

# LANDSCAPE CHECKLIST — Ordinance No. 25243 (Pd 193)

ADDRESS: \_\_\_\_\_ TRACE #: \_\_\_\_\_

## MANDATORY PROVISIONS (must comply when applicable)

\_\_\_\_\_ **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.

\_\_\_\_\_ **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(2) and must be a minimum 2" caliper. A tree survey, landscape plan, and building permit or tree removal permit are required to consider protected tree removal.

- alternate methods of compliance - if a property owner is unable to plant the replacement tree on the lot from which the protected trees were removed, the following option exist:
- plant replacement trees on another property within the Oak Lawn Special Purpose District (requires written permission from the receiving property owner and the building official), or
  - make a payment into the Oak Lawn Open Space Fund

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below applies to single family uses in residential subdistricts and residential development tracts

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\_\_\_\_\_ **Additional payment for removal of "majestic trees"**-in addition to mitigation, the removal of a protected tree with a diameter of 15" or greater requires making a payment into a city account to be known as The Oak Lawn Open Space Fund. The amount of the payment is calculated in the same manner as defined in Sec. 51A-10.135(c)(2).

## Site trees

- residential development tracts - Required \_\_\_\_\_ Provided \_\_\_\_\_ One 2" caliper tree per 4,000sq ft within the residential development tract. A minimum of 50% of these trees must be planted in the rear 50% of the residential development tract. Each site tree must have a minimum planting area of 25sqft. The trunk of any site trees must be located more than 2.5' from any pavement.
- single-family uses in MF-1, MF-2 and MF-3 subdistricts - Required \_\_\_\_\_ Provided \_\_\_\_\_ Must have one 2" caliper tree per 4,000sqft of lot area. A minimum of 50% of these trees must be planted within the rear 50% of the lot. Every site tree must have a minimum planting area of 25sqft. The trunk of any site tree must be located more than 2.5' from any pavement.
- single-family uses in single-family (R) subdistricts - Each single-family lot must contain three 2" caliper trees. Two of these trees must be located within the required front yard. One of the two trees in the required front yard must be planted within the parkway and must be a large canopy tree from the *Large Canopy Tree* list.

\_\_\_\_\_ **Fences**-fences in front yards and corner side yards ≤ 4' in height if the fence is solid. Fences in front yards and corner side yards ≤ 6' in height if the fence is a minimum of 50% open. In all other cases, fences ≤ 9' in height. "Corner side yard" means portion of front yard on a corner residential development tract governed by side yard regulations pursuant to Sec. 18(b)(1).

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below applies to all properties in the Oak Lawn SPD except single-family\* and duplex uses in detached structures

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\_\_\_\_\_ **Street trees**-Required \_\_\_\_\_ Provided \_\_\_\_\_ One tree, min. 3.5" dia. and 14' ht., must be provided for every 25' of street frontage, with a min. of one tree required. Must be protected species and located in the parkway.

- \* for attached or detached single-family uses in MF-1, MF-2, and MF-3 subdistricts one large canopy tree must be provided for every 25 feet of frontage, with a minimum of two. These trees must be from the *Large Canopy Tree* list (attached) and must be located within the parkway.

## Sidewalks

- residential subdistricts-must be 4' wide and located between 5' and 10' from the back of the street curb.<sup>†</sup>
- non-residential subdistricts-must be 6' wide and located between 5' and 12' from the back of the street curb.<sup>†</sup>
- <sup>†</sup> a sidewalk may be located further from the street curb if to save a tree or other existing landscaping.

**Designated landscape areas/features**

- **MF-1, MF-2, MF-3 subdistricts:** front yard setback = 15'
  - at least 20% of the parkway must be designated as parkway planting area
  - Front yard privacy fencing-in MF-2 and MF-3 subdistricts with an average height of 7' and a maximum height of 9' above the top of the nearest street curb may be located in the front yard if:
    1. the main building does not exceed 36' in height
    2. no front street curb cuts, front yard driveways, or front entryways to the garages or parking
    3. minimum of 12' provided between the fence and projected street curb
    4. all portions of the fence exceeding 4' in height are set back at least 2' from the lot line
  - Privacy fencing planting area designation:
    1. at least 80% of the required 2' setback area from the lot line must be designated as privacy fencing planting
    2. may be one contiguous area or several smaller noncontiguous areas
    3. no pavement of any kind allowed
    4. minimum soil depth requirement is 24"
    5. must contain living evergreen shrubs or vines recommended for local area use by Director of Parks
    6. initial plantings must be calculated to cover minimum of 30% of the total fence or wall area facing the street within a 3-year period
    7. shrubs or vines must be planted 24" o.c. over entire length of this area unless landscape architect recommends alternative density that the building official determines is capable of satisfying minimum coverage requirements.

Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	20%		50% (of LSA)		20% (of GPA) w/ 1 Pl. / 6 s.f.	
Required Front Yard	50% of RFY		25% of RFY		5% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area					/	/
Required Front Yard					/	/

- **O-1 and O-2 subdistricts:** front yard setback = 15' for O-1 and 20' for O-2

Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	20%		50% (of LSA)		20% (of GPA) w/ 1 Pl. / 6 s.f.	
Required Front Yard	60% of RFY		30% of RFY		6% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area					/	/
Required Front Yard					/	/

- **GR and LC subdistricts:** front yard setback = 10'

Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	10%		n/a		n/a	
Required Front Yard	60% of RFY		12% of RFY		6% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area			n/a	n/a	n/a	n/a
Required Front Yard					/	/

- **Residential development tracts and single-family uses in MF-1, MF-2, MF-3 subdistricts:**

Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	20%		n/a		n/a	
Required Front Yard	n/a		n/a		n/a	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area			n/a	n/a	n/a	n/a
Required Front Yard	n/a	n/a	n/a	n/a	n/a	n/a

### **Off-street parking and screening requirements**

- ☐ surface parking screen-all surface parking must be screened from the street or residentially zoned property by one or a combination of the following and must be minimum of 3.5' above the parking surface:
  - earthen berm covered with grass or ground cover; no slope to exceed 3:1
  - solid wood or masonry fence or wall
  - hedge-like evergreen plant materials recommended for local area use and,
    - in a 3' wide bed and minimum soil depth of 24"
    - 24" o.c. and able to establish solid appearance in 3 years, or alternate density w/ same capabilities
- ☐ surface parking screen with single-family or duplex adjacency
  - same criteria as above with a 6' height requirement
- ☐ off-street loading and garbage storage area screening
  - in all subdistricts except single-family, duplex and townhouse must be screened from:
    - adjacent public street
    - adjacent to or directly across an alley from a residential district
  - screen must be 6' in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area
  - for off-street loading-same materials allowed for screening surface parking
  - for garbage storage area-solid wood fence or masonry wall
  - access allowed through screen only by solid gate equal in height and gate must remain closed when not in actual use
- ☐ garage screening and landscaping-for above ground parking structures
  - 10' wide landscape buffer where face public r.o.w. (street or alley), residential district, residential subdistrict or residential use
  - must contain one min. 2" dia. tree for every 25' of frontage and evergreen shrubs planted 3' o.c. capable of obtaining a solid appearance within 3 years

### **Garbage storage area landscaping**

- ☐ when located in the required front yard, you must provide the following:
  - landscape planting area between the required screening wall and the front lot line
  - planting area must be 3' wide and have soil depth of 24"
  - no pavement of any kind allowed in this area
  - must contain living evergreen shrubs or vines recommended for local area use
  - must be able to cover 30% of wall that faces the street within 3 years
  - must be planted 24" o.c. or other density capable of achieving the same requirements

### **DEFINITIONS**

- ☐ **Double Frontage Lots.** If a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets. If a residential development tract runs from one street to another and has double frontage, a required front yard must be provided on both streets.
- ☐ **General Planting Area**-must contain living trees, shrubs, vines, flowers, or ground cover vegetation. Turf grass is not counted toward meeting these minimum planting requirements. Trees are not considered in the square footage calculation for this area.
- ☐ **Landscape Site Area**-there are no minimum planting requirements for portions of the landscape site area that are outside of the General Planting Area. Pavement for pedestrians and non-motorized vehicles is permitted, except that *permeable* pavement for motor vehicles is allowed (but does not count in area calculations) in multiple-family subdistricts only.
- ☐ **Parkway**-the portion of a street right-of-way between the projected street curb and the front lot line.
- ☐ **Required Front Yard**-the portion of a lot that abuts a street and extends across the width of the lot between the property line and the building setback line. **Note:** in most instances, the area between the property line and the actual building façade will be utilized in quantifying planting areas at time of inspection.
- ☐ **Residential Development Tract**-a development of three or more individually platted lots in an MF-1, MF-2, or MF-3 subdistrict in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them. For purposes of landscape regulations, a residential development tract is treated as a single lot.
- ☐ **Special Planting Area**-must contain living trees, shrubs, or vines. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Trees are not considered in the square footage calculation for this area. Initial plantings must cover a minimum of 75 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each six square feet of this area.

## LARGE CANOPY TREE

☐ Means one of the following trees:

### Scientific name:

*Fraxinus texensis*  
*Fraxinus Americana*  
*Bumelia lanuginosa*  
*Ulmus crassifolia*  
*Ulmus parvifolia*  
*Juniperus ashei*  
*Gymnocladus dioica*  
*Acer barbatum* var. "Caddo"  
*Acer grandidentatum*  
*Acer buergerianum*  
*Quercus virginiana*  
*Quercus durandii*  
*Quercus fusiformis*  
*Quercus macrocarpa*  
*Quercus muhlenbergii*  
*Quercus shumardii*  
*Carya illinoensis*  
*Diospyros virginiana* (male only)  
*Pistacia chinensis*  
*Sapindus drummondii*  
*Liquidambar styraciflua*  
*Juglans microcarpa*

### Common name:

Texas Ash  
White Ash  
Gum Bumelia (Chittamwood)  
Cedar Elm  
Lacebark Elm  
Ashe Juniper  
Kentucky Coffeetree  
Caddo Maple  
Bigtooth Maple  
Trident Maple  
Southern Live Oak  
Durrand Oak  
Escarpment Live Oak  
Bur Oak  
Chinkapin Oak  
Shumard Red Oak  
Pecan  
Common Persimmon  
Chinese Pistachio  
Western Soapberry  
Sweetgum  
Texas Black Walnut