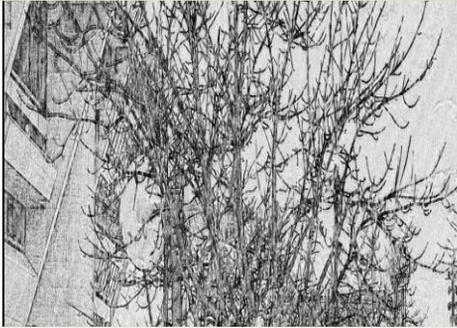
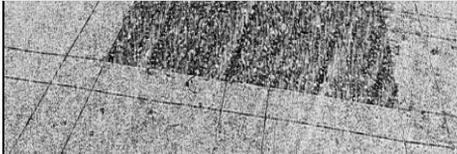




Article X Landscape and Tree Conservation Ordinance



SUMMARY Single Family/Duplex Development in the Urban Forest Conservation Division



October 20, 2016



Decisions to be made

Single Family/Duplex Use

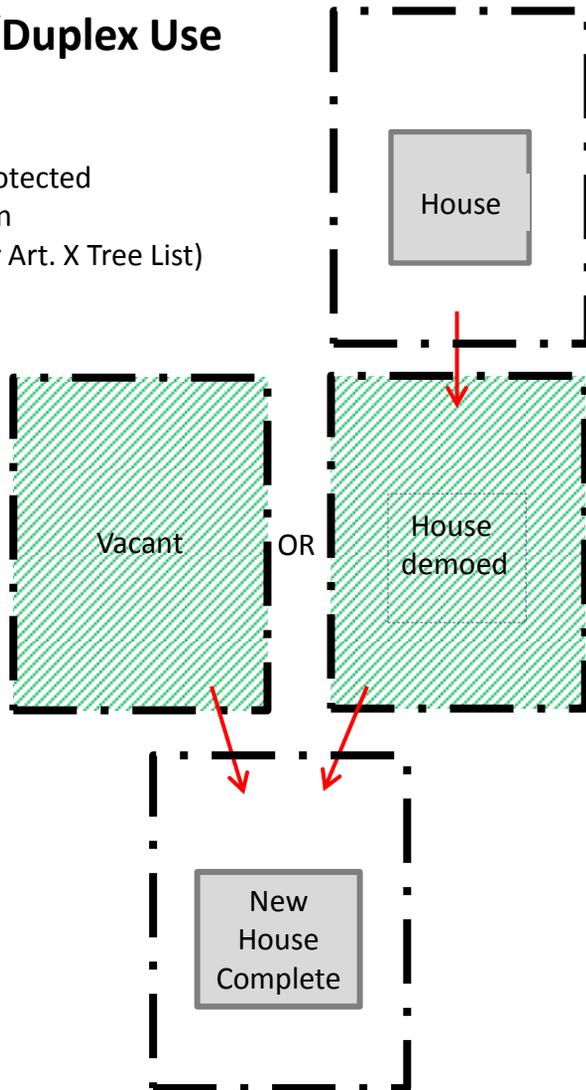
1. Which Alternative (A, B, or C)
2. Unrestricted Zone (if an Alternative is selected that provides for an Unrestricted Zone)
3. Property size applicable

Alternate A

Current Draft Proposal Single Family/Duplex Use

Single Family/Duplex Use in any district

 Area trees protected
and mitigation
Required (per Art. X Tree List)



- **Less than 2 acres**
- SF/Duplex use on lot
- No tree protection or mitigation required

- Demo Permit – date issued determines intent to remove use
- Trees protected and mitigation required for entire lot

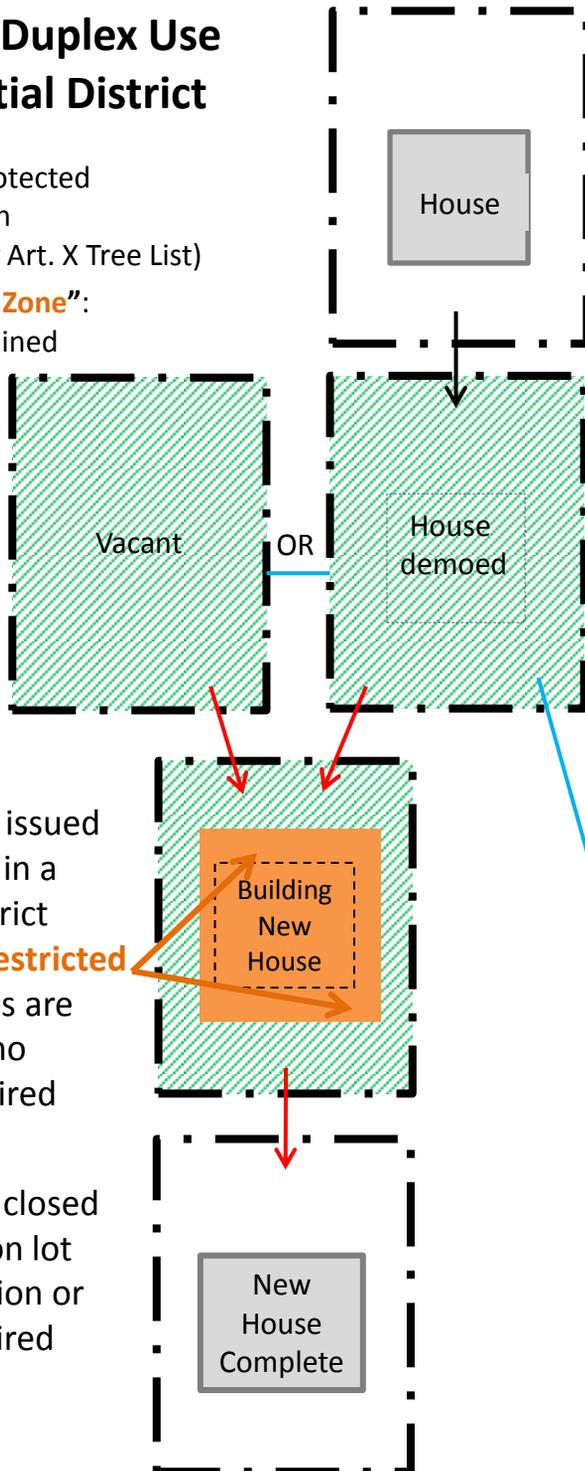
- Building Permit closed
- SF/Duplex use on lot
- No tree protection or mitigation required

Alternate B

Single Family/Duplex Use

Single Family/Duplex Use In a Residential District

-  Area trees protected and mitigation Required (per Art. X Tree List)
-  "Unrestricted Zone": to be determined



- Less than 2 acres
- SF/Duplex use on lot
- No tree protection or mitigation required

- Less than 2 acres
- Demo Permit – date issued determines intent to remove use
- Trees protected and mitigation required for entire lot

- **Lots 1 ac & less**
- Building Permit issued for a SF/Duplex in a Residential District
- Allows an "Unrestricted Zone" – no trees are protected and no mitigation required

- **Greater than 1 ac to 2 ac**
- Building Permit closed
- SF/Duplex use on lot
- No tree protection or mitigation required

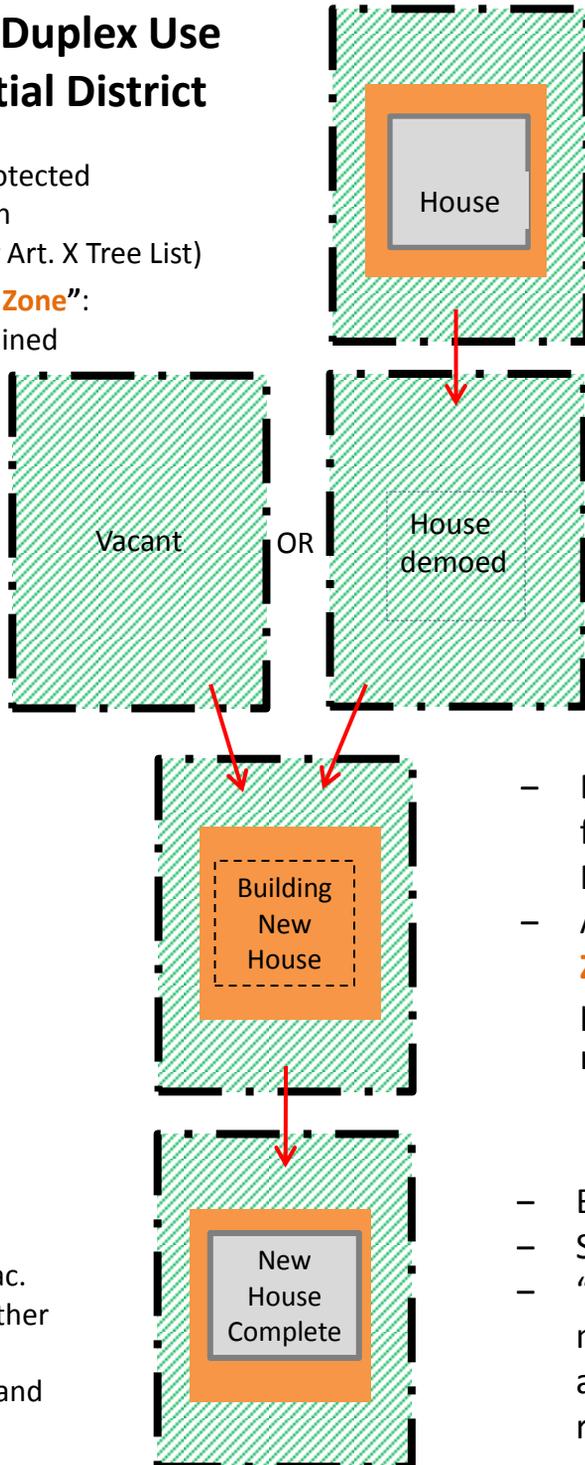
- Building Permit closed
- SF/Duplex use on lot
- No tree protection or mitigation required

Alternate C

Single Family/Duplex Use

Single Family/Duplex Use In a Residential District

-  Area trees protected and mitigation Required (per Art. X Tree List)
-  "Unrestricted Zone": to be determined



- **1 ac or less**
- SF/Duplex use on lot
- "Unrestricted Zone" – no trees are protected and no mitigation required

- Demo Permit – date issued determines intent to remove use
- Trees protected and mitigation required for entire lot

- Building Permit issued for a SF/Duplex in a Residential District
- Allows an "Unrestricted Zone" – no trees are protected and no mitigation required

- Building Permit closed
- SF/Duplex use on lot
- "Unrestricted Zone" – no trees are protected and no mitigation required

Note:
Lots greater than 1 ac. are treated as any other property in the city, trees are protected and require mitigation

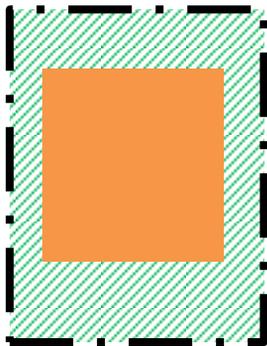
Unrestricted Zone

Single Family/Duplex Use

Single Family/Duplex Use In a Residential District



UR 1 (used in Alternate Examples)

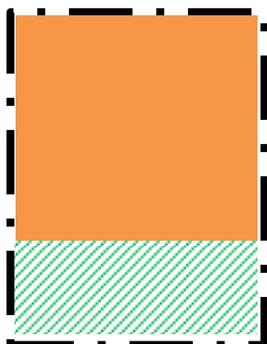


Unrestricted Zone: the area not protected.

Protected area is:

- Front yard setback or 15' whichever is greater
- Rear yard setback or 15' whichever is greater
- Side yard setback or 5' whichever is greater

UR 2



Unrestricted Zone: the area not protected.

Protected area is:

- Front yard setback or 15' whichever is greater