

LANDSCAPE TABULATIONS:

CITY OF DALLAS - ARTICLE X

LANDSCAPE AND TREE PRESERVATION REGULATIONS

DIVISION 51A-10.100. IN GENERAL.

SEC. 51A-10.125. MANDATORY LANDSCAPING REQUIREMENTS

(b) OTHER USES. LOTS CONTAINING A USE OTHER THAN SINGLE FAMILY OR DUPLEX MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

(1) STREET BUFFER ZONE. EXCEPT AS PROVIDED IN THIS SUBSECTION, THE LANDSCAPE AREA PROVIDED ALONG THE ENTIRE LENGTH OF THE LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, EXCLUDING PAVED SURFACES AT POINTS OF VEHICULAR INGRESS AND EGRESS, MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:

RIGHT-OF-WAY	AVG. DEPTH	MIN. DEPTH	MAX. DEPTH
FREEWAYS	15 FEET	5 FEET	50 FEET
ARTERIALS AND COMMUNITY COLLECTORS	10 FEET	5 FEET	30 FEET
LOCAL AND RESIDENTIAL COLLECTORS	7.5 FEET	5 FEET	25 FEET

(C) REQUIRED PLANTING.

(i) EXCEPT AS PROVIDED IN THIS SUBPARAGRAPH, ONE LARGE OR MEDIUM STREET BUFFER TREE MUST BE PROVIDED FOR EVERY 40 LINEAR FEET OF FRONTAGE.

(ii) FOR FRONTAGES LESS THAN 20 LINEAR FEET, A LARGE OR MEDIUM STREET BUFFER TREE IS NOT REQUIRED.

(iii) LARGE OR MEDIUM TREES MUST HAVE A MINIMUM CALIPER OF THREE INCHES.

(iv) WHEN EXISTING CONDITIONS PROHIBIT PLANTING LARGE TREES OR MEDIUM TREES, THE BUILDING OFFICIAL MAY APPROVE TWO SMALL TREES BE SUBSTITUTED FOR EACH LARGE TREE OR MEDIUM TREE.

STREET TREES (ONE LARGE TREE / 40 LF)	REQUIRED	PROVIDED
BECKLEYMEADE AVENUE (1,630 LF)	41	41
PENN FARM ROAD (677 LF)	17	17

(2) INTERIOR ZONE.

(A) SURFACE PARKING LOTS IN INDUSTRIAL DISTRICTS. THE REQUIREMENTS IN SECTION 51A-10.125 (B)(3)(B)(IV) FOR SURFACE PARKING LOTS WITH 100 SPACES OR MORE, DO NOT APPLY TO INDUSTRIAL AND WAREHOUSE USES IN M OR IR DISTRICTS THAT PROVIDE A MINIMUM OF ONE TREE MEETING THE REQUIREMENTS FOR TREES IN THE STREET BUFFER ZONE FOR EACH 25 FEET OF FRONTAGE.

(B) SURFACE PARKING LOTS.

(i) REQUIRED LARGE AND MEDIUM TREES.

(aa) MINIMUM CALIPER IS THREE INCHES.

(bb) PLANTING MUST BE WITHIN A LANDSCAPE AREA.

(cc) THE CENTER OF THE TRUNK AT GRADE MUST BE PLANTED A MINIMUM OF FOUR FEET FROM PAVEMENT.

(ii) MINIMUM LANDSCAPE AREA. INDIVIDUAL LANDSCAPE AREAS MUST BE A MINIMUM OF 160 SQUARE FEET, WITH A MINIMUM WIDTH OF EIGHT FEET.

(iii) PARKING LOTS WITH 21 TO 100 SPACES. NO PARKING SPACE MAY BE LOCATED MORE THAN 70 FEET FROM THE TRUNK OF A LARGE TREE OR MEDIUM TREE.

(iv) PARKING LOTS WITH 101 SPACES OR MORE. EXCEPT AS PROVIDED IN PARAGRAPH (A):

(aa) NO PARKING SPACE MAY BE LOCATED MORE THAN 70 FEET FROM THE TRUNK OF A LARGE OR MEDIUM TREE.

(bb) EXCEPT AS PROVIDED IN THIS ITEM, A LANDSCAPE AREA MUST BE LOCATED AT EACH END OF A SINGLE ROW OF PARKING SPACES AND CONTAIN A MINIMUM OF ONE LARGE OR MEDIUM TREE.

(i) THE BUILDING OFFICIAL MAY WAIVE THIS REQUIREMENT IN ORDER TO PRESERVE EXISTING TREES AND NATURAL FEATURES OR DUE TO UNIQUE NATURAL SITE FEATURES.

(ii) PARKING ISLAND LANDSCAPE AREAS ARE NOT REQUIRED ADJACENT TO HANDICAPPED PARKING SPACES.

(cc) EXCEPT AS PROVIDED IN THIS ROMANETTE, MAXIMUM NUMBER OF PARKING SPACES ALLOWED BETWEEN PARKING ISLAND LANDSCAPE AREAS IS 12. THE BUILDING OFFICIAL MAY WAIVE THIS REQUIREMENT IN ORDER TO PRESERVE EXISTING TREES AND NATURAL FEATURES OR DUE TO THE PRESENCE OF UNIQUE NATURAL SITE FEATURES.

(dd) NO MAXIMUM NUMBER OF PARKING SPACES WHEN A PARKING ROW:

(i) ABUTS A MEDIAN LANDSCAPE AREA RUNNING THE LENGTH OF THE PARKING ROW WITH A MINIMUM OF ONE TREE PER 40 LINEAR FEET;

(ii) ABUTS A RESIDENTIAL BUFFER ZONE LANDSCAPE AREA, OR

(iii) ABUTS A STREET BUFFER ZONE LANDSCAPE AREA.

(4) ADDITIONAL PROVISIONS.

(A) SCREENING OF OFF-STREET LOADING SPACES.

(i) ALL OFF-STREET LOADING SPACES ON A LOT WITH RESIDENTIAL ADJACENCY MUST BE SCREENED FROM THAT RESIDENTIAL ADJACENCY.

(ii) 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) THE SCREENING REQUIRED UNDER SUBPARAGRAPHS (A) AND (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).

(B) SITE TREES.

(i) 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, EXCEPT FOR INDUSTRIAL AND WAREHOUSE USES IN M 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.

SEC. 51A-10.126. LANDSCAPE DESIGN OPTIONS

(a) POINTS REQUIRED FOR A BUILDING SITE. THE MINIMUM NUMBER OF LANDSCAPE DESIGN OPTION POINTS REQUIRED FOR A BUILDING SITE ARE:

LOT SIZE	POINTS REQUIRED
0 TO 999 SF	0
1,000 SF TO 1,999 SF	1
2,000 SF TO 9,999 SF (1 POINT FOR EVERY 1,000 SF)	2-9
10,000 SF TO 19,999 SF	10
20,000 SF TO 39,999 SF	15
40,000 SF TO 2.99 ACRES	20
3 ACRES TO 9.99 ACRES	30
10 ACRES TO 19.99 ACRES	35
20 ACRES TO 49.99 ACRES	40
50 ACRES AND GREATER	50

TOTAL LOT SF (1.255,850) (28.83 ACRES)	REQUIRED	PROVIDED
20 ACRES TO 49.99 ACRES	40	40

(b) DESIGN OPTIONS. POINTS ARE OBTAINED BY MEETING DESIGN OPTION REQUIREMENTS IN ORDER TO ACHIEVE THE TOTAL NUMBER OF POINTS REQUIRED FOR THE PROPERTY. DESIGN OPTIONS AND POSSIBLE POINTS ARE LISTED IN THIS SUBSECTION. EXAMPLES OF THE DESIGN OPTIONS AND THEIR APPLICATION ARE PROVIDED IN THE LANDSCAPE AND TREE MANUAL.

(2) BUFFER ZONES ENHANCEMENTS. THE MAXIMUM NUMBER OF POINTS ALLOWED PER BUILDING SITE FOR BUFFER ZONE ENHANCEMENTS IS 20.

(A) LARGE ENHANCED BUFFER ZONE. EACH REQUIRED BUFFER ZONE DEPTH MAY BE INCREASED BY A MINIMUM OF FIVE FEET. THIS DESIGN OPTION IS NOT AVAILABLE IF THE BUFFER ZONE IS REDUCED TO NO MORE THAN FIVE PERCENT OF THE LOT AREA. **FIVE POINTS.**

(B) SMALL ENHANCED BUFFER ZONE. A REQUIRED BUFFER ZONE DEPTH MAY BE INCREASED BY A MINIMUM OF TWO FEET. THIS DESIGN OPTION IS NOT AVAILABLE IF THE BUFFER ZONE IS REDUCED TO NO MORE THAN FIVE PERCENT OF THE LOT AREA. **TWO POINTS.**

(4) SCREENING. AN APPLICANT MAY PROVIDE SCREENING FROM ALL ADJACENT PUBLIC STREETS FOR ALL SURFACE PARKING LOTS ON A BUILDING SITE OR ARTIFICIAL LOT THAT MEETS THE FOLLOWING REQUIREMENTS.

(A) THE SCREENING MAY NOT BE REQUIRED SCREENING.

(B) THE SCREENING MUST EXTEND ALONG THE ENTIRE STREET FRONTAGE OF THE PARKING LOT, EXCLUDING:

(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 NOT CONSIDERED TO BE SURFACE PARKING LOTS FOR PURPOSES OF THIS SUBSECTION.

(D) THE SCREENING MAY BE DESIGNED WITH THE FOLLOWING OPTIONS FOR A MAXIMUM TOTAL OF 20 POINTS:

(i) OPTION 1. ENHANCED DESIGN IS PROVIDED BY A LANDSCAPE ARCHITECT AND MUST INCLUDE A MINIMUM OF TWO PLANT SPECIES IN ORDER TO PROVIDE THE FULL SCREENING EFFECT. **TEN POINTS** FOR COMPLETE FRONTAGE.

(5) BUILDING FACADE. FACADE PLANTING AREAS ON A BUILDING SITE OR ARTIFICIAL LOT ADJACENT TO PUBLIC STREETS OR PRIVATE DRIVEWAYS MAY BE DESIGNED WITH THE FOLLOWING OPTIONS FOR A MAXIMUM TOTAL OF 15 POINTS:

(B) OPTION 2. AN ENHANCED DESIGN MAY BE PROVIDED AS DESIGNED BY A LANDSCAPE ARCHITECT. THE DESIGN MAY VARY FROM THE STANDARD FOUNDATION ROW TO CREATE DEPTH AND LAYERING OF LANDSCAPING FOR VISUAL ENHANCEMENT CONTIGUOUS TO AND EXTENDING 15 FEET OR MORE FROM THE BUILDING FACADE TO COMPLEMENT AND SOFTEN THE FOUNDATION OF THE BUILDING. THE PLANTING AREA MUST BE A MINIMUM OF FIVE FEET IN DEPTH. A MINIMUM OF TWO PERENNIAL PLANT SPECIES AND WATER CONSERVATION IRRIGATION METHOD ARE REQUIRED. THE LANDSCAPE AREA MUST EXTEND FOR A MINIMUM OF 50 PERCENT OF THE STREET-FACING FACADE OR A COMBINATION OF THE STREET-FACING FACADE AND THE BUILDING FACADE FACING A SURFACE PARKING LOT. **TEN POINTS.**

(D) OPTION 4. ONE SMALL TREE OR TWO LARGE SHRUBS PER 10 FEET OF FRONT FACADE LOCATED A MAXIMUM OF 15 FEET FROM THE FACADE. **FIVE 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 IMPROVEMENTS MAY BE COMBINED FOR A MAXIMUM OF 20 POINTS.

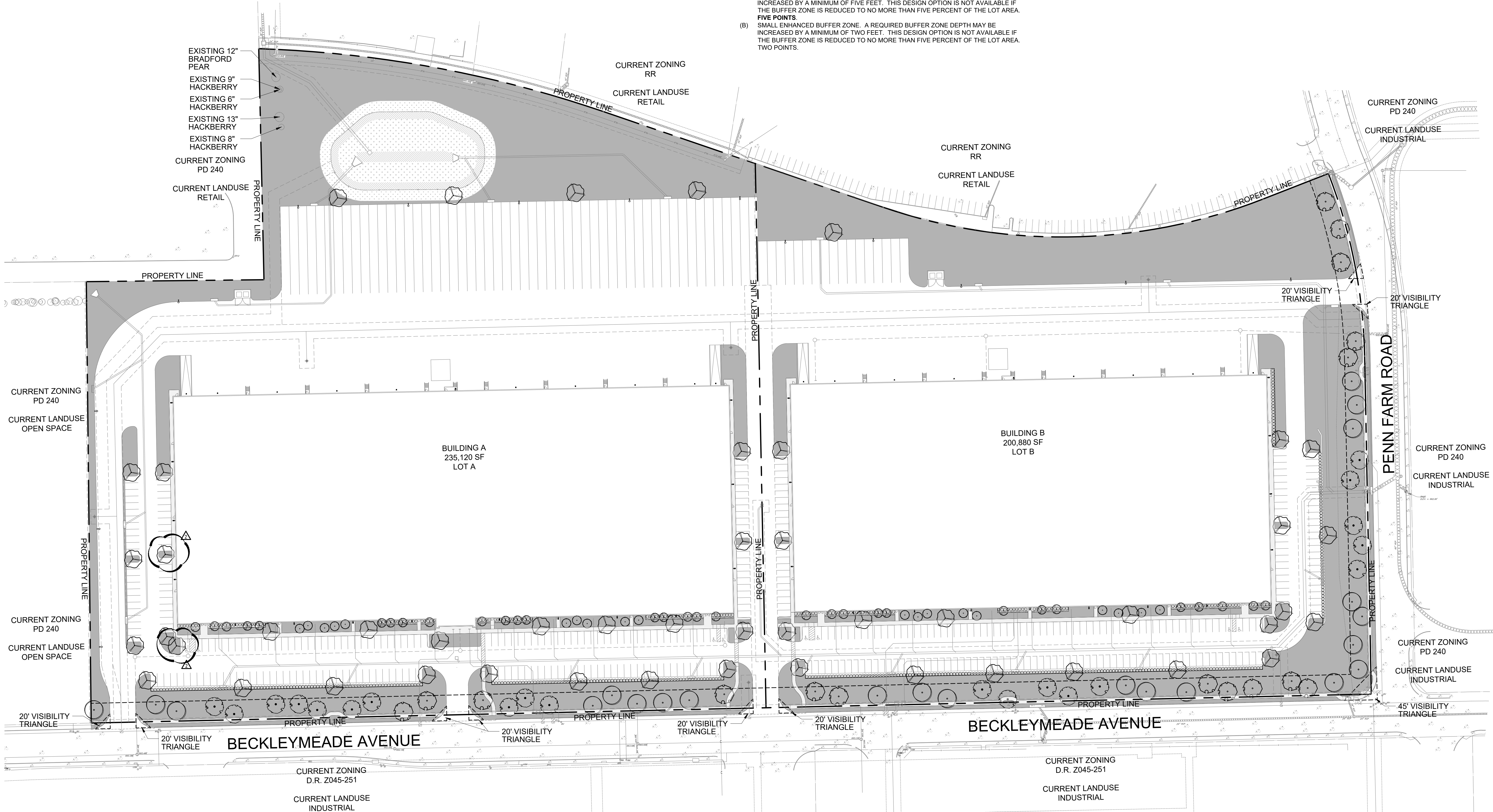
(C) WATER-WISE PLANT MATERIALS AND PLANTING BEDS. THE APPLICANT MAY PROVIDE LANDSCAPING THAT USES WATER CONSERVATION TECHNIQUES INCLUDING WATER-WISE PLANTS, MULCH, AND EFFICIENT IRRIGATION. MAXIMUM 10 POINTS.

(i) IN A MINIMUM OF 80 PERCENT OF LANDSCAPE AREAS: **FIVE POINTS.**

(iv) LOW-WATER CONSUMPTION GRASSES FOR ALL TURF SURFACES: **FIVE POINTS.**

LANDSCAPE PLAN LEGEND:

- CHINQUAPIN OAK
- CHINESE PISTACHIO
- LACEBARK ELM
- LIVE OAK
- MEXICAN PLUM
- POSSUMHAW HOLLY
- RED BUD
- CHINESE FRINGE FLOWER
- DWARF WAX MYRTLE
- DWARF BURFORD HOLLY
- LIRIOPE
- BUFFALO GRASS SOD
- SEED MIX #1
- SEED MIX #2
- SEED MIX #3
- SEED MIX #4



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