

Article X Landscape and Tree Conservation Ordinance



SUMMARY Single Family/Duplex Development in the Urban Forest Conservation Division





Decisions to be made Single Family/Duplex Use

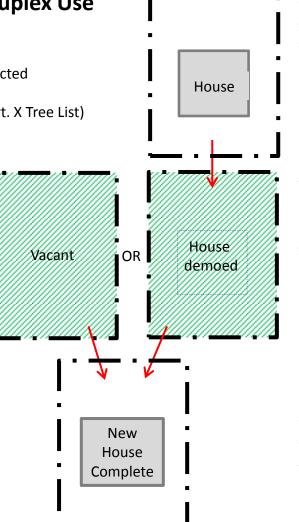
- 1. Which Alternative (A, B, or C)
- Unrestricted Zone (if an Alternative is selected that provides for an Unrestricted Zone)
- 3. Property size applicable

<u>Alternate A</u> Current Draft Proposal Single Family/Duplex Use

Single Family/Duplex Use in any district



Area trees protected and mitigation Required (per Art. X Tree List)



Less than 2 acres

- SF/Duplex use on lot
- No tree protection or mitigation required
- Demo Permit date issued determines intent to remove use
- Trees protected and mitigation required for entire lot

- Building Permit closed
- SF/Duplex use on lot
- No tree protection or mitigation required

<u>Alternate B</u> Single Family/Duplex Use

Single Family/Duplex Use Less than 2 acres SF/Duplex use on lot In a Residential District No tree protection or mitigation required Area trees protected House and mitigation Required (per Art. X Tree List) "Unrestricted Zone": to be determined Less than 2 acres Demo Permit – date issued determines intent House Vacant OR to remove use demoed Trees protected and mitigation required for entire lot Lots 1 ac & less **Building Permit issued** for a SF/Duplex in a Building Greater than 1 ac to 2 ac **Residential District** New **Building Permit closed** Allows an "Unrestricted House SF/Duplex use on lot **Zone**" – no trees are No tree protection or protected and no mitigation required mitigation required **Building Permit closed** SF/Duplex use on lot New New No tree protection or House House mitigation required Complete Complete

<u>Alternate C</u> Single Family/Duplex Use

House

House

demoed

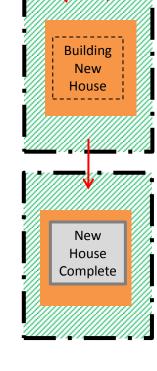
Single Family/Duplex Use In a Residential District



Area trees protected and mitigation Required (per Art. X Tree List) **"Unrestricted Zone"**:

Vacant

to be determined



OR

- 1 ac or less
- SF/Duplex use on lot

"Unrestricted Zone" – no trees are protected and no mitigation required

- Demo Permit date
 issued determines intent
 to remove use
- Trees protected and mitigation required for entire lot
- Building Permit issued for a SF/Duplex in a Residential District
 - Allows an "Unrestricted Zone" – no trees are protected and no mitigation required
- Building Permit closed
- SF/Duplex use on lot
- "Unrestricted Zone" no trees are protected and no mitigation required

Note:

Lots greater than 1 ac. are treated as any other property in the city, trees are protected and require mitigation

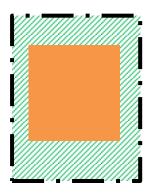
<u>Unrestricted Zone</u> Single Family/Duplex Use

Single Family/Duplex Use In a Residential District

Unrestricted Zone



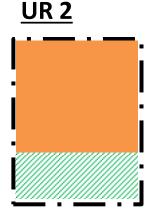
UR1 (used in Alternate Examples)



Unrestricted Zone: the area not protected.

Protected area is:

- Front yard setback or 15' whichever is greater
- Rear yard setback or 15' whichever is greater
- Side yard setback or 5' whichever is greater



Unrestricted Zone: the area not protected.

Protected area is:

 Front yard setback or 15' whichever is greater