

Landscape Requirements for Single Family and Duplex Uses:

Section 2.0 Landscaping

A lot containing a single family or duplex use established after May 29, 1994, must comply with the following:

- The trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met. Check for utilities or other restrictions. Consult with the city arborist before planting a tree on city property.
- An existing, healthy, and protected tree on the lot or parkway may count as a required tree if it is not a boundary tree abutting adjacent private property.
- Lots 7,500 square feet or greater in area. A minimum of three large or medium nursery stock trees per lot with a minimum of two nursery stock trees in the front yard.
- Lots between 4,000 square feet and 7,499 square feet in area. A minimum of two large or medium nursery stock trees per lot with a minimum of one nursery stock tree located in the front yard.
- Lots 4,000 square feet or less in area. A minimum of one large or medium nursery stock tree per lot.

Additional requirements:

- Nursery stock trees must be a species listed in the **approved tree list** maintained by the director.
- Trees planted for construction must have a minimum caliper of two inches.
- Large and medium trees must be planted a minimum of 20 feet on center from the nearest point of an overhead electric line.

Learn about the [Dallas Reforestation Program](#)

Dallas Arborist Contacts

(dallascityhall.com)

Philip Erwin (Chief) 214-948-4117 philip.erwin@
Jessie Farris (NW) 214-948-4172 sara.farris@
Clay Walker (SW) 214-948-4471 clay.walker@
Preston Willms (NE) 214-948-4394 preston.willms@
Tina Standeford(SE) 214-948-4484 tina.standeford@
Kevin Thompson (Q) 214-948-4646 kevin.thompson1@

311 - Construction-related/illegal tree removal

Urban Forest Conservation Requirements for Homeowners:

Section 3.0 Urban Forest Conservation

A lot smaller than two acres in size containing a single family or duplex use in residential districts are excepted from urban forest conservation regulations. A use means there is an existing dwelling on the property.

All other single family and duplex use properties and vacant lots must obtain a tree removal application or a building permit before removing trees on the property.

CONSTRUCTION:

A lot is declared by the owner to be vacant on the date a demolition permit for the dwelling structure is submitted for issue. The trees are protected as of that date.

A TREE SURVEY or FOREST STAND DELINEATION is required for all retained trees on the property before the date of demolition or before any construction disturbance occurs on applicable properties.

A TREE PROTECTION PLAN is required with the tree survey to indicate how the homeowner's retained trees are to be protected from demolition or construction damage. The plan must be implemented with approval of the city arborist.

An accurate tree survey may also be used to demonstrate if a tree is in an UNPROTECTED ZONE in conjunction with a building permit. This may relieve tree replacement requirements for trees on the property less than 1 acre. Property greater than 1 acre may conserve trees for TREE CANOPY COVER CREDIT.

OTHER:

A property owner may request a tree of historical or cultural significance to be designated as a HISTORIC TREE by the City Council and preserved under deed restriction on the lot. ([Appendix C for Application](#))

Task Force and Primary Contributors to the Landscape and Tree Manual (2015-2019)

Karen Woodard, City Forester, ISA CA - City of Dallas
Philip Erwin, Chief Arborist, ISA CA - City of Dallas
Dustin Bullard, PLA, ASLA - Downtown Dallas, Inc.
Kris Brown, PLA, CLARB, ASLA, ISA CA
Herman Thompson, PLA, CLARB, ASLA, LI
Michael Parkey, PLA, ASLA
Pat Haigh, PLA, ASLA, ISA CA - City of Dallas
Yessenia Ojeda, PLA, ASLA - City of Dallas
Jessie Farris - City Arborist, City of Dallas

City of Dallas Landscape and Tree Manual

A helpful guide for homeowners

April 18, 2019

Frequently Asked Questions

Do I need a permit to remove a tree in my yard? You do not need a permit to remove trees from single family/duplex uses on properties under 2 acres in residential districts. Unless it is an emergency situation, all other property requires either a tree removal application or building permit before tree removal.

Who can I contact about a tree under public utility lines? Contact Oncor at (888)-313-4747

What is my responsibility for trees and plants in the parkway? Trees in the parkway are on city property and may not be removed without approval by the city arborist. The adjacent property owner is responsible for the maintenance and care of all trees and other vegetation on their premises (including the parkway and to the center of the alley). Trees must maintain a minimum 8-foot clearance over sidewalks, and a minimum of 15-foot over streets and alleys. Trees and vegetation should keep clear of visibility triangles (2.5 feet to 8' minimum above the curb) at street and alley corners and driveways. ([Weeds, Grasses, and Vegetation](#))

Can I remove a boundary tree? Trees that may have shared ownership should only be removed after consultation with the neighboring owner. In some cases, you may wish to speak with your insurance company, personal legal counsel, or an independent certified arborist before taking action. The City of Dallas does not enforce on civil cases between separate property owners.

Who can I call for a fallen/ hazardous tree in the street? Contact 311 or Public Works at (214)-670-4491. If it is a life safety emergency, call 911.

Who can I contact for tree issues in creeks and streams? Contact 311 or Dallas Water Utilities at (214)-670-0161. If it is a life safety emergency, call 911.

Landscape and Tree Manual

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Neighborhood Forest Overlay

dallascityhall.com/departments/sustainabledevelopment

Go to the Quick Link

Guide to Using Your Landscape and Tree Manual

Responsibilities of the Homeowner

1.4 Introduction: Other City of Dallas Policies and Regulations - Page 15

Parkway regulations, responsibility to remove dead trees and limbs, weed control, etc.

Regulation for helping you protect your tree

10.0 Neighborhood Forest Overlay - Requires deed restriction

3.1; Appendix C: Historic Tree - Requires deed restriction

The NFO and Historic Tree provisions are separate means of establishing regulatory control over trees in a neighborhood or on the individual lot. The proposed Historic Tree(s) must be authorized by the property owner and meet the criteria of being of historic or cultural value to the community. It is not required to be an old tree but must attain Council agreement. Trees in the NFO are subject to permit, but the Historic Tree is restricted from removal.

3.6; 9.0: Conservation Easement

A conservation easement is not limited to large subdivisions, but estates and homeowners may use this deed restriction process to maintain a preservation purpose for a portion of the property and relieve tree mitigation requirements.

4.0 Tree Specifications, Planting, and Care

A great resource from our task force for new tree species and selection decisions, tree planting help, tree maintenance after planting, tree canopy and root pruning.

6.0 Tree Protection and Construction

Tree protection is not just for construction sites but need to be considered with even minor work on your property. Help protect your healthy trees and be a great tree steward.

5.0 Soils

Soil condition is one of the most understated concerns with your property. Learn basics.

Helpful Resources

1.5 Introduction: Additional Resources and Links - Page 18

Appendix A : Approved Tree List

Appendices

Appendix A: **Approved Tree List**

Appendix B: **Recommended Plant Materials (pending)**

Appendix C:

[Article X Standard Landscape](#)

[Requirements](#) - checklist

[Article X Standard Requirements with](#)

[Soil Analysis](#)

[Article X Landscape Checklist](#)

[Article X Tree Mitigation Options](#)

Historic Tree Nomination

Instructions

Historic Tree Nomination Document

[PD 193 Checklist](#) - landscape

[Article XIII Landscape Checklist](#)

(Form District requirements)

Appendix D: **Tree Mitigation Standards**

Calculating rates

Appendix E: [Tree Removal Process](#)

(being amended)

Appendix F: [Sustainable Development Incentives \(SDI\)](#)

(being amended)

Appendix G: [Forest Stand Delineation \(FSD\)](#)

(being amended)

Appendix H: [Definitions](#)