large and medium tree must have a planting area of at least 160 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in the Approved Replacement Tree List. Nursery stock trees may not be planted within twenty feet on center of the nearest point of an overhead electric distribution line.

(iii) In addition to any site trees, one large canopy street tree plant group must be provided for every 40 25 feet of street frontage, ~~excluding shared access points,~~ with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines,

a substitute street tree from a species listed in the Approved Replacement Tree List Section 51A-10.134 may be provided.

A plant group for shared access development include the following:

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

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

(1) Street Buffer Zone: The landscape area to be provided 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 as determined below and having a minimum 5 foot depth.

<u>(A)</u>	<u>Thoroughfare</u>	<u>Average Depth</u>	<u>Minimum Depth</u>	<u>Maximum Depth</u>
	<u>Highways/Freeways</u>	<u>20 feet</u>	<u>5 feet</u>	<u>50 feet</u>
	<u>Major Streets</u>	<u>15 feet</u>	<u>5 feet</u>	<u>40 feet</u>
	<u>Local Streets</u>	<u>10 feet</u>	<u>5 feet</u>	<u>30 feet</u>

(B) Includes the paved surfaces at points of vehicular and pedestrian ingress and egress.

(C) The right-of-way adjacent to the property line may be used to satisfy the required Street Buffer Zone subject to:

(i) minimum 5 foot depth maintained on the property

(i) no local utility conflict

(ii) appropriate planting conditions

(iii) city licensing and permit requirements

(D) Required Planting:

(i) 1 large canopy tree must be provided for every 40 linear feet of frontage

(ii) If existing site conditions do not allow for the planting of large or medium canopy trees, three small trees may be substituted for 1 large or medium canopy tree upon approval of the building official.

(E) Properties less than 10,000 square feet may reduce the street buffer zone on the lot to the greater of five feet minimum width multiplied by the length of lot frontage with the street, or an area no less than five percent of the total lot area.

(2) Residential Buffer Zone: The landscape area to be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists. The residential buffer zone must have an average width of 10 feet, but not less than 5 feet width and no more than 30 feet at any point, except that any portion of the residential buffer zone need not exceed 10% of the lot width.

(A) Required planting at a minimum average density of one group for each 40 linear feet of the residential buffer zone with a minimum of one group provided.

(i) When a fence is required: 1 large or medium canopy tree.

(ii) When no fence is required:

(aa) One large or medium canopy tree and three small trees, or

(bb) One large or medium canopy tree and three large evergreen shrubs, or

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

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

(B) When a local utility conflicts with planting large or medium trees, three small trees may be planted in lieu of 1 large or medium canopy tree.

(3) Interior Zone: The remaining area of a lot not included in the Street Buffer Zone or the Residential Buffer Zone (if applicable).

(A) Façade area: area of a lot abutting an active storefront or an office or mixed use building front. Required planting from one façade option as listed in SEC. 51A-10-126.

(B) Parking Lots:

(i) Trees to be a minimum 3" caliper, planted in a landscape area and located no closer than 4 feet to paving.

(ii) Landscape area to be a minimum of 160 square feet, with a minimum width of 8 feet.

(iii) Parking lots with 21 to 100 spaces:

(aa) No required parking space shall be located more than 70 feet from the trunk of a large/medium canopy tree.

(iv) Parking lots greater than 100 spaces:

(aa) No required parking space shall be located more than 70 feet from the trunk of a large/medium canopy tree.

(bb) A landscape area must be located at each end of a single row of parking spaces and contain a minimum of 1 tree (Unless approved on the Landscape Plan by the *Building Official* in order to preserve existing trees and natural features or due to unique site features)

(cc) Maximum number of parking spaces allowed between landscape areas is 12

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

1) abuts a median landscape area running the length of the parking row with a minimum of 1 tree/40';

2) abuts a residential buffer zone landscape area; or

3) abuts a street buffer zone landscape area.

4) This does not waive the row end landscape areas

(ee) Handicapped parking segments do not require row end landscape areas.

(v) An industrial use in an IM or IR district need not comply with Subparagraph (iv) if it provides at least one tree meeting the requirements for trees in the Street Buffer Zone ~~street trees~~ in Paragraph (b)(1)(D)(i) for each 25 feet of frontage. [Relocated]

(4) Zones may overlap and the more stringent regulations apply.

~~(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide, except that:~~

~~(A) any portion of the buffer strip adjacent to public street frontage need not exceed 10 percent of the lot depth; and~~

~~(B) any portion of the buffer strip in the front yard and adjacent to the side lot line need not exceed 10 percent of the lot width.~~

(4) Additional Provisions

(A2) Screening of off-street loading spaces.

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

(ii**b**) 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**e**) The screening required under Subparagraphs (i**A**) and (ii**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).

~~(B3)~~ Site trees.

(i**A**) 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, ~~with a minimum of four trees being provided,~~ except for industrial 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, ~~with a minimum of four trees being provided.~~

(ii**B**) Existing trees 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 /RETAINED TREES
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

~~(4) Street trees. A large tree must be provided for each 50 feet of frontage, with a minimum of two trees being provided. These trees must be located within 30 feet of the projected street curb. The trees may be located in the public right of way provided that all private licensing requirements of the city code and charter are met. For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.~~

~~(5) Parking lot trees.~~

~~———— (A) No required parking space may be located more than 120 feet from the trunk of a large canopy tree. No parking space in excess of required parking may be located more than 100 feet from the trunk of a large canopy tree, and the tree must be located in a landscape area of a minimum of 120 square feet. (added 9/25/12) Each tree required by this subparagraph must have a caliper of at least two inches and may not be planted closer than two and one-half feet to the paved portion of the parking lot.~~

~~———— (B) An industrial use in an IM or IR district need not comply with Subparagraph (A) if it provides at least one tree meeting the requirements for street trees in Paragraph (4) for each 25 feet of frontage.~~

~~(C6) Minimum sizes. Except as provided in Subsections (a), and (b)(4)(B), and (b)(5) 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:~~

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

~~(iiB) Small trees must have a minimum height of six feet.~~

~~(iiiC) Large evergreen shrubs must have a minimum height of three 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.

~~———— (7) Buffer plant materials.~~

~~———— (A) If a fence with a buffer strip is required along any part of the perimeter of a lot, the buffer strip must contain either one large canopy tree or two large non-canopy trees at a minimum average density of one large canopy tree or two large non-canopy trees for each 50 linear feet of the buffer strip, with new trees spaced no less than 25 feet apart.~~

~~———— (B) In all other cases, a landscape buffer strip provided to comply with this section or Section 51A-10.126 must contain one of the following groups of plant materials at a minimum average density of one group for each 50 linear feet of the buffer strip:~~

~~———— (i) One large canopy tree and one large non-canopy medium canopy tree.~~

~~———— (ii) One large or medium canopy tree and three small trees.~~

~~———— (iii) One large or medium canopy tree and three large evergreen shrubs.~~

~~———— (iv) One large or medium canopy tree, two small trees, and one large evergreen shrub.~~

~~———— (v) One large or medium canopy tree, one small tree, and two large evergreen shrubs.~~

~~———— (iv) Two large non-canopy trees.~~

SEC. 51A-10.126

DESIGN STANDARDS OPTIONS

An applicant shall comply with at least two of the following design standards:

~~(a) — Enhanced perimeter buffers. An applicant may enhance the perimeter landscape buffer strip to a minimum average width equal to or greater than 15 feet.~~

~~(b) — Street buffers. An applicant may provide a landscape buffer strip along public street frontage. The landscape buffer strip must:~~

~~—— (1) — be provided along the entire adjacent public street frontage, exclusive of driveways and accessways at points of ingress and egress to the lot; and~~

~~—— (2) — have a minimum width of 10 feet or 10 percent of the lot depth, whichever is less.~~

~~(c) — Screening of off-street parking. An applicant may provide screening for all parking lots on the building site or artificial lot, whichever is applicable, from all adjacent public streets in accordance with the following paragraphs.~~

~~—— (1) — The screening must be voluntary (not required by ordinance).~~

~~—— (2) — The screening must extend along the entire street frontage of the parking lot, exclusive of:~~

~~—— (A) — driveways and accessways at points of ingress and egress to and from the lot; and~~

~~—— (B) — visibility triangles.~~

~~—— (3) — The screening must be at least three feet in height.~~

~~—— (4) — Underground parking is considered to be screened for purposes of this subsection.~~

~~(d) — Enhanced vehicular pavement. An applicant may provide enhanced pavement. This pavement must be at least 25 percent of all outdoor vehicular pavement area on the lot. The same pavement cannot satisfy both Subsections (d) and (e). (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in this chapter.)~~

~~(e) — Permeable vehicular pavement. An applicant may provide permeable enhanced pavement. This pavement must be at least 25 percent of all outdoor vehicular pavement on the lot. The same pavement cannot satisfy both Subsections (d) and (e). (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in this chapter.)~~

~~(f) — Pedestrian facilities. An applicant may provide publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, and outdoor recreation facilities. These facilities and features must occupy at least five percent of the lot area.~~

~~(g) — Foundation planting strip. An applicant may plant large shrubs along the foundation of the main building. The planting area for the shrubs must be a minimum of three feet in width and extend along at~~

least 50 percent of the portion of the foundation that faces a street. The shrubs must be spaced no more than six feet apart measured from trunk to trunk.

~~(h) Understory preservation. The applicant may preserve existing healthy understory. The preserved understory must occupy at least five percent of the lot area.~~

~~(i) Enhanced pedestrian walkways. The applicant may provide enhanced pedestrian walkways. These walkways must consist of enhanced pavement intended for pedestrian use and occupy at least five percent of the lot.~~

(a) An applicant shall achieve a minimum required number of points for the property as listed below.

<u>Development Lot</u>	<u>Points Required</u>
<u>0 to <1000 sf</u>	<u>0</u>
<u>1000 sf to <2000 sf</u>	<u>1</u>
<u>2000 sf to <3000 sf</u>	<u>2-9</u>
<u>(1 pt for each increase of 1000 sf up to <10000 sf)</u>	
<u>10000 sf to 19999 sf</u>	<u>10</u>
<u>20000 sf to 39999 sf</u>	<u>15</u>
<u>40000 sf to <3 acres</u>	<u>20</u>
<u>3 acres to <10 acres</u>	<u>30</u>
<u>10 acres to <20 acres</u>	<u>35</u>
<u>20 acres to <50 acres</u>	<u>40</u>
<u>50 acres and greater</u>	<u>50</u>

(b) Points. Points must be obtained by complying with design options in order to comprise total number of points required for the property.

(c) Design Options. An applicant shall comply with the following design options to obtain the required number of points for the property. Examples of the design options and methods for application are provided in the Landscape and Tree Manual.

(1) Plant Material Upgrade. Points may be provided for plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All added plant materials must be provided within the front yard.

_____ (A) Large or medium tree increase, or upgrade of inches, by one interval. 1 point

_____ (B) Small tree increase, or upgrade of inches, by one interval. 0.5 points

_____ (C) Large shrub plant increase per plant 0.25 points

_____ (2) Buffer Zones. Buffer zone enhancements may provide a maximum of 20 points to a landscape plan.

_____ (A) Enhanced buffer zone (5 feet incremental). A buffer zone may be widened by a minimum average of 5 feet greater than the required width. The design option is not available if the buffer zone is reduced to no more than 5% of the lot area. 5 points.

_____ (B) Enhanced buffer zone (2 feet incremental). A buffer zone may be widened by a minimum average of 2 feet greater than the required width. The design option is not available if the buffer zone is reduced to no more than 5% of the lot area. 2 points.

_____ (C) Upgrade required wall or fence. A buffer zone may obtain points with an enhancement of a wall or fence with material or design improvements above the standard for a required fence for the zoning district. Enhancements may include undulating wall with bump outs and with greater design flexibility. 5 to 10 points.

_____ (3) Application of engineered solutions for soil volume increase to threshold. The use of engineered soil volume solutions may be credited when required trees are planted in impervious environments while attaining the threshold requirement for soil volume per tree. 10 to 15 points.

_____ (4) Screening. An applicant may provide screening for all parking lots on the building site, or artificial lot, whichever is applicable, from all adjacent public streets, in accordance with the following paragraphs.

_____ (A) The screening must be voluntary.

_____ (B) The screening must extend along the entire street frontage of the parking lot, exclusive of:

_____ (i) driveways and accessways at points of ingress and egress to and from the lot; and

_____ (ii) visibility triangles.

_____ (C) Underground parking and enclosed garage parking structures are considered to be screened for purposes of this subsection.

(D) The screening may be designed with the following options for a maximum total of points of 20.

Option 1: Standard design is provided with screening materials per 4.602 and shrubs with a minimum height of 2 feet at time of planting and a single row of material. 5 points for complete frontage.

Option 2: Enhanced design is provided with professional design by a landscape architect and including a minimum of two plant species, or plant species and additional materials in order to provide the full screening effect. 10 points for complete frontage.

Option 3: Grouped beds may be added to option 1 or option 2 to complement the screening row with planting beds placed at intervals of no less than 1 per 50 feet of frontage. 5 points for complete frontage.

Option 4: A short screen wall or fence of no less than three feet in height may be provided along with the screening plant materials of option 1 or option 2. 5 points.

Option 5: A berm with groundcover may complement standard screening materials or be used in replacement of option 1 or option 2 and provided at a height of no less than three feet. 5 points.

(5) Building facade. An applicant may provide planting areas for building frontages on the building site, or artificial lot, whichever is applicable, adjacent to public streets or private driveways, in accordance with the following paragraphs.

(A) The facade planting areas may be designed with the following options for a maximum total of 15 points.

Option 1: Standard design is provided along the foundation of the structure. The planting area for the shrubs must be a minimum of three feet in width and extend along at least 50 percent of the portion of the foundation that faces a street. The shrubs must be spaced no more than six feet apart measured from trunk to trunk. 5 points.

Option 2: An enhanced design may be provided as designed by a landscape architect. The design may vary from the standard foundation row to impart depth and layering of landscaping to provide a visual enhancement near the building facade to complement and soften the foundation of the building. A minimum of two plant species and water conservation irrigation method is required. 10 points.

Option 3: Additional grouping of medium or small trees may be added to the enhanced landscape design to provide an improved pedestrian environment near the facade of the structure. 5 points.

(6) Pedestrian uses. An applicant may provide private or publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, and outdoor recreation facilities. These facilities and features must occupy at least five percent of the lot area. The facilities may be designed for the following options for a maximum total of 25 points.

Option 1: Curb to Building Area 10 points.

Option 2: Special amenities 5 to 10 points.

Option 3: Adjacent to 'habitat restoration' areas. 10 to 15 points.

Option 4: Athletic fields 10 points.

(7) Pavements. An applicant may provide enhanced or special pavement. This pavement must be at least 25 percent of all outdoor vehicular pavement on the lot. The same pavement cannot satisfy multiple categories. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in this chapter.) Each pavement category will be credited for its particular use and with a maximum cumulative total of 15 points.

Option 1: Enhanced vehicular pavement. 5 points

Option 2: Permeable vehicular pavement 5 points.

Option 3: Enhanced pedestrian walkways. 5 points.

Option 4: Cool vehicular pavement 10 points.

(8) Conservation. The applicant may conduct conservation programs on the property. The conservation program must occupy at least five percent of the lot area. The combined programs may account for a maximum of 25 points.

Option 1: Tree preservation in the development area. 2 to 10 points.

Option 2: Habitat preservation and restoration - preserved and passive management. 5 points.

Option 3: Habitat preservation and restoration - new design or restoration of site and with active management. 10 points.

Option 4: Habitat preservation and restoration - adjacent to sensitive land area. The sensitive land area DEFINITION. 15 points.

(9) Low Impact Development (LID). The applicant may improve the property with low impact development design to manage stormwater flow and provide surface heat abatement. The combined improvements may combine for a maximum of 20 points.

Option 1: Rain garden. 5 points

Option 2: Bioswale. 10 points

Option 3: Open space 5 points.

(10) Parking Lots. The applicant may improve the surface parking environment on the property through various means to provide wider landscape areas and improved shade tree environment. The combined improvements may combine for a maximum of 30 points for development impact areas 10 acres or larger, and 20 points for lots less than 10 acres.

Option 1: Protected and shaded pedestrian pathway to building from the right-of-way. The expansion of a wide landscape median with trees and a walkway through the parking lot. 5 points.

Option 2: Parking islands - Interior - a maximum of 10 spaces provided between landscape islands. 5 points.

Option 3: Parking islands - Interior - a planting area of at least 200 sf in area, per tree. 5 points.

Option 4: Parking islands - Interior - a planting area of at least 300 sf in area, per tree. 10 points.

Option 5: Parking islands - Interior - a planting area of at least 300 sf in area, per tree - individual. 2 points.

Option 6: Landscape medians - Interior - a minimum width of 10 feet wide landscape median 5 points.

Option 7: Landscape medians - Interior - a minimum width of 12 feet wide landscape median 10 points

Option 8: Landscape medians - Interior - a minimum width of 16 feet wide landscape median. 15 points.

Option 9: Large trees in minimum of 500 square feet dedicated surface area. 2 points for maximum of 20 points.

Option 10: Pocket park - Interior from buffer - a minimum of 2500 square feet of contiguous soil surface. 20 points.

(11) General. The applicant may prove the application and demonstrate ability to achieve specific conditions.

Option 1: Provide application and demonstrate ability to attain SITES certified level or greater. 10 points.

Option 2: Provide and implement a landscape maintenance plan for a 3 year minimum period. 5 points.

Option 3: Provide and prove a water wise irrigation system implemented throughout the propert. 5 to 10 points.

SEC. 51A-10.127 WHEN LANDSCAPING MUST BE COMPLETED

(a) Except as otherwise provided in Subsection (b), all landscaping must be completed before the final inspection of any building on the lot. If there is an approved landscape plan for the lot, the landscaping must comply with that plan before the final inspection.

(b) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may permit the property owner to complete his landscaping during the six-month period. For purposes of this subsection, "documented assurance" means:

(1) a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period; or

(2) a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restrictions must:

- (A) expressly provide that they may be enforced by the city of Dallas;
- (B) be approved as to form by the city attorney; and
- (C) be filed in the deed records of the county in which the land is located.

(c) If, at the end of the six-month period, the landscaping has not been installed in accordance with the landscape plan, the owner of the property is liable to the city for a civil penalty in the amount of \$200 a day for each calendar day thereafter until the landscaping is properly installed. The building official shall give written notice to the property owner of the amount owed to the city in civil penalties, and shall notify the city attorney of any unpaid civil penalty. The city attorney shall collect unpaid civil penalties in a suit on the city's behalf.

(d) The civil penalty provided for in Subsection (c) is in addition to any other enforcement remedies the city may have under city ordinances and state law.

SEC. 51A-10.128 ENFORCEMENT BY BUILDING OFFICIAL

Whenever any work is being done contrary to the provisions of this division, the building official may order the work stopped by notice in writing served on any person engaged in the work or causing the

work to be done. A person issued this notice shall stop work immediately until authorized by the building official to proceed with the work.

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