

LANDSCAPE CHECKLIST – ARTICLE X - NON-RESIDENTIAL

ADDRESS:

TRACE#:

DATE:

MANDATORY PROVISIONS (must comply when applicable)

_____ **Street Buffer Zone** - Required _____ Provided _____ Must have one 3" caliper large or medium tree per 40' of street frontage (no minimum). All street trees must be located within distance of the public street frontage as follows:

<u>Right-of-way</u>	<u>Average Depth</u>	<u>Minimum Depth</u>	<u>Maximum Depth</u>
<u>Freeways</u>	15 feet	5 feet	50 feet
<u>Arterials and community collectors</u>	10 feet	5 feet	30 feet
<u>Local and residential collectors</u>	7.5 feet	5 feet	25 feet

_____ **Small tree replacement** _____ **Buffer zone reduction (lot under 10,000sf)**

_____ **Urban streetscape.** Lots with required front yard depth of 0 to 15' with pedestrian environment (10.125(b)(1)(A)).

_____ **Right-of-way.** The right-of-way adjacent to property may be used subject to city license and permit requirements.

_____ **Residential Buffer Zone** - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, and a minimum average width of 10', a minimum width of 5', and maximum width of 30'. Must contain buffer plant materials as defined in Sec. 51A-10.125(b)(2)(A).

_____ **Interior Zone - _____ Parking Lots.** All required parking lot trees are large or medium trees with a minimum caliper of 3 inches. The planting location must be a minimum of four feet (on center) from pavement. The minimum landscape area per tree is 160 square feet, with a minimum width of eight feet. No additional requirements for lots with 0 to 20 spaces. Additional requirements for the following:

_____ **(iii) Parking lots with 21 to 100 spaces.** Spaces no further than 70' from the trunk of large or medium tree.

_____ **(iv) Parking lots with minimum of 101 spaces.** Same as (iii), and a landscape area located at each end of a single row of parking spaces and contain a minimum of one tree, unless waived for preserving existing trees or features, or if in handicapped parking space areas. Maximum of 12 spaces allowed between landscape areas, unless the parking row abuts a median running its full length with a minimum of 1 tree per 40', abuts a buffer zone landscape area, or abuts a street buffer zone landscape area.

_____ Industrial (IM, IR) districts with industrial or warehouse uses exception with street buffer trees at 1 per 25'.

Additional Provisions:

_____ **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.

Site trees

Required _____ Provided _____ Must have one 2" caliper tree per **4,000** square feet of lot area. All site trees must be located on the lot. Locations and dimensions of existing site trees must be identified on the landscape plan for credit to apply.

IM and IR zoning-Required _____ Provided _____ Must have one 2" caliper tree per 6,000 square feet, when contains industrial or warehouse uses.

➤ ***Site tree credits-eligibility based upon protective measures taken, health of the tree(s), diameter measurement and species. See Sec. 51A-10.125(b)(4)(B)(ii), 10.132 (tree survey), and 10.136 (tree protection) for details.***

CALIPER OF RETAINED TREE _____ NUMBER OF SITE TREES CREDIT
GIVEN FOR RETAINED TREE

<u>Less than 2 inches</u>	<u>0</u>
<u>2 inches or more but less than 8 inches</u>	<u>1</u>
<u>8 inches or more but less than 14 inches</u>	<u>2</u>
<u>14 inches or more but less than 20 inches</u>	<u>4</u>
<u>20 inches or more but less than 26 inches</u>	<u>8</u>
<u>26 inches or more and less than 32 inches</u>	<u>10</u>
<u>32 inches or more but less than 38 inches</u>	<u>18</u>
<u>38 inches or more</u>	<u>20</u>

DESIGN OPTIONS

Points are required for each building site. The minimum number of design option points required for a building site:

<u>Lot size</u>	<u>Points required</u> (Ex.: a 4500 square foot lot requires 4 points to be obtained)
___ 0 to 999 sf	0
___ 1,000 sf to 1,999 sf	1
___ 2,000 sf to 9,999 sf	2-9
___ (One point for every 1000 sf)	
___ 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

___ **(1) Plant material bonus – 5 points maximum** – Plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All plant material must be placed in the front yard. **Added:**

- ___ Small tree 0.5 pts.;
- ___ large shrub 0.25 pts.;
- ___ large/medium tree 1 pt.

___ **(2) Buffer zone enhancements - 20 points maximum** – Required buffer zone width may be increased by a minimum number of feet. It is not available where the street buffer zone is reduced to no more than 5% of lot area.

Options:

- ___ Large enhanced buffer zone (5 feet): 5 pts.
- ___ Small enhanced buffer zone (2 feet): 2 pts.

___ **(3) Engineered solutions for soil volume – 10 points maximum** - Use engineered solutions for providing soil volume for required trees. **Options:**

- ___ Minimum required soil volume, 5 pts.;
- ___ increase 10% above requirements, 6 pts.;
- ___ + 15%, 7 pts.;
- ___ + 20%, 8 pts.;
- ___ + 25%, 9 pts.;
- ___ + 30% or more, 10 pts.

___ **(4) Screening – 20 points maximum.** Screen all parking lots on the lot along the entire adjacent public street frontages on a building site or artificial lot, excluding driveways and visibility triangles. Screening must be voluntary. **Options:**

- 1) ___ Standard, 5 pts.;
- 2) ___ Enhanced*, 10 pts.;
- 3) ___ Grouped beds, 5 pts.**;
- 4) ___ Screening wall, 5 pts.**;
- 5) ___ Berm, 5 pts.**

(* - professional design required; ** - may complement option 1 or 2)

Screening is mandatory in NO(A), LO(A), LO-1, LO-2, LO-3, MO(A), MO-1, MO-2 and GO(A) districts.

___ **(5) Building facade – 15 points maximum.** Façade planting areas adjacent to public streets or private driveways.

Options:

- 1) ___ Standard, 5 pts.;
- 2) ___ Enhanced*, 10 pts.;
- 3) ___ Additional grouping of medium/small trees, 5 pts.;
- 4) One small tree per 30 ft. within 15 feet of façade, 5 pts.

___ **(6) Pedestrian uses - 25 points maximum.** Provide private or publicly accessible pedestrian facilities for at least 5% of the building site. **Options:**

- 1) ___ Urban streetscape (minimum of 2 amenity types): ___ Benches; ___ Lamps; ___ Enhanced sidewalk (*not available for option 7*); ___ 8-ft. sidewalk; ___ Water feature; 10 pts.
- 2) ___ Special amenities in building site, 5 pts. (private), 10 pts. (public);
- 3) ___ Habitat restoration adjacency, 10 pts. (private), 15 pts. (public);
- 4) ___ Athletic fields, 10 pts. or 15 pts. (lots over 10 acres).

_____ **(7) Pavements – 15 points maximum.** Provide enhanced or special pavement a minimum of 25% of all outdoor pavement on the lot. **Options:**

- 1) ___ Enhanced vehicular pavement: Texture 3 pts., Color 3 pts.;
- 2) ___ Permeable vehicular pavement, 5 pts.;
- 3) ___ Enhanced pedestrian walkways: Texture 3 pts., Color 3 pts.

_____ **(8) Conservation – 25 points maximum.** Provide conservation programs on the property. It must occupy at least 5% of the lot area. **Options:**

- 1) ___ Tree preservation in development area, 2 pts. for each tree up to 10 pts.;
- 2) ___ Habitat preservation and restoration - passive management, 5 pts.;
- 3) ___ Habitat preservation and restoration – active management, 10 pts.;
- 4) ___ Habitat preservation and restoration – adjacent to sensitive land area, 15 pts.

_____ **(9) Low Impact Development – 20 points maximum.** Improve the property with design to manage stormwater flow and provide surface heat abatement. **Options:**

- 1) ___ Rain garden, max. 6 pts.;
- 2) ___ Bioswale, max. 10 pts.;
- 3) ___ Water-wise plant materials and planting beds; max. 15 pts.

_____ **(10) Parking Lots – 30 points maximum** for DIA 10 acres or larger; **20 points maximum** for DIA less than 10 acres. **Options:**

- 1) ___ Pedestrian pathway, 5 pts.;
- 2) ___ Parking islands – maximum of 10 spaces between landscape islands, 5 pts.;
- 3) ___ Parking islands - increase landscape area a minimum of 200 sf for each large/medium tree.
___ +50% of required islands, 5 pts.
___ +75% of required islands, 10 pts.
- 4) ___ Parking islands - increase landscape area a minimum of 300 sf for each large/medium tree.
___ +50% of required islands, 5 pts.
___ +75% of required islands, 10 pts.
- 5) ___ Parking islands – each additional parking island provided, 3 pts.
- 6) ___ Landscape medians – provide a minimum of 10 ft. wide landscape median with large/medium trees for a minimum of a 12 space parking row, 5 pts.
- 7) ___ Landscape medians – provide a minimum of 12 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 10 pts. for each full median for a maximum of 20 points on the lot.
- 8) ___ Landscape medians – provide a minimum of 16 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 15 pts. for each full median for a maximum of 30 points on the lot.
- 9) ___ Large trees located in minimum of 500 sf dedicated open soil area, 2 pts. for maximum of 20 pts.
- 10) ___ Pocket park. Provide a minimum of 2,500 sf of contiguous open soil surface area, 20 pts.

_____ **(11) General** – Provide documentation and demonstrate ability to achieve any of the following conditions: **Options:**

- 1) ___ Provide SITES (Sustainable Sites Initiative) documentation and demonstrate ability to attain SITES certified level (65 points) or greater, 10 pts.
- 2) ___ Provide and implement a landscape maintenance plan for a minimum of a 3 year period, 3 pts.
- 3) ___ Demonstrate that a water-wise irrigation system is implemented throughout the property.
___ Drip irrigation in all planter bed areas, 4 pts.
___ Evapo-transpiration based controller, 3 pts.
___ Head with check valves and pressure regulation, 3 pts.