



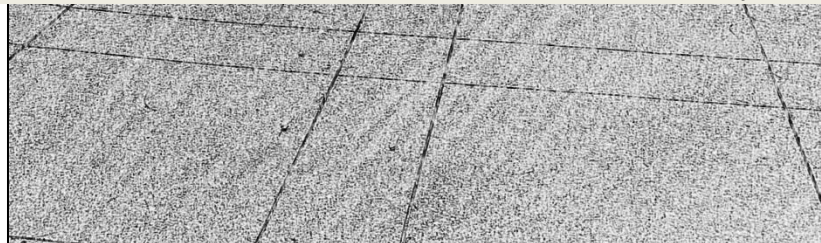
Article X Landscape Regulations



Single Family and Duplex Uses



June 18, 2015



LANDSCAPING

Division 51A-10.120

Current Code

MANDATORY:

- **Single family and Duplex use**
- Uses other than single family and duplex:
 - Perimeter Landscape Buffer Strip
 - Screening of off street loading spaces
 - Site trees
 - Street trees
 - Parking lot trees
 - Minimum sizes
 - Buffer Plant material

DESIGN STANDARDS: 9 options, must comply with at least 2

LANDSCAPING

Single Family and Duplex Uses

Current:

- Minimum 3 trees per lot
- Minimum of 2 trees in front yard (*ALL SF/D PROPERTIES*)
- Trees a minimum 2" caliper
- Trees from approved list

Proposed:

- R-7.5(A) and greater:
Minimum 3 trees per lot with minimum 2 trees in front
- R-5(A) and Duplex:
Minimum 2 trees per lot with minimum 1 tree in front
- TH and CH: Minimum 1 tree per lot in front
- Trees from approved list
- Trees a minimum of 2" cal.

LANDSCAPING

Shared Access Development (SAD)

- Shared Access is a Single family development (SEC. 51A-4.411)
- Whereas traditional single family lots front on a street and have a rectangular shape. New developments have been platted with a minimal frontage on a street and have access to the street from a shared driveway.
- A shared access development is treated as one lot for compliance with the front, side, and rear yard regulations (for the zoning district it is in), and applicable landscape regulations.

LANDSCAPING

Shared Access Development (SAD)

Current:

(single family districts)

3 trees for each individual lot

- 1 may be located anywhere in the SAD
- 2 of required 3 must be located in the frontyard of the SAD

(districts other than single family)

- 20% of SAD lot must be designated landscape area
- Minimum 1 tree/4,000 sf of SAD required
- Plus; minimum 1 tree/25' of street frontage, minimum 2.

Proposed:

(all districts)

- 20% of SAD must be designated landscape area
- Minimum of 50% or half of the landscape area, or 10' of lot depth from the r.o.w., whichever is greater, to be "common landscape area" and located along and contiguous to street frontage
- 1 tree/ 4,000 sf of SAD
- Plus; minimum 1 tree/25' of street frontage, minimum 2.

LANDSCAPING

Single Family and Duplex Uses

Proposed:

- Large trees are prohibited within 30 feet, or 20 feet when an SAD, of overhead utility lines.
- Preservation of healthy existing large trees is encouraged.
- Landscape (with tree preservation) plans are required to be submitted and approved before a building permit is issued.
- Landscape plans must identify all large trees adjacent to the property which has an extent of canopy of the tree over the building site.



Article X Landscape Regulations



Zone Landscaping

Uses other than Single Family or Duplex



June 18, 2015



LANDSCAPING

Division 51A-10.120

Current Code

MANDATORY:

- Single family and Duplex use
- **Uses other than single family and duplex:**
 - Perimeter Landscape Buffer Strip
 - Screening of off street loading spaces
 - Site trees
 - Street trees
 - Parking lot trees**
 - Minimum sizes
 - Buffer Plant material

DESIGN STANDARDS: 9 options, must comply with at least 2

LANDSCAPING

Current Code vs. Proposed

Current Code-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).

Proposed Zone Landscaping

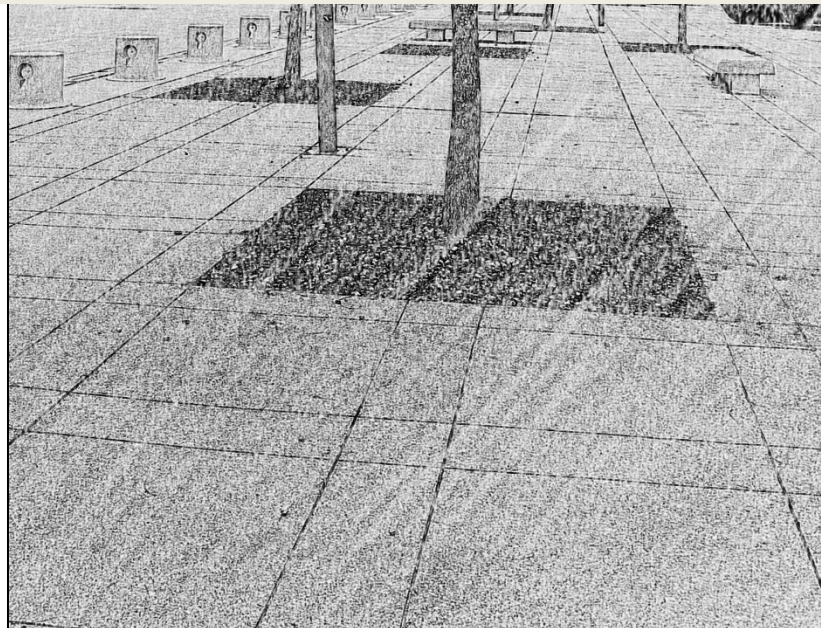
- Street Buffer Zone (street trees and street buffer with average buffer width)
- Residential Buffer Zone
- **Interior Zone**
- **Comprehensive Design Options** (rated by points - value and emphasis for design or conservation).



Article X Landscape Regulations

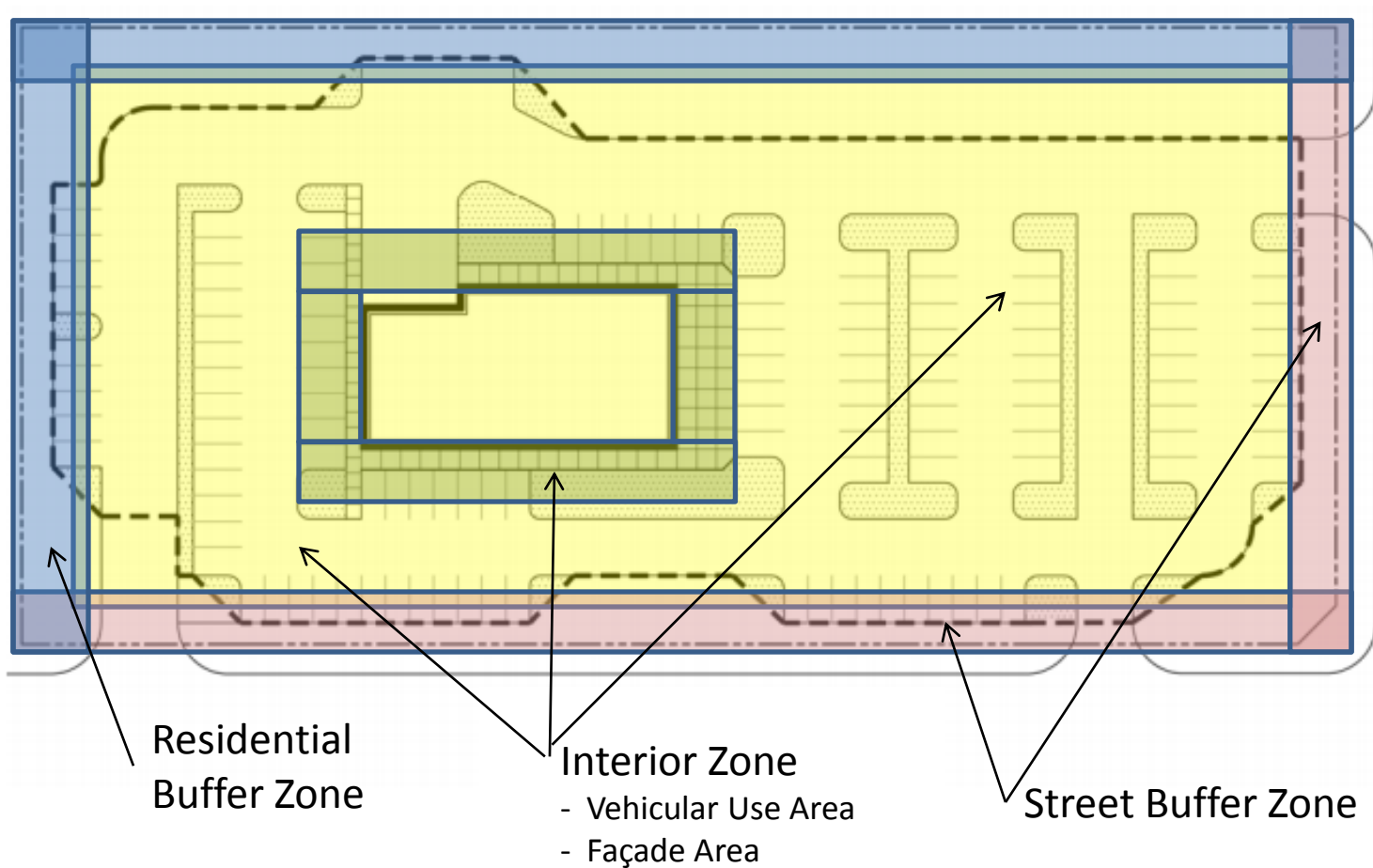


Interior Zone



LANDSCAPING

Zone Landscaping



* There may be some overlap of zones

LANDSCAPING

Interior Zone

Proposed

Interior Zone:

- The Building site less the Street Buffer Zone and Residential Buffer Zone (if Residential Buffer Zone is applicable)
- Generally comprised of 2 subareas:
 - Vehicular Use Area
 - Façade area

LANDSCAPING

Interior Zone – Vehicular Use Area (AGAIN!)

Proposed

Vehicular Use Area: Area of building site used for parking and vehicular traffic for all types of vehicles excluding covered parking structures or underground parking areas and measured from the edge of the parking and/or drive paving and façade pedestrian pathways.

- Interior areas of parking lots shall contain landscape areas located so as to best relieve the expanse of paving.
- Landscape areas shall have a minimum of 160 sf, with a minimum width of 8'.

LANDSCAPING

Interior Zone – Vehicular Use Area (AGAIN!)

Proposed

- Parking lots with 12-100 spaces:
 - 1 tree/4,000 sf of vehicular use area
 - Trees to be planted in landscape areas
 - No space shall be further than 60' from a tree
- Parking lots greater than 100 spaces:
 - All of the above; plus
 - A landscape area to be located at each end of a single row of parking spaces and contain 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)
 - maximum number of parking spaces allowed between landscape areas is 10
 - no maximum number of parking spaces applied when parking row abuts a median landscape area running the length of the parking row; abuts a residential buffer zone landscape area; or abuts a street buffer zone landscape area.
 - This does not waive the landscape areas required at the end of a row of parking spaces
 - Handicapped parking segments do not require row end landscape areas
- Parking lots with less than 12 spaces: excluded from Vehicular Use Area requirements

LANDSCAPING

Interior Zone – Façade Area

Proposed

Façade Area:

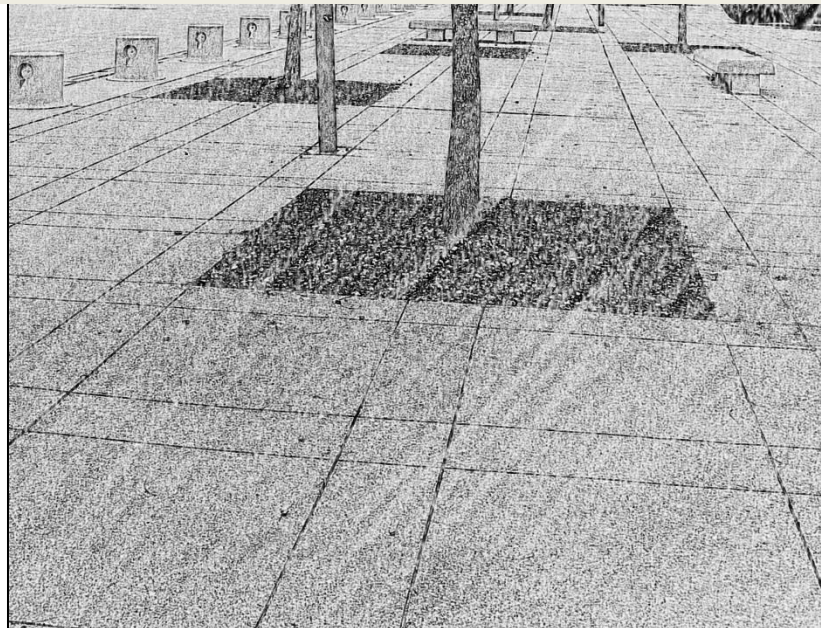
- If there is an active storefront, office or mixed use building front, must choose from a certain number of façade options.
- The options will define the space required.



Article X Landscape Regulations



Design Options



LANDSCAPING

Design Options

Proposed

- Site size may determine number of points required: *(still under discussion)*

< 3 acres	# points
3 to 10 acres	# points
> 10 acres	# points

LANDSCAPING

Design Options

Proposed

- Design Standards to be revised and create a comprehensive list of Design Options to enhance the overall landscape and site environment
- Points assigned to each Design Option based on scale of option, impact on overall site, and conservation
- Certain number of points must be achieved above the Zone Landscape requirements

LANDSCAPING

Design Options

Proposed

- Design Standards revised and added with the goal of creating standards that advance the stated purposes of Article X
- Existing
 - Enhanced perimeter buffers
 - Screening of off-street parking
 - Enhanced vehicular pavement
 - Permeable vehicular pavement
 - Pedestrian facilities
 - Foundation planting strip
 - Understory preservation
 - Enhanced pedestrian walkways

LANDSCAPING

Design Options

Proposed

Design Options – additional possibilities

- Innovative stormwater management – Design parking lots to convey impervious surface runoff to required tree medians and/or tree islands
- Façade landscape area
- 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
- Rain Gardens
- Etc

LANDSCAPING

Design Options

Proposed from Current Design Standards

Enhanced perimeter buffer - ENHANCED BUFFER ZONE

- Expand residential or street buffer to at least 5' above minimum average.
- VALUE: Tree growth factor, green space
- APPLIED: Street Buffer Zones
or
Residential Buffer Zones

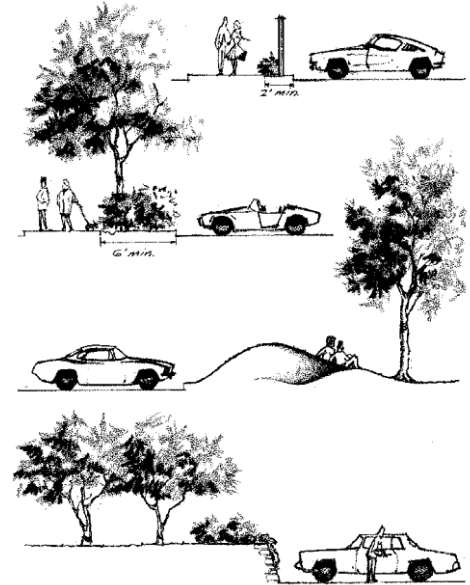
LANDSCAPING

Design Options

Proposed from Current Design Standards

Screening of off-street parking

- OPTION 1 - the evergreen shrub screening must be maintained at least three feet in height after one year of installation, and shrubs used for screening shall be a minimum of 24 inches in height at time of planting.
- OPTION 2 - alternative plant groups in layered landscape design other than evergreen shrubs, for screening value under 'water-wise' plan from a **landscape architect or other qualified professional**.
- VALUE: Aesthetic buffering of parking rows from street.
- APPLIED: Street Buffer Zone



LANDSCAPING

Design Options

Proposed from Current Design Standards

Foundation planting

- OPTION 1 - evergreen plant materials along the foundation of the building directional to street frontage
 - OPTION 2 - a combination of low groundcover and evergreen plant material with 'water-wise' landscape design by a **landscape architect or other qualified professional**.
- VALUE: Building facade softening along street front or parking lot.



LANDSCAPING

Design Options

Proposed from Current Design Standards

Understory preservation - HABITAT PRESERVATION AND RESTORATION

- Retain or create a habitat for native plants or wildlife that may include a pond for wildlife and plant habitat sustainability. The natural understory must be preserved in a healthy condition with management to protect from invasive materials. This may include butterfly gardens, bird sanctuary, native grassland restoration, etc.
 - Retained grass or understory areas must be managed in a natural growth process with non-invasive plants.
 - New designed habitat must be designed and implemented under a planned direction of a **landscape architect or qualified natural resource professionals**.
 - The preserved or created habitat must occupy at least 5 percent of the lot area.
- Additional point credits are available for habitat areas exceeding 5 percent of the lot area, and additional where adjacent to streams and floodways and other sensitive areas to buffer from other uses. Area may be deducted from site tree requirement calculations if the professional design supports no trees over grassland.
 - VALUE: Green space and aesthetic quality and land and water conservation
 - APPLIED: Interior Zone

LANDSCAPING

Design Options

Proposed from Current Design Standards

Enhanced vehicular pavement - At least 25 percent of all outdoor (gross) vehicular pavement on the lot. Refer to and alter definition. Provide direction in LANDSCAPE MANUAL.

- VALUE: Aesthetic hardscape improvement.
- APPLIED: Interior Zone or Street Buffer Zone

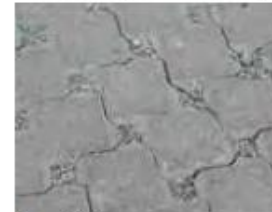
Permeable vehicular pavement - At least 25 percent of all outdoor (gross) vehicular pavement on the lot. Refer to and alter definition. Provide direction in LANDSCAPE MANUAL.

- VALUE: Aesthetic hardscape improvement, stormwater drainage, conservation
- APPLIED: Interior Zone or Street Buffer Zone

Enhanced pedestrian walkways - Must occupy at least 5% of the lot and stand alone from other design options. It must be fully delineated on a landscape plan with calculations for square footage. Enhancement options will be identified in the LANDSCAPE MANUAL.

- VALUE: Aesthetic hardscape improvement
- APPLIED: Interior Zone or Street Buffer Zone

Examples of permeable paving:



Open joint pavers



Porous asphalt



Pervious concrete



Turf grid

LANDSCAPING

Design Options

Proposed from Current Design Standards

Pedestrian facilities - At least 5 percent of the lot area.

OPTION 1:

At least three of the following types of pedestrian amenities must be provided within the curb-to-building area of the lot:

- Awnings/canopies with a minimum overhang of 4 feet and a minimum length of 25 feet per 100 feet of building facade along the frontage; or a combination of trees and evergreen shrubs with a minimum of one small tree per 25 feet of frontage and a minimum of one shrub per 5 feet of frontage.
 - Benches at one per 100 feet of frontage, with a minimum of two per lot.
 - Trash receptacles at one per 100 feet of frontage, with a minimum of two per lot.
 - Pedestrian street lamps (free-standing or wall-mounted) at one per 50 feet of frontage.
 - Enhanced sidewalk** with stamped concrete or brick pavers in the pedestrian zone for the full width of the sidewalk, along the entire frontage (may not duplicate with enhanced pedestrian pavement).
 - Public art or water features costing no less than \$2,500, at one per lot.
 - Drinking fountains at one per lot.
-
- Amenities must be placed far enough from the street curb so as not to create a physical barrier to buses.
 - Canopies, awnings, and pedestrian street lamp fixtures must have a minimum nine-foot clearance. Lamp fixtures may not exceed 14 feet in height. Light fixtures may not emit light upward into the windows of dwelling units.
 - All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally liable for maintenance

LANDSCAPING

Design Options

Proposed from Current Design Standards

OPTION 2:

Pedestrian facilities (limited use or public accessible excluding interior courtyards)
- special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas. This may complement designated HABITAT RESTORATION areas if professionally designed to incorporate public access with minimum disturbance to the restoration/preservation area.

OPTION 3:

Pedestrian, or recreation, facilities (limited use or public accessible) - pedestrian facilities and features (but not floor area) associated with, and including, outdoor athletic fields.

- VALUE: Enhancement of public use areas and open space
- APPLIED: Interior Zone or Street Buffer Zone

DISCUSSION

Next

- Design Options
- Point System
- Golf Courses
- Athletic Fields
- Vehicle Display Lots

APPENDIX

REFERENCES

REFERENCES:

- Trees, Parking, and Green Law: Strategies for Sustainability – K. Wolf
- Dallas Urban Heat Island Report
- City of Orlando Landscaping and Parking Lot ordinances
- City of Oklahoma City Landscape Ordinance
- City of Baton Rouge Landscape Ordinance
- Athens-Clarke County, Georgia Best Management Practices for Community Trees
- Prince George’s County, Maryland Landscape Manual

All reference material and other sources can be found on the website below

<https://sites.google.com/site/dallastrees/> (Dallastrees.net)

LANDSCAPING

Single Family and Duplex Uses

Current Code

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

LANDSCAPING

Shared Access Development (Other than SF districts)

Current Code

- (B) **Districts other than single family 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 site tree must have a planting area of at least 25 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 Section 51A-10.134.
 - (iii) **In addition to any site trees, one large canopy street tree must be provided for every 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 Section 51A-10.134 may be provided.**