

LANDSCAPE CHECKLIST-Ordinance 22053 (Article X)

Article X can be located on the internet at www.dallas.cityhall.com. Go to "City Information", and then select "codes". Click on "City Code" and you will be directed to the American Legal Publishing website. Choose which format you would like to use then select "Volume III" in the ordinance.

ADDRESS:

DATE:

MANDATORY PROVISIONS-(must comply when applicable) -this section includes single family and duplex uses)

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

_____ **Tree Protection**-permanent protective fencing placed around the dripline of each protected tree to remain (see Sec. 51A-10.136 for detailed requirements)

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

_____ **Site Trees**

Single family and duplex uses

_____ Required

_____ Provided

Must have three 2" minimum caliper trees per lot with a minimum of two trees in the front yard. Trees must be from the approved replacement tree list. See 51A-10.134

Other

_____ Required

_____ Provided

Must have one 2" minimum caliper tree per 4,000 square feet of lot area with minimum of 4 trees. All site trees must be located on the lot.

IM and IR Zoning

_____ Required

_____ Provided

Must have one 2" minimum caliper tree per 6,000 square feet, **when contains the same use.**

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

CALIPER OF RETAINED TREE	NUMBER OF SITE TREES CREDIT GIVEN FOR RETAINED TREE
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 but less than 32 inches	10
32 inches or more but less than 38 inches	18
38 inches or more	20

Arborists

Mike Sultan-Chief 214-948-4172
Philip Erwin-SW 214-948-4117
Clay Walker-NW 214-948-4471

Pete Blanchette-NC 214-948-4465
Tina Standeford-SE 214-948-4484
Sugie Dotson-EPR 214-948-4016

Main Number-Building Inspection-214-948-4480

_____ **Street Trees-Required** ___ Provided ___ Must have at least one 3” caliper tree per 50’ of Street frontage with a minimum of 2 trees. All street trees must be located within 30’ of the projected street curb.

_____ **Perimeter landscape buffer strip-** Must be provided along with the entire length of the lot where a residential adjacency exists, and at least 10’ wide. Must contain buffer plant materials as defined in Sec. 51A-10. 125(b)(7).

_____ **Screening of off-street loading spaces-**Must be screened from residential adjacency. Must also be screened from all adjacent public streets, except CS and industrial districts. Minimum 6’height. See Sec 51A-4.602 (b)(3) for methods of screening
automatic irrigation required for any screening plant materials

_____ **Parking lot trees-**All required parking spaces must be located within 120’ of the trunk of a 2” caliper large canopy tree. Parking lot trees may not be planted closer than 2.5’ to the paved portion of the parking lot..*Not required for IM and IR uses in IM and IR zoning when increase the street tree density to 1 tree per 25’ of street frontage.

DESIGN STANDARDS (Must Pick Two)

_____ **Enhanced perimeter buffer.** Enhance the perimeter landscape buffer strip (mandatory provision) to a minimum average width equal to or greater than 15 feet. Must contain buffer plant materials as defined in Sec. 51-A-10.125(b)(7).

_____ **Street buffers-**Provide a landscape buffer strip along with the entire adjacent public street frontage. Minimum width of 10 feet or 10% lot depth, whichever is less. Must contain buffer plant materials as defined in Sec.51A-10.125(b)(7)

_____ **Screening of off street parking-**Screen all parking lots on the lot along the entire adjacent public street frontages. Screening must be voluntary and at least 3 feet in height. (ex-large evergreen shrubs, 3’height, 7-9 gallon, 3’ on center, 3’wide bed, or 3’tall solid fence, or 3’tall berm, or a combination). Mandatory in NO(A) LO(A), LO-1, LO-2, LO-3, MO(A),MO-1,MO-2 and GO(A) districts..*Automatic irrigation required for any screening plant materials*

_____ **Enhanced vehicular pavement-**25% of all outdoor vehicular pavement must be any permeable or non permeable decorative pavement. The same pavement cannot satisfy this requirement and permeable vehicular pavement. (ex, brick, stone or grass pavers, exposed aggregate concrete, or stamped and stained concrete).

_____ **Permeable vehicular pavement-**25% of all outdoor vehicular pavement must be a paving material that permits water penetration to soil depth of 18” or more. The same pavement cannot satisfy this requirement and enhanced vehicular pavement. (ex. brick, stone or grass pavers).

_____ **Pedestrian facilities-**Publicly accessible special pedestrian facilities such as small plazas, covered walkways, fountains, lakes, ponds, seating areas and outdoor recreation facilities. These facilities and features must occupy at least 5% of the lot area.

_____ **Foundation planning strip-**Large evergreen shrubs (3’ height, 7-9 gallon, 3’ to 6’ on center) in a 3’wide bed along the foundation of the building that extends along at least 50% of the portion of the foundation that faces a street.

_____ **Understory preservation-**Preserve existing healthy understory which is grouping of natural low-level woody, herbaceous or groundcover species. Must occupy at least 5% of the lot area.

_____ **Enhanced pedestrian walkways-**Walkways must consist on enhanced pavement intended for pedestrian use and occupy at least 5% of the lot. See enhanced vehicular pavement for examples.