

## **City of Dallas**

### **Urban Forest Advisory Committee**

#### **Recommended Revisions to Article X, "Landscape and Tree Preservation Regulations"**

##### **Executive Summary**

##### **Division 51A-10.100. In General**

##### **SEC. 51A-10.101 DEFINITIONS**

Revise the definition of "Caliper" to include multi-stem trees from nursery stock to be planted.

Revise the definition of "Enhanced Pavement" to note approved materials are specified in the Technical Manual. Others may be approved at the discretion of the Building Official.

Defines "Heritage Tree" as any protected tree with a caliper of 24" or greater, with the exception of Post Oak, with a caliper of 12" or greater. Specifies standards and procedures for classification of a Heritage Tree are noted in Technical Manual.

Defines "Heritage Woodland" as a grouping of multiple Heritage Trees. Specifies standards and procedures for classification of a Heritage Woodland are noted in Technical Manual.

Defines "Historic Tree" as any tree recognized by resolution of the city council as having a significant cultural connection with the citizens of Dallas.

Defines "Invasive Plant Species"

Defines "Native Plant Species" as plants that are part of the natural ecosystems of Dallas.

Defines "Native Soils" as those soils indicative of the Blackland Prairie region of north central Texas.

Defines "Nursery Stock" as cultivated trees and shrubs propagated or grown out-of-doors for commercial purposes.

Defines "Palm Tree" as any plant that is part of the family Palmae.

Revises definition of "Permeable Pavement" to include materials specified in the Technical Manual or approved at the discretion of the Building Official.

Defines "Prepared Soils" as a soil derived to obtain a specific structure and nutrient content.

Revises definition of “Protected Tree” to include Heritage Tree, Historic Tree, and trees in a Heritage Woodland.

Defines “Structural Soils” as defined in the Technical Manual or as approved at the discretion of the Building Official.

#### **SEC. 51A-10.102 PURPOSE**

Revise the Purpose Statement to include managing the urban forest for the conservation of all natural resources, recognize trees and the urban forest as part of the city’s natural infrastructure, promote the understanding of a responsible land use ethic, and to enhance the quality of life for future generations.

#### **SEC. 51A-10.103 ACCEPTABLE PLANT MATERIALS**

Encourages the use of native plant species.

Notes that palm trees may not be used to satisfy the requirements of Article X.

The building official shall have the authority to require plant species substitutions to a landscape plan if scheduled plants are deemed invasive.

Synthetic turf may not be used to satisfy the requirements of Article X, and may not be used under the critical root zone of a protected tree without the approval of the building official.

#### **SEC. 51A-10.104 PLANTING AREA REQUIREMENTS**

Planting areas for small trees require a minimum of 64 square feet.

Planting areas for large trees require a minimum of 180 square feet.

Minimum spacing for trees is specified in the Technical Manual. The building official may approve alternative spacing.

#### **SEC. 51A-10.105 PROTECTION OF PLANTING AREAS**

No significant revisions.

#### **SEC. 51A-10.106 IRRIGATION REQUIREMENTS**

Revised to require a verifiable water supply for watering existing trees during the construction process, and to authorize the building official to alternative irrigation plans for properties seeking compliance with green building standards.

**SEC. 51A-10.107 PLANTERS ALLOWED**

No significant revisions.

**SEC. 51A-10.108 GENERAL MAINTENANCE**

No significant revisions.

**SEC. 51A-10.109 (UNTITLED)**

No significant revisions.

**SEC. 51A-10.110 SPECIAL EXCEPTION**

**Revise this section so consideration for special exception by the board addresses the landscape division and tree preservation division separately. Limit the board's authority to reduce replacement inches to 50% of the overall requirement.**

**Division 51A-10.120. Landscaping.**

**SEC.51A-10.121 APPLICATION OF DIVISION.**

No significant revisions.

**SEC. 51A-10.122 ARTIFICIAL LOT DELINEATION.**

Remove sub-section (b), which addresses a separate requirement for city parks over five acres.

**SEC. 51A-10.123 LANDSCAPE PLAN SUBMISSION.**

Revise to require all landscape plans seeking LEED compliance be completed by a landscape architect.

Revise to require all utilities on property to be located on the landscape plan.

Existing site trees to be designated as site trees or street trees must be indicated as such on the landscape plan.

Previous replacement trees of all calipers must be indicated.

**SEC. 51A-10.124 LANDSCAPE PLAN REVIEW.**

Revise to allow the building official to approve alternative plant materials where applicable for green building standards.

**SEC. 51A-10.125 MANDATORY LANDSCAPING REQUIREMENTS.**

Revise required trees for new single family and duplex uses to be based on zoning.

Revise to require all site trees must be located at least 4 feet from any pavement.

Revise to allow the building official the authority to approve a substitute tree when a conflict with utilities exists.

Revise to allow the building official the authority to approve an alternative site location when a conflict with utilities exists.

Revise to require no parking space be located more than 50 feet from the trunk of a large canopy tree. Parking lot trees must have a caliper of at least 3 inches.

Revise to allow the building official the authority to approve an alternative plan when a landscape buffer strip is in conflict with utilities or other site restrictions.

**SEC. 51A-10.126 DESIGN STANDARDS**

Provide for understory preservation and restoration.

Provide for increased surface planting areas for large trees on surface parking lots.

Provide for a “tree save area” retaining a minimum of 20% of the lot’s tree canopy.

Provide for “green roofs”.

**SEC. 51A-10.127 WHEN LANDSCAPING MUST BE COMPLETED**

Revise to allow the property owner to provide a sworn affidavit to install the landscaping within six months and prior to obtaining a Certificate of Occupancy.

**SEC. 51A-10.128 ENFORCEMENT BY THE BUILDING OFFICIAL**

No significant revisions.

**Division 51A-10.130 Tree Preservation, Removal, and Replacement.**

**SEC. 51A-10.131. APPLICATION OF DIVISION**

Revise to apply to all property in the city except for lots with single family and duplex use that contain a legal dwelling structure, and maintains a homestead exemption for the occupant.

**SEC. 51A-10.132. TREE REMOVAL APPLICATIONS**

Revise to require a tree removal permit be posted at the entrance of the site when removing protected trees from a site.

Revise to require tree surveys to show the critical root zones of trees located on adjacent properties.

Revise to authorize the building official to deny a tree removal permit based on any one of the fourteen listed factors.

Revise to restrict the removal of Historic Trees and Heritage Trees on public land.

Revise to allow trees to be transplanted from one location on the lot to another location on the same lot. For each caliper inch of successfully transplanted tree, two inches of replacement tree can be credited.

**SEC. 51A-10.134 REPLACEMENT OF REMOVED OR SERIOUSLY INJURED TREES**

Revise to require replacement trees for Heritage Trees to equal or exceed three times the caliper inches of such tree.

Revise to require replacement trees for Historic Trees to equal or exceed five times the caliper inches of such tree.

Revise to move the “Approved Replacement Tree” listing to the Technical manual.

Revise to require a performance bond or letter of credit in the amount of the total cost of purchasing and planting replacement trees for all mitigation.

**SEC. 51A-10.135 ALTERNATIVE METHODS OF COMPLIANCE WITH TREE REPLACEMENT REQUIREMENTS.**

Revise to allow for the donation of wooded land to the city’s Park and Recreation department, contingent on the approval of the department and the building official.

Revise to allow for the development of the removal property according to the Quality Tree Conservation and Sustainable Development Incentives.

Revise to authorize the reforestation fund to be managed by the chief arborist with the assistance of the city forester and the director of the park and recreation department. Restrict the fund to the purchase of trees, while annual interest on the fund may be used for urban forest public education, urban forestry staff education, and the purchase of forestry equipment.

Revise to include Quality Tree Conservation and Sustainable Development Incentives.

**SEC. 51A-10.136 PRESERVATION OF PROTECTED TREES DURING CONSTRUCTION OR OTHER DISTURBANCE.**

Revise to require root protection for trees on adjoining properties.

Revise to require a method and schedule for watering trees in the construction zone.

Revise to require a galvanized chain link fence of other material approved by the building official.

Revise to require "Tree Protection Zone" signage.

Revise to note that technical standards for tree conservation, protection, etc., are found in the Technical Manual.

**SEC. 51A-10.137. VIOLATION OF THIS DIVISION**

Revise to authorize the building official to use aerial photographs in assessing fines for illegal removals.

**SEC. 51A-10.138. APPEALS**

No significant revisions.

**SEC. 51A-10.139. FINES**

No significant revisions.

**SEC. 51A-10.140. CRIMINAL RESPONSIBILITY, AND DEFENSES TO PROSECUTION.**

No significant revisions.