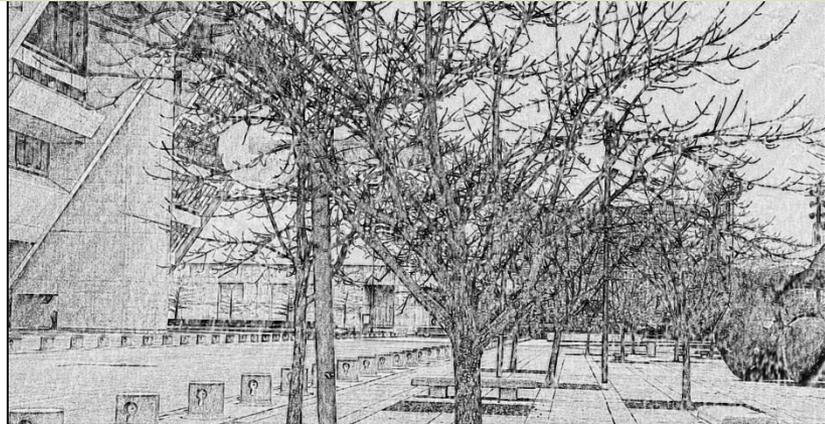




Article X Landscape Regulations



Shared Access Development



July 9, 2015



LANDSCAPING

Shared Access Development (SAD)

- Shared Access Development is a platting tool to address non-traditional Single Family lots.
- Shared Access is used for Single Family development
- Shared Access Developments are allowed in any zoning district that a single family use is allowed.
 - A(A) Agriculture
 - R-1ac(A) – R-5(A)
 - D(A)
 - TH-1-3(A)
 - CH
 - MF-1-2(A)
 - MH(A),
 - CA-1-2(A)
 - MU-1
- Height of fences allowed:
 - Residential District – 4' in the front yard
9' in side and rear yards
 - Multifamily District - 6' in the front yard
9' in side and rear yards
 - Other Districts - 9' in any yard

LANDSCAPING

Shared Access Development (SAD)

(a) Purpose. Traditional single family lots front on a street and have a rectangular shape. New developments have been platted with a minimal frontage on a street, and have access to the street from a shared driveway. This section is designed to address the issues specific to these non-traditional lots.

(b) Definitions.

(1) SHARED ACCESS AREA means that portion of a shared access development that fronts on a public or private street and provides access to individual lots within the shared access development.

(2) SHARED ACCESS DEVELOPMENT means a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area and that meets all of the requirements of this section.

(3) SHARED ACCESS POINT means that portion of a shared access development where the shared access area provides vehicular access to a public or private street.

LANDSCAPING

Shared Access Development (SAD)

(c) Shared access development requirements.

(1) A shared access development is created by platting no less than three and no more than 36 individual lots. Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.

(2) A shared access development must be restricted by plat to single family use.

(3) No building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use.

LANDSCAPING

Shared Access Development (SAD)

(f) Code compliance requirements.

(1) All code requirements must be met individually by each lot in the shared access development, unless otherwise specified in this subsection.

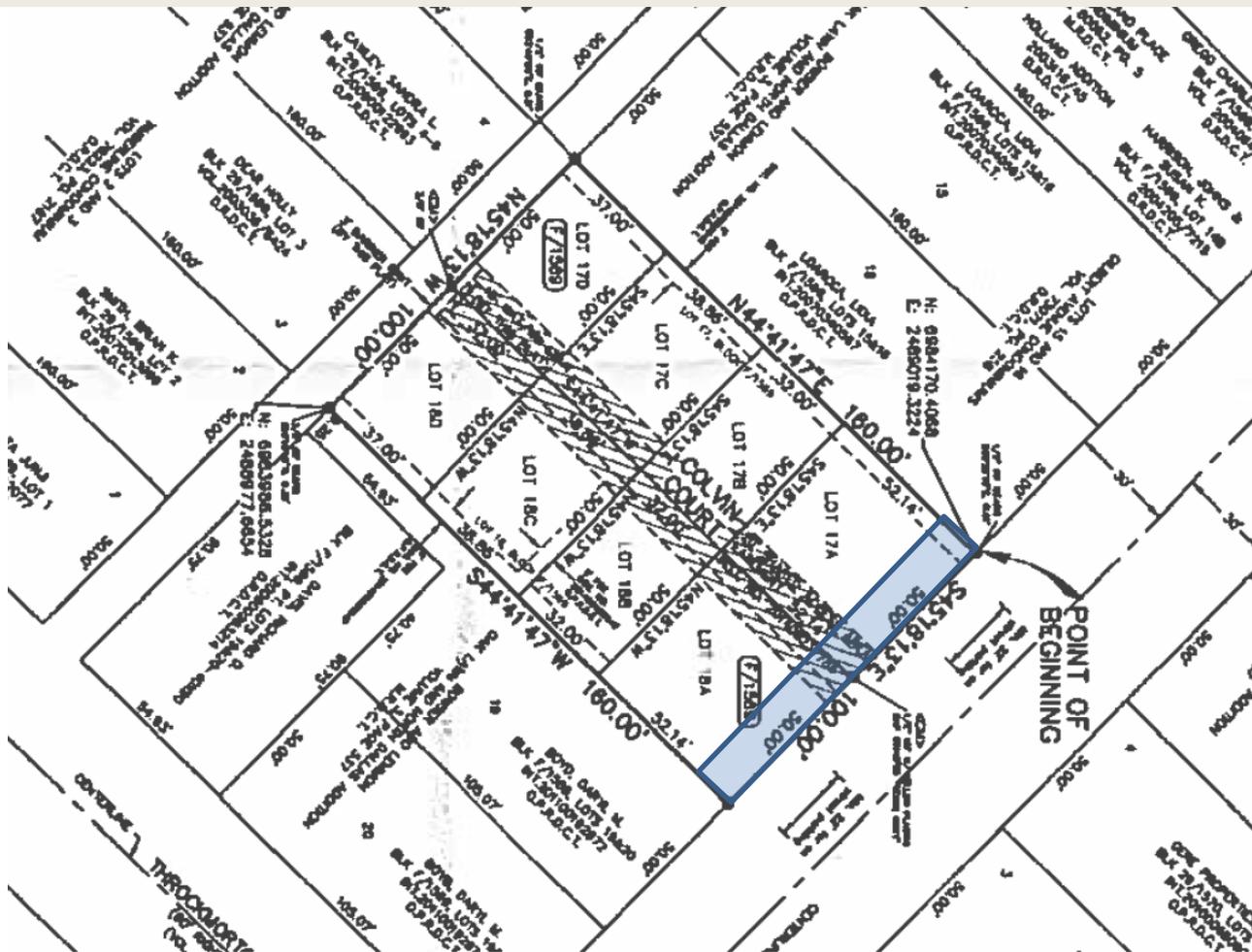
(2) The shared access development is treated as one lot for purposes of compliance with the front, side, and rear yard regulations, applicable landscape regulations, and any prohibition against parking in a front yard. For example, the front yard of the shared access development as a whole determines whether the front yard setback is in compliance with the zoning district regulations, and the individual lots within the shared access development are not individually required to meet front yard setback requirements.

(3) Each lot within the shared access development must meet the minimum lot area requirement for the zoning district in which it is located. In multifamily districts, the lot area of individual lots may be up to 20 percent less than the minimum lot area requirement if the average lot area of all lots within the shared access development equals or exceeds the minimum lot area requirement.

(4) In all districts other than multifamily districts, the shared access area may not be used to satisfy minimum lot area requirements or determine lot coverage.

LANDSCAPING

Shared Access Development (SAD)



Site Conditions:
 MF-2 District
 15' frontyard
 16,000 SF Lot

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
LOT 17A	F/1589	2607
LOT 17B	F/1589	1800
LOT 17C	F/1589	1943
LOT 17D	F/1589	1850
LOT 18A	F/1589	2607
LOT 18B	F/1589	1800
LOT 18C	F/1589	1943
LOT 18D	F/1589	1850

LANDSCAPING

Shared Access Development (SAD)

Current:

(single family districts)

3 trees for each individual lot

- 1 may be located anywhere in the SAD
- 2 of required 3 must be located in the frontyard of the SAD

(districts other than single family)

- 20% of SAD lot must be designated landscape area
- Minimum 1 tree/4,000 sf of SAD required
- Plus; minimum 1 tree/25' of street frontage, minimum 2.

Proposed:

(any district it is allowed in)

- Min. 20% of SAD must be designated landscape area
- Minimum of 50% or half of the required landscape area, or 10' of lot depth from the R.O.W., whichever is greater, to be "common landscape area" and located along and contiguous to street frontage
- 1 tree/ 4,000 sf of SAD
- Plus; minimum 1 group/40' of street frontage.
 - One large canopy tree and three small trees.
 - One large canopy tree and three large evergreen shrubs.
 - One large canopy tree, two small trees, and one large evergreen shrub.
 - One large canopy tree, one small tree, and two large evergreen shrubs.
 - When local utility conflict: 3 small trees in lieu of 1 large canopy tree.

LANDSCAPING

Shared Access Development (SAD)



Site Conditions:
 MF-2 District
 15' frontyard
 16,000 SF Lot

Proposed Landscape:
 3,200 SF Landscape Area
 1,600 SF Landscape Area to be located along street frontage
 16' wide Common Landscape Area along street frontage

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
LOT 17A	F/1589	2607
LOT 17B	F/1589	1800
LOT 17C	F/1589	1943
LOT 17D	F/1589	1850
LOT 18A	F/1589	2607
LOT 18B	F/1589	1800
LOT 18C	F/1589	1943
LOT 18D	F/1589	1850

LANDSCAPING

Shared Access Development (SAD)

NOTES - GENERAL

1. PROVIDE DRIP EMITTER IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS.

2. FIRE LANE PER CITY OF DALLAS STANDARDS

3. LANDSCAPE AREA

4. BRICK PAVERS, REF. S-8

SITING WORK

- S-1 EXG. CONC. SIDEWALK TO BE REPLACED.
- S-2 NEW 5" CONCRETE DRIVEWAY ON FILL, BROOM FIN.
- S-3 HORIZ. ROLLING GATE W/ STY'D WOOD RAILS. PROVIDE KEY PAD & FIRE DEPT. KEY @ EA. GATE
- S-4 STL-TROWELED CONC. STEP
- S-5 SITE LIGHTING
- S-6 BRICK PAVERS RECESSED INTO CONCRETE DRIVE. CENTER ON ADJACENT GARAGE BAY. TYP.
- S-7 4" X 32" X 32" CONC. AC CONDENSER PAD
- S-8 NEW CONCRETE CURB CUT AND APRON
- S-10 8"-0" HIGH 1X6 STY'D #2 WESTERN RED CEDAR FENCE W/ GALV. STL. POSTS @ 8'0" O.C. MAX. 2X8 TOP CAP
 - A. VERTICAL BOARD ON BOARD W/ TOP & BOTTOM STRINGER
 - B. HORIZONTAL SIDE BY SIDE. REF. 02/1.00
- S-11 SITE IRRIGATION
- S-12 DOWNLIGHTING IN TREES. SEE LIGHTING SPECIFICATIONS
- S-13 PLANTING @ GRADE
- S-14 HOSE BIB
- S-15 ENTRY KEYPAD
- S-16 TRANSFORMER W/ CONC. PAD - VERIFY REQ'S W/UTILITY.
- S-17 GAS PLUG OUTLET BOX W/SAFETY SHUTOFF

LANDSCAPE MATERIALS AND NOTES

- T-1 STREET TREE, MIN. 3" CALIPER CADDIS MAPLE
- T-2 SITE TREE, MIN. 2" CALIPER, CHOOSE ONE OF THE FOLLOWING:
 - CHAPE MYRTLE
 - DESERT WILLOW
 - HUISACHE

- L-1 DOWNLIGHT FOR TREES: VOLT LIGHTING TOP DOG CAST BRASS DOWNLIGHT, LED, 20-35 WATTS, W/BUILT POLE LIGHT
- L-2 POLE LIGHT

NOTE 1. THE SITE DOES NOT HAVE ANY EXISTING TREES.

NOTE 2. THE STREET FRONTAGE ADJACENT TO THE PROPERTY DOES NOT HAVE ANY OVERHEAD UTILITY LINES.

LANDSCAPE REQUIREMENTS (ALL LOTS)

SITE AREA: 27,000 SF

LANDSCAPE REQUIREMENT: 20% (SHARED ACC., MULTI-FAMILY DIST.)

27,000 SF x 20% = 5,400 SF

LANDSCAPE PROVIDED:

AREA 'A' 2,629 SF

AREA 'B' 2,646 SF

AREA 'C' 140 SF

5,417 SF (20.06%)

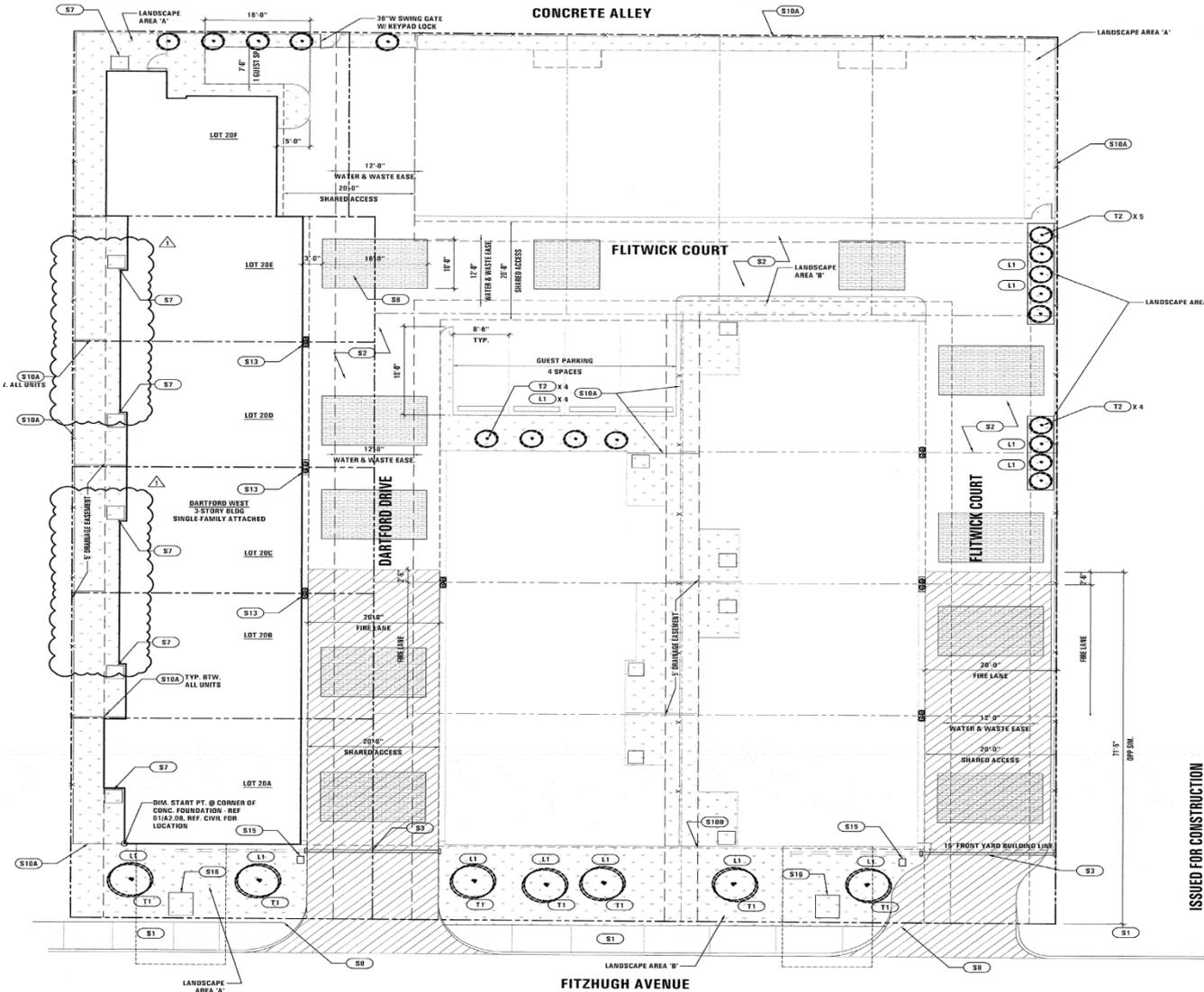
SITE TREES REQUIRED: 1/4,000 SF x 27,000 SF

= 6.75 = 7 SITE TREES

SITE TREES PROVIDED: 19 (T-2)

CANOPY TREES REQUIRED: 1/25' FRONTAGE x 100' = 4 CANOPY TREES

CANOPY TREES PROVIDED: 7 (T-1)

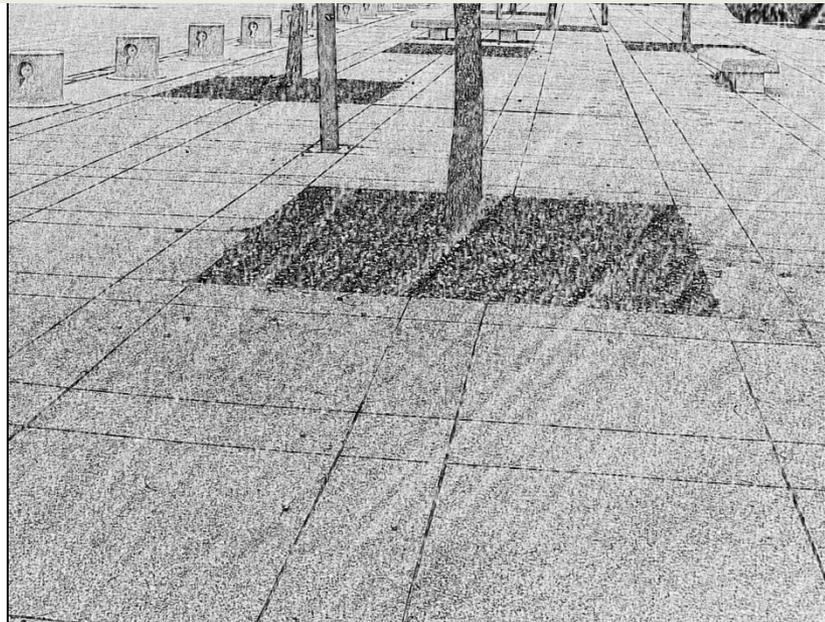




Article X Landscape Regulations



Interior Zone



LANDSCAPING

Interior Zone – Vehicular Use Area (AGAIN!)

Proposed

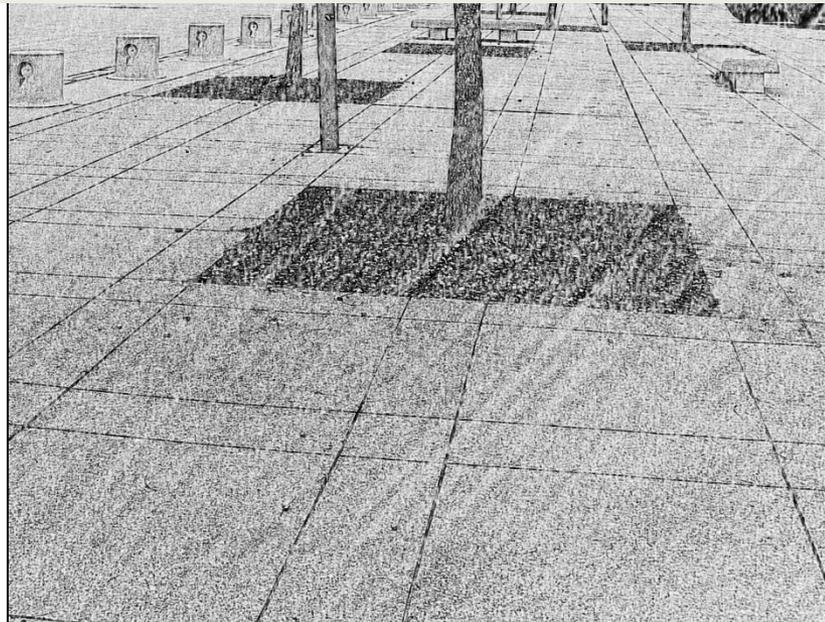
- Parking lots with **21-100 spaces**:
 - 1 tree/4,000 sf of vehicular use area
 - Trees to be planted in landscape areas
 - No space shall be further than 60' from a tree
- Parking lots **greater than 100 spaces**:
 - All of the above; plus
 - A landscape area to be located at each end of a single row of parking spaces and contain minimum of 1 tree (Unless approved on the Landscape Plan by the *Building Official* in order to preserve existing trees and natural features or due to unique site features)
 - maximum number of parking spaces allowed between landscape areas is **12**
 - no maximum number of parking spaces applied when parking row abuts a median landscape area running the length of the parking row; abuts a residential buffer zone landscape area; or abuts a street buffer zone landscape area.
 - This does not waive the landscape areas required at the end of a row of parking spaces
 - Handicapped parking segments do not require row end landscape areas
- Parking lots with **20 spaces or less**: excluded from Vehicular Use Area requirements



Article X Landscape Regulations



Point System and Design Options



LANDSCAPING

Point System

Proposed

- Landscape standards shall be implemented through a POINT SYSTEM combined with standards for zone designations and soil area.
- Points are derived by factoring the size of the property in addition to calculated areas of improvement and the size and number of plants.
- Mandatory tree requirements included in total.
- Tree preservation credits
- Comprehensive Design Options List to allow for site adaptability.

LANDSCAPING

Point System

- Site Points based on calculating the total square footage of the 'building site' by 1,000 square feet.
- The first 5,000 square feet is a baseline of 5 points.
- For sites greater than 5,000 square feet, calculate 1 point for each additional 1,000 square feet.
- The sum determines the minimum number of required points for the plan review.
- Minimum site tree requirements are determined by a requirement for the use (current Article X).

SITE POINTS	SF	AC	
Square footage of the Building Site	40,000	0.9	Lot sf / 1000 sf =
First 5,000 sf, 5 base points	5		
Greater than 5,000 sf, calculate 1 pt for each additional 1000 sf (Building site - 5,000)/1000	35		
SUM minimum required points	40		
TOTAL POINTS REQUIRED FOR SITE (TPR)			40
MINIMUM # OF SITE TREES REQUIRED			10
			1:4,000 1:6,000

LANDSCAPING

Point System – Existing Trees

- The first consideration for the plan review is to determine if any viable protected trees are to be preserved.
- If no trees are to be preserved, then no point credit is applied to the property.
- The tree calculations are designated under the existing site tree calculations of Section 51A-10.125 in the current ordinance.

EXISTING SIGNIFICANT TREES			
	Size	Points	SUM
	8 to <14"	2	0
	14 to <20"	4	0
	20 to <26"	8	0
	26" to <32"	10	0
	32" to <38"	18	0
	38" +	20	0
			0

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Point System

The minimum required landscaping is tallied and added to the overall points required for the site.

In the example, there was no applicable tree preservation on the building site, so no points were added. But ten new nursery stock trees are added to the property for 25 (62.5%) of the required 40 points. 15 points are still needed from the Design Options category.

OVERALL POINTS ACCUMULATION				
	<u>Points</u>	<u>Total</u>	<u>Minimum Required</u>	
TREE PRESERVATION	0			
LANDSCAPING (BASIC)	25	25		
LANDSCAPING (DESIGN OPTIONS)	0			
SUM OF LANDSCAPING		25	40	62.5%
			15	37.5%

LANDSCAPING

Point System - Design Options

	DESIGN OPTIONS	SBZ	IZ VUA x2	RBZ	POINTS	NOTE
	Enhanced Buffer Zone (minimum 5' avg. per zone)				0	
No. of plants x .01 x TPR	Screening of off-street parking (OPTION 1 - standard screening)				0	
Area (sf) x .001 x TPR	*Screening of off-street parking (OPTION 2 - layered landscape design)				0	
No. of plants x .01 x TPR	Foundation planting (OPTION 1 - standard foundation planting)				0	
Area (sf) x .001 x TPR	*Foundation planting (OPTION 2 - layered landscape design)				0	
Area (sf) of habitat x .001	Habitat Preservation and Restoration - preserved and passive				0	
Area (sf) of habitat x .001 x 1.5	*Habitat Preservation and Restoration - new design / restoration - active				0	
	Habitat Preservation and Restoration - adjacent to sensitive areas				0	
	Enhanced Vehicular Pavement				0	
	<i>Cool Vehicular Pavement</i>				0	Urban heat island
	Permeable Vehicular Pavement				0	
	Enhanced Pedestrian Walkways				0	
	Pedestrian Facilities (OPTION 1 - curb to building area)				0	
	Pedestrian Facilities (OPTION 2 - special amenities)				0	
	Ped Facilities (OPTION 2 - adjacent to 'habitat restoration')				0	
	Pedestrian Facilities (OPTION 3 - athletic fields)				0	
	<i>White Roofs</i>				0	Urban heat island
	<i>Green Roofs</i>				0	Urban heat island
	<i>Vegetated Screens and Walls</i>				0	Urban heat island/aesthetics
	<i>Expansion of end row islands</i>				0	Shade parking lots
	<i>Expansion of intermediate islands</i>				0	Shade parking lots
	<i>Expansion of landscape medians</i>				0	Shade parking lots
	<i>Expansion of landscape medians with walkway</i>				0	Shade parking lots/walkways
	<i>Pocket park (min 2400 sf of interior VUA) - trees</i>				0	Shade parking lots

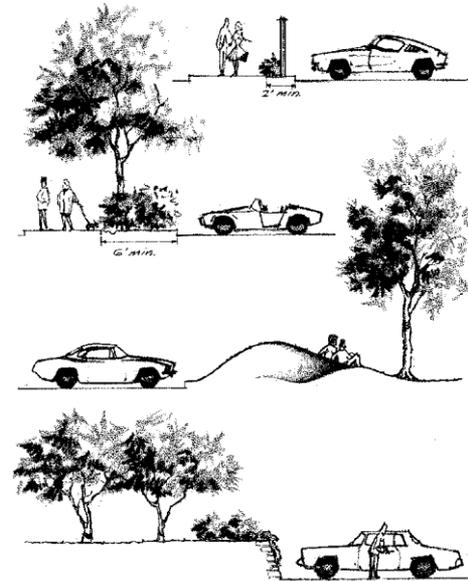
LANDSCAPING

Design Options – Example

Proposed from Current Design Standards

Screening of off-street parking

- **OPTION 1** - the evergreen shrub screening must be maintained at least three feet in height after one year of installation, and shrubs used for screening shall be a minimum of 24 inches in height at time of planting.
- **OPTION 2** - alternative plant groups in layered landscape design other than evergreen shrubs, for screening value under 'water-wise' plan from a **landscape architect or other qualified professional**.
- VALUE: Aesthetic buffering of parking rows from street.
- APPLIED: Street Buffer Zone



LANDSCAPING

Design Options

	<u>DESIGN OPTIONS</u>	<u>SBZ</u>	<u>IZ</u> VUA x2	<u>RBZ</u>	<u>POINTS</u>
	Enhanced Buffer Zone (minimum 5' avg. per zone)				0
No. of plants x .01 x TPR	Screening of off-street parking (OPTION 1 - standard screening)	13			13
Area (sf) x .001 x TPR	*Screening of off-street parking (OPTION 2 - layered landscape design)				0
No. of plants x .01 x TPR	Foundation planting (OPTION 1 - standard foundation planting)				0
Area (sf) x .001 x TPR	*Foundation planting (OPTION 2 - layered landscape design)				0
Area (sf) of habitat x .001	Habitat Preservation and Restoration - preserved and passive				0
Area (sf) of habitat x .001 x 1.5	*Habitat Preservation and Restoration - new design / restoration - active				0
	Habitat Preservation and Restoration - adjacent to sensitive areas				0
	Enhanced Vehicular Pavement				0

LANDSCAPING

Design Options

<u>OVERALL POINTS ACCUMULATION</u>					
		<u>Points</u>	<u>Total</u>	<u>Minimum Required</u>	
TREE PRESERVATION		0			
LANDSCAPING (BASIC)		25	25		
LANDSCAPING (DESIGN OPTIONS)		13	38		
SUM OF LANDSCAPING			38	40	95.0%
				2	5.0%

- Tree Preservation, Basic Landscaping, and Design Options have been calculated.
- The combined score for the 10 required trees, planting in compliance with the zone landscape requirements (street buffer zone, interior zone, residential buffer zone), and design options, is represented.
- In the example, the property is deficient of a full score by 2 points. This can be applied through an additional design option.

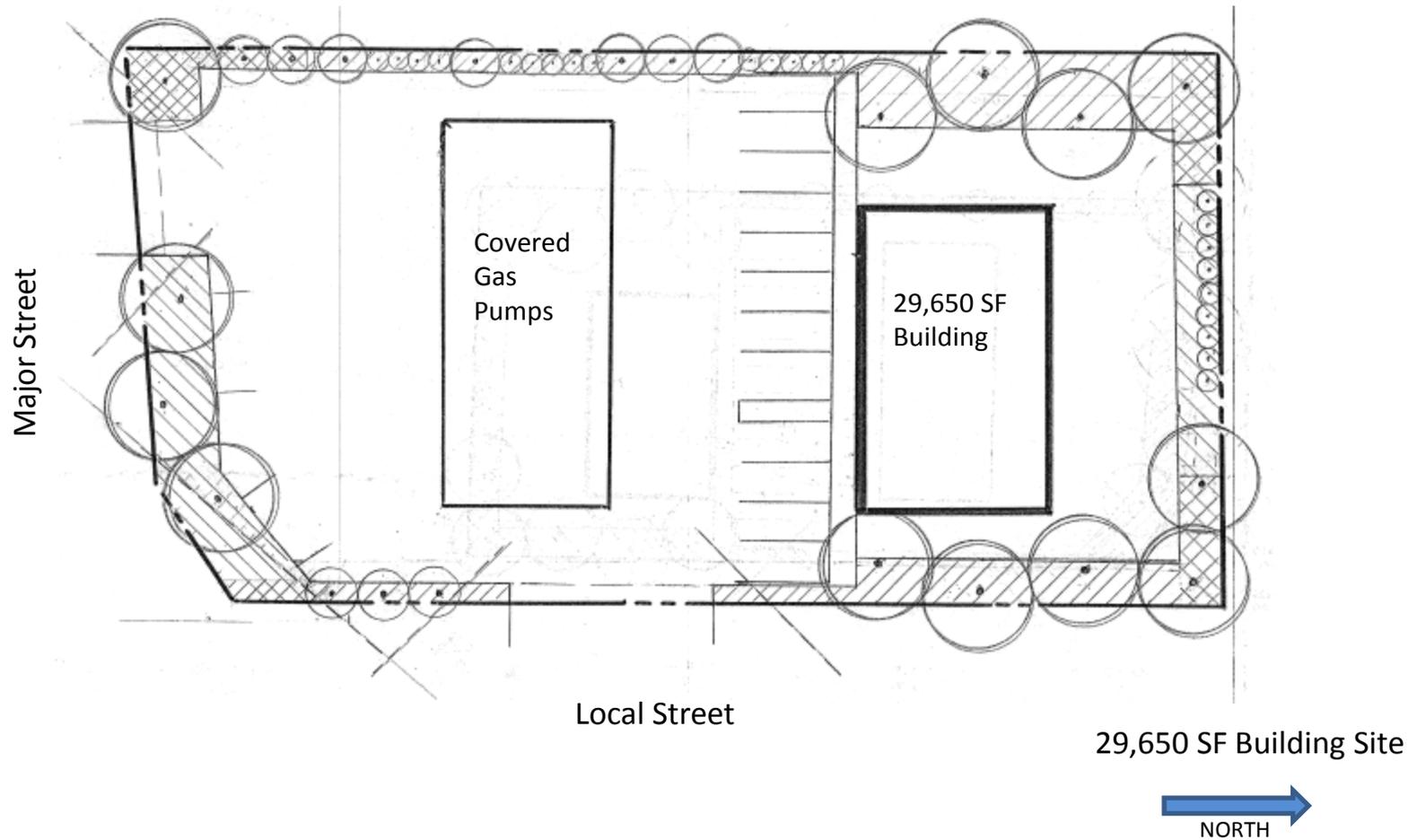
LANDSCAPING

Design Options

STREET BUFFER ZONE***				
		<u>% of Lot</u>	<u># of Trees</u>	
Linear feet of street	200	5.0%	5	
No. of street trees	5			
Minimum avg. sf of buffer (10ft local; 15ft collector; 20ft highway)	10			
INTERIOR ZONE				
				<i>When applicable</i>
<u>VEHICULAR USE AREA</u>	<u>SF</u>	<u>% of Lot</u>	<u># of Trees</u>	<u>% of VUA</u>
Measured VUA	15,000	37.5%	4	
Min. la area (sf)	600			4.0%
RESIDENTIAL BUFFER ZONE				
		<u>% of Lot</u>	<u># of Trees</u>	<i>When applicable</i>
Linear feet of buffer	200			
Minimum sf of buffer	2000	5.0%	4	
SUM of minimum # of trees for zones			13	

LANDSCAPING

Zone Landscaping Example



LANDSCAPING

Zone Landscaping Example

29,650 sf - Building Site
 3,010 sf - General Merch < 3,500 sf
 15 required parking spaces (1/200 sf of use)
 8 Site Trees (1/4000 sf)

• Street Buffer

4 trees Major Street (south) 15' x 98.31
 (15' 5'/40') 15' x 31.74 } 1950 sf

6 trees Local Street (east) 10' x 220.26 - 2202 sf
 (5 tr, 3 sm) (10' 5'/30')

• Residential Adjacency Buffer

(10' 5'/30')

3 groups North side 10' x 125.01 1250 sf

6 groups West side 10' x 242.50 2,425 sf

3 groups - North side
 • 1 tree, 3 shrubs (x3)

6 groups - West side

- 1 tree, 3 sm trees
- 1 tree, 1 sm tree, 2 shrubs
- 1 tree, 3 shrubs
- 1 tree, 3 shrubs
- 1 tree, 3 shrubs
- 3 sm trees, 3 shrubs

• Interior Zone

no require - Vehicular Use Area: 13,975 sf
 ments 1 tree/4,000 = 4 trees
 15 parking spaces - (less than all parking spaces)
 - Facade Options

Points (30,000 sf building site)

5	5,000 sf		
25	1/1000 sf		
30	required		
13	3" caliper trees (3)	pts	39
10	1" sm. Tree (1)		10
	Design Options		?
	Facade Options		?
			49

LANDSCAPING

Discussion Items

Landscape Plan Submission:

- Except as otherwise stated, any person may prepare the landscape plan required under this division....
 - A Landscape Architect is required to submit landscape plans for all permits for construction on building sites over....
 - ½ acre, 40,000 sf, 1 acre, 3 acres?

Application:

- Lot or tract is increased by more than 2,000 sf within a 24 month period, exclusive of pedestrian pathways.
- Increases the number of stories that increases the height of a building on the lot.

Definition:

PEDESTRIAN PATHWAY means an unobstructed space intended solely for the use of pedestrians and being provided for pedestrian circulation and distinguished from parking and driving surface by landscape barriers or a change in surface materials such as pavers, patterned concrete or flagstones.

DISCUSSION

Upcoming....

- Design Options
- Point System
- Golf Courses
- Driving Ranges
- Athletic Fields
- Vehicle Display Lots
- Industrial Uses

APPENDIX

REFERENCES

REFERENCES:

- Trees, Parking, and Green Law: Strategies for Sustainability – K. Wolf
- Dallas Urban Heat Island Report
- City of Orlando Landscaping and Parking Lot ordinances
- City of Oklahoma City Landscape Ordinance
- City of Baton Rouge Landscape Ordinance
- Athens-Clarke County, Georgia Best Management Practices for Community Trees
- Prince George’s County, Maryland Landscape Manual

All reference material and other sources can be found on the website below

<https://sites.google.com/site/dallastrees/> (Dallastrees.net)

LANDSCAPING

Single Family and Duplex Uses

Current Code

Except as provided in Section 51A-10.127, a lot containing a single family or duplex use established after May 29, 1994, must comply with this subsection before the final inspection of any building on the lot. The lot must have at least three trees with a caliper equal to or exceeding two inches. At least two of these trees must be located in the front yard. The trees must be species listed in Section 51A-10.134. The trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met.

LANDSCAPING

Shared Access Development (Other than SF districts)

Current Code

- (B) **Districts other than single family districts.** Shared access developments in districts other than single family districts must comply with the following requirements:
- (i) **A minimum of 20 percent of the shared access development must be designated as landscape area.** Permeable pavement does not count as landscape area.
 - (ii) **One site tree must be provided for every 4,000 square feet within the shared access development.** Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.
 - (iii) **In addition to any site trees, one large canopy street tree must be provided for every 25 feet of street frontage, excluding shared access points, with a minimum of two street trees required.** Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. **If the director determines that a large canopy tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.**