

LANDSCAPE CHECKLIST- Form Districts (Article XIII)

ADDRESS:

TRACE#:

MANDATORY PROVISIONS (Article X, "Landscape and Tree Preservation Regulations," except for Sections 51A-10.110 (Special Exceptions), Sections 51A-10.125(a), (b)(1),(2),(3)(A) and (5) through (7) (Mandatory Provisions), and Section 51A-10.126 (Design Standards).

Apply 10.125(b)(3)(B), and (4) – Existing trees (see below) and Street trees.

Artificial Lot. For building sites over two acres in size, the artificial lot provisions in Sec. 51A-10.122 may apply. Landscape submission requirements are per Article X (10.123).

If there is a conflict between this article, or a chart or illustration in this article, and a provision in Article X, this article controls.

ARTICLE X URBAN FOREST CONSERVATION ORDINANCE:

_____ **Tree Survey**-must include trees 6" caliper and greater on the lot and/or within 50' of construction.

_____ **Tree protection plan** -permanent protective fencing placed around the dripline of each protected tree to remain and other requirements...see Sec. 51A-10.136 for detailed requirements.

_____ **Protected tree replacement** - Replacement trees must equal, in caliper, the caliper of protected tree(s) removed. Approved replacement trees are identified in Sec. 51A-10.134(b) and must be 2" caliper. A tree survey, landscape plan and building permit, or tree removal permit, are required to consider protected tree removal.

_____ **Open space (3-6) –** Off-site and on-site open space. At least 8% of the net land area of a building site in a form district. May be dedication of land to the city, as private open space, or as a combination. May be located on-site, off-site, or both, and need not be contiguous. Fee in lieu or credit may be options, as applicable. (13.303)

On-Site OS may include outside roof deck, rooftop garden, pool area, or similar type of outside common area, but no more than 50% of required as door yards, colonnades, or landscaped medians.

Plantings comply with general standards.

One large canopy tree for every 2,500 square feet of required open space area. Two small trees may substitute.

Site trees must be evenly distributed.

Credit of up to 50% of requirement allowed for existing public open space within ¼ mile walking distance of site.

_____ **Site Area (sf)** _____ **On-site Open Space (sf)** _____ **Off-site Open Space (sf)**

In General (3-7). – Specific landscaping requirements for each development type are provided in Subsections (b) through (k). (13.304)

_____ **Street trees- (5-1*)** Required _____ Provided _____ Must have one 3" caliper large canopy tree per 40' of street frontage on average. Two small trees may substitute for 1 large tree with utility conflicts with exceptions.

***Street trees must be planted in the planting zone in accordance with cross-sections in 13.502 or 13.503.**

_____ **Site trees** (see Development Type Regulations on next page for application of Site Trees)**

Required _____ Provided _____ Must have one 2" caliper tree at time of planting per square feet of lot area as determined by development type. All site trees must be large tree species listed in 10.134. All 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 must be a minimum of 25 square feet. Trees must be located no closer than four feet to any paved surface (measured from the center of the trunk). Small tree species may be substituted at a rate of two small trees per required large tree. Existing healthy site trees may be used to satisfy the site tree requirements in accordance with Sec. 51A-10.125(b)(3)(B).

site tree credits-eligibility based upon protective measures taken, health of the tree(s), diameter measurement and species...see Sec. 51A-10.125(b)(3)for details.

<u>CALIPER OF RETAINED TREE</u>	<u>NUMBER OF SITE TREES CREDIT GIVEN FOR RETAINED TREE</u>
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

<u>26 inches or more and less than 32 inches</u>	<u>10</u>
<u>32 inches or more but less than 38 inches</u>	<u>18</u>
<u>38 inches or more</u>	<u>20</u>

Development Type Regulations** – each development type has specific requirements as follows:

<u>District</u>	<u>Development Type</u>
Walkable Urban <u>Mixed Use</u> (WMU) Low (WMU-3, WMU-5) Medium (WMU-8, WMU-12) High (WMU-20, WMU-40)	All except Sf Mu, Gc., Apt, Ts, Th, Civ, O Mu, Gc, Apt, Civ, O
Walkable Urban <u>Residential</u> (WR) Low (WR-3, WR-5) Medium (WR-8, WR-12) High (WR-20, WR-40)	Apt, Ts, Th, Mh, Civ, O (not Sf) Apt, Ts, Th, Civ, O (not Mh or Sf) Apt, Civ, O
Residential Transition (RTN)	Th, Mh, Sf, Civ, O
Shopfront Overlay (-SH)	Mu, Ss, Civ, O

_____ **Mixed Use Shopfront (Mu) – (3-11)** - No landscaping standards.

_____ **Single-story Shopfront (Ss) – (3-15)** General (13.304)(a)(2); one site tree per 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees, whichever is greater. Site trees must be evenly distributed throughout the development.

_____ **General Commercial (Gc) – (3-19)** General (13.304)(a)(2); one site tree per 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees, whichever is greater. Site trees must be evenly distributed throughout the development. Required landscaping may be provided aboveground when configured as on-site open space (13.303).

_____ **Apartment (Apt) – (3-23)** General (13.304)(a)(2); one site tree per 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees, whichever is greater. Site trees must be evenly distributed throughout the development. Required landscaping may be provided aboveground when configured as on-site open space (13.303).

_____ **Townhouse Stacked (Ts) – (3-27)** General (13.304(a)(2)); one site tree must be provided in the front yard for each two units stacked vertically on an individually platted lot. If more than 2 units stacked on the same lot, provide one site tree per 4,000 square feet of lot area, or a minimum of one site tree for each set of two units stacked vertically, whichever is greater. Site trees must be evenly distributed throughout the development.

_____ **Townhouse (Th) – (3-31)** General (13.304(a)(2) and alternative requirements for shared access development. Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts. In a **shared access development**, or if more than one townhouse unit is located on the same lot, one site tree must be provided for every 4,000 square feet of lot area, or a minimum of one site tree must be provided for each individual unit, whichever is greater. Site trees must be evenly distributed throughout the development.

_____ **Manor house (Mh) – (3-35)** General (13.304(a)(2)). In the RTN district, one site tree must be provided in the front yard of a manor house on an individually platted lot. A minimum of one site tree must be provided on the lot for each individual unit in the manor house. At least one site tree must be located in the front yard of each manor house.

_____ **Single-family house (Sf) – (3-39)** General (13.304(a)(2)) and alternative requirements for **shared access development**. A minimum of two site trees must be provided on the lot for each single-family house. At least one site tree must be located in the front yard of each single family house.

_____ **Civil building (Civ) – (3-43)** General (13.304(a)(2)). One site tree must be provided for every 4,000 square feet of a lot area or a minimum of four site trees must be provided, whichever is greater. Site trees must be evenly distributed throughout the development.

- _____ **Open space lot (O) – (3-45) – all large site trees at 1:2,500 sf. except as stated* below.**
 - _____ **Plaza or esplanade – 3-47** – min. width of 40 ft.; street on at least 1 side; trees in formal patterns.
 - _____ **Square – 3-47** – min. 10,000 sf, but = or < 2 acres; streets on at least 3 sides; formal landscaping.
 - _____ **Green – 3-48** – min. 10,000 sf, but = or < 2 acres; streets on at least 2 sides; informal, min. 60% turf.
 - _____ **Neighborhood Park – 3-48** – min. 20,000 sf; streets on at least 1 side; informal; max. 15% impervious.
 - _____ **Tot lot – 3-49** – min. 2,000 sf, but = or < 1 acre; max. 15% impervious;
 - _____ **Community Garden – 3-49** – min. 10,000 sf, but = or < 2 acres; max. impervious 15%; ST-1 streetscape standard.*
 - _____ **Landscaped Median – 3-49** – minor street; min. 20 ft wide / 1 block long; lawn and formal; 2 rows trees @ 40 ft oc.*
 - _____ **Greenbelt – 3-50** – conservation of mature tree canopy*, accessible; informal.
 - _____ **Private Open Space Under 2,000 sf – (3-50)** - Private open space of < 2,000 sf must be designed to meet standards for landscaping or private open space for the appropriate development type.*
 - _____ **Commercial Surface Parking Lot – (3-50)** - (Open space lots can be used to accommodate commercial surface parking lots, but commercial surface parking lots may not be used to satisfy open space requirements) – may be approved through an SUP.
No more than 5% of the total lot area may be occupied by buildings or structures.
Minimum area: 2,000 sf Minimum width: 20 feet. Minimum setbacks: 10 feet (all sides)

_____ **Groundcover (3-7)** - In the RTN district, at least 50% of all required yards must be landscaped with turf, groundcover, soil, or mulch.

_____ **Shared Access Developments (3-7, 3-34 (Th), 3-42 (Sf))** – 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 for each individual dwelling unit in the shared access development, whichever is greater. Site trees must be evenly distributed throughout the shared access development & _____ **Open Space (3-6)** _____ **Streetscapes (5-1)** _____ **Surface parking LA (4-11)**.

_____ **Tree Preservation (4-6) – Parking Reductions** - Reduction in number of parking spaces required by one space for each protected tree retained that would otherwise have to be removed to provide required parking by **5 percent or one space, whichever is greater.**

(4-13) – **Parking Special Exceptions (4)** – Board of Adjustment may grant a special exception for reduction of parking spaces required if reduction will result in the preservation of an existing protected tree. The reduction is equal to the number of existing protected trees preserved, except the **maximum reduction is 10 percent or one space**, whichever is greater. No reduction may be granted if a reduction was provided under 13.403(i), Tree Preservation.

Surface Parking Screening and Landscaping (4-11)

- _____ **Screening of off-street parking** is required when:
 - Non-residential use contiguous with a residential use or vacant lot in A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, MH(A), or RTN district.
 - Multifamily use contiguous with a single-family or duplex use or vacant lot in R, R(A), D, D(A), TH, TH(A), CH, or RTN district.
 - Alley separates parking area from other use, use is considered contiguous to the parking area.
 - Street separates parking area from other use, use is not considered contiguous to the parking area.
 - Required screening must be brick, stone, concrete masonry, stucco or concrete wall not less than 6 feet height.
 - Either 1 large canopy tree or two large non-canopy trees required along parking lot screening for every 50 linear feet of screening wall, with trees spaced no less than 25 feet apart (applicable with screening wall only).

- _____ **Landscaping of off-street parking**
 - Parking spaces may not be more than 60 feet from a large canopy tree planted in median or island.
 - Each tree must be 2" or greater and not closer than four feet to the paved portion of parking lot.

City of Dallas Landscape and Tree Manual

Median or island must be a minimum of 125 square feet in area.

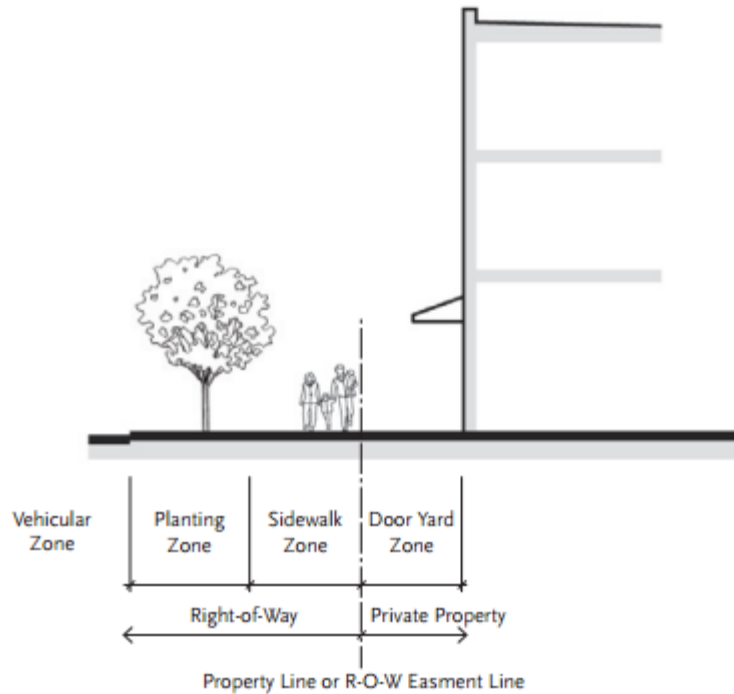
_____ Where no building between sidewalk and surface parking lot, perimeter buffer around the parking lot is required.

Perimeter buffer must include:

_____ Brick, stone, concrete masonry, stucco, or concrete wall not less than 30 inches height, or

_____ Planting strip not less than 5 feet deep, with continuous evergreen hedge of not less than 30 inches height. Planting materials may not be less than 24 inches ht. at planting, and maintained no greater than 48 in ht.

Minor Streets and Streetscapes (5-1*)



_____ **Planting Zone (5-1)** – nearest to curb within the public right-of-way. Street trees must be planted in planting zone.*

*Where utilities exist or are proposed, two small trees may replace a required large canopy tree except where a mixed-use shopfront or single-story shopfront is proposed or required. If replacement small trees conflict with utilities and cannot be planted within the planting zone, the replacement small trees must be planted within the door yard, but no closer than 10 feet from the building façade. Replacement small trees must be planted as evenly spaced as possible considering utility conflicts.

Planting zone may be hardscaped with tree grates or landscaped with a tree lawn.

Encroachments (5-2) are permitted subject to license.

_____ **Sidewalk Zone (5-1)** – area between the planting zone and the front property line or right-of-way easement within the public right-of-way. The sidewalk zone must remain clear of obstacles at all times with no encroachments.

_____ **Door Yard Zone (5-2)** – area between the sidewalk zone and the front building facade. Except in -SH overlay, it may be hardscaped or landscaped. In -SH, the door yard must be hardscaped.

Encroachments are permitted.

_____ **Pedestrian Amenities (5-3)** – apply in WMU and WR districts. (ZONING REVIEW)

Must be provided within the door yard or planting zone.

Required:

- _____ Benches at one per 300 feet of frontage on at least one primary street.
- _____ Trash receptacles at one per 300 feet of frontage on at least one primary street.
- _____ Bicycle parking at one five-bicycle rack per 300 feet of frontage on at least one primary street.

Optional (a minimum of two required to obtain a 2% parking reduction):

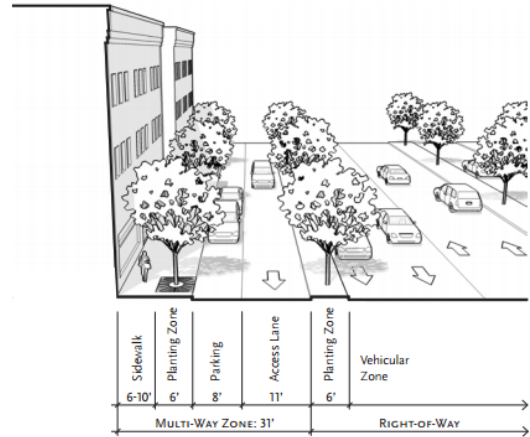
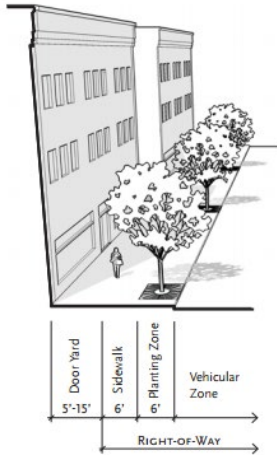
- _____ Galleries, arcades, and awnings
- _____ Pedestrian passage
- _____ Public Open Space
- _____ Building materials
- _____ Public Art
- _____ Pedestrian Lighting
- _____ Underground Utilities

Existing Streets—15.503—Page 5-11

Type _____ or N/A _____

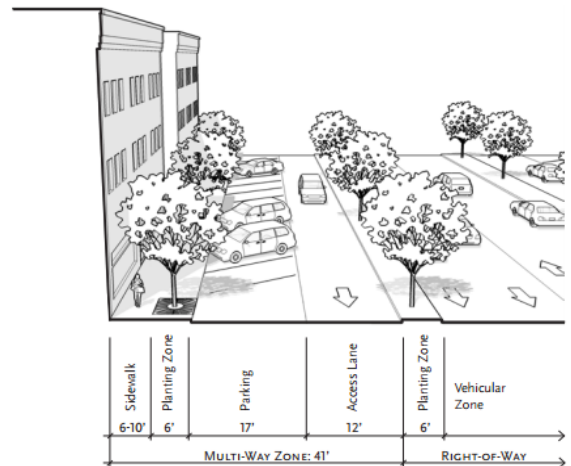
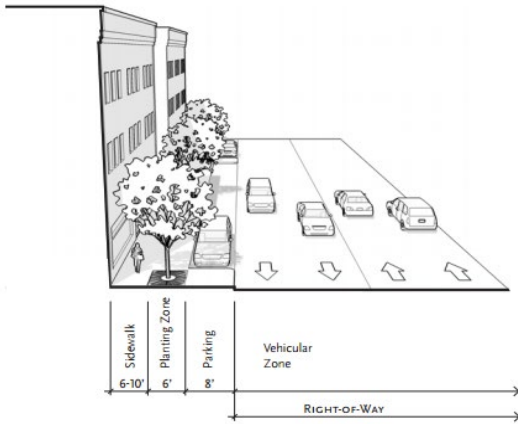
Mixed-Use Streetscape (ST-1) - in WMU and WR districts on lot that abuts an existing street.

Parallel Parking (ST-3) - in WMU or WR district when a property abuts an existing thoroughfare or a street on which on-street or indented parking is prohibited by the city.



Indented Parking (ST-2) - in WMU, WR, or RTN abutting a thoroughfare.

Angle 60 degree Parking (ST-4) - in WMU and WR districts on lot that abuts an existing street.



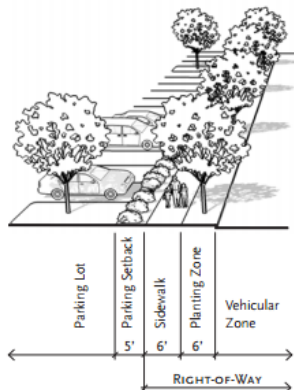
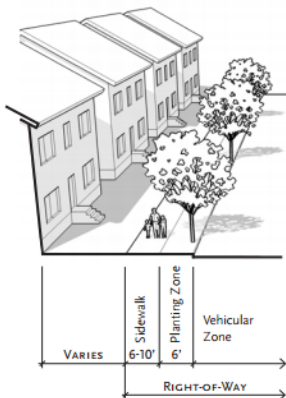
Trees along a multi-way boulevard are considered street trees and not counted as site trees.

Trees along a multi-way boulevard are considered street trees and not counted as site trees.

Residential District (ST-5) - in RTN districts on lot that abuts an existing street.

Parking Buffer (ST-6) - in WMU and WR districts on lot that abuts an existing street.

Parking Buffer Streetscape Standards (see 4-11)
A hedge row or low wall at least 30 inches in height at time of installation must be provided within the parking setback area to screen the edge of the vehicular use area/parking structure.



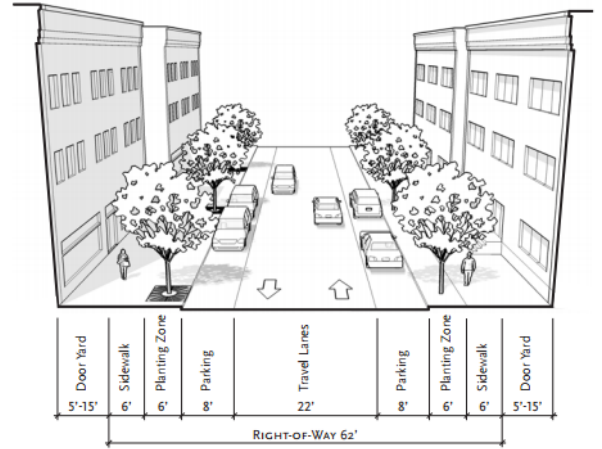
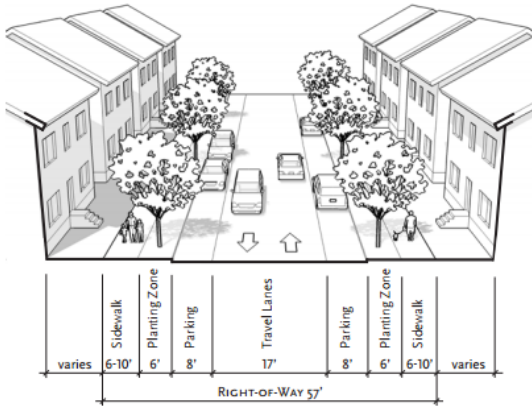
Nonconforming Streetscapes (see 5-15)
Reductions authorized by building official (in order):
(i) Reduce the dooryard as necessary.
(ii) Reduce or eliminate the planting zone.
(iii) If necessary, replace large canopy trees with small trees that are more appropriate for the reduced area. If the planting zone is eliminated, create a bumpout to provide for tree planting.
(iv) Reduce the sidewalk to minimum width for ADA.

New Streets—15.502—Page 5-4

Type: _____ or N/A _____

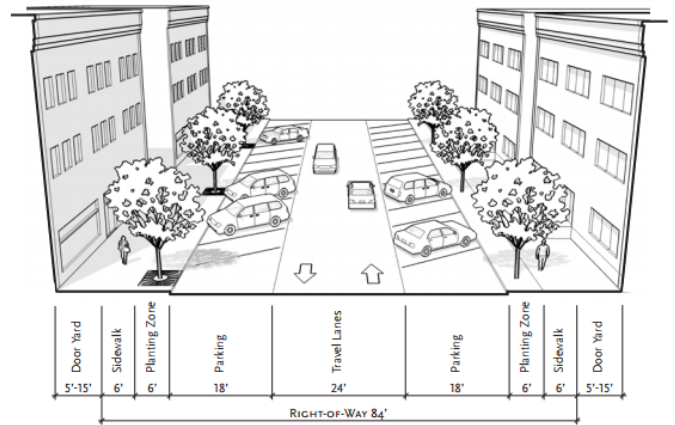
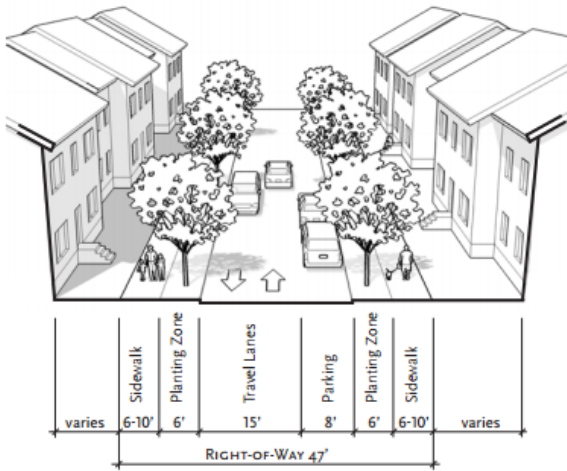
Residential Streets—new streets in RTN districts.
Parallel Parking—MS-2A)

New Streets—WMU, WR, or RTN districts.
Parallel Parking (MS-1A) -



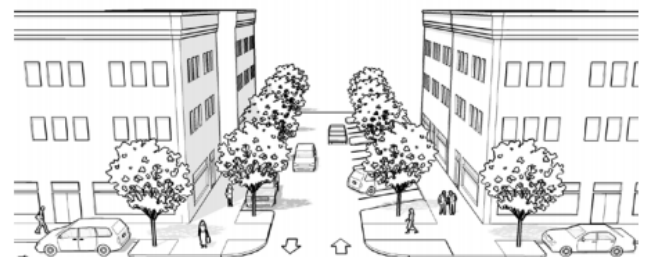
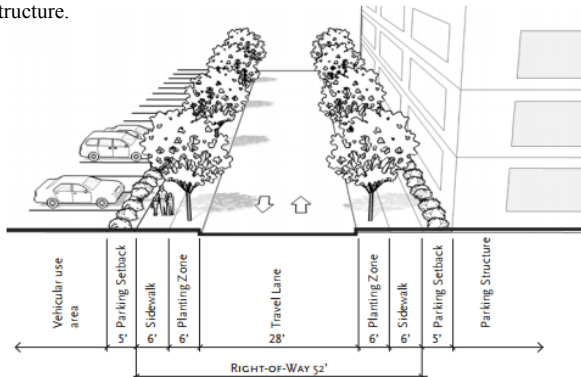
Yield With Parallel Parking—(MS-2B)

Angle 60 degree Parking—(MS-1B)



Service Street—(MS-3A) - new service streets in WMU and WR districts. A hedge row or low wall at least 30 inches in height at time of installation must be provided within the parking setback area to screen the edge of the vehicular use area/parking structure.

Bump-outs required. - Except for MS-2B and MS-3A streets, all streets must include bump-outs. No bump-outs are required on alleys.



Not Shown:
 Alley—Commercial Alley (MS-4A); Residential Alley (MS-4B)
 Shared Access Area
 Pedestrian Passage