

Sec. 62-428. Site plan requirements.

- (a) When a full site plan review by the site development review committee and/or the planning and zoning commission is required, the site plan shall additionally contain the landscaping information listed below and also be referred to as the landscape plan:
 - (1) The location, quantity, size, common name, and scientific name of proposed landscaping in proposed landscaped areas;
 - (2) The location, quantity, size, common name, and scientific name of existing trees;
 - (3) The location of the proposed irrigation system or hose connections; and
 - (4) Information necessary for verifying whether the minimum required landscaping requirements have been met.
- (b) The regulations in this article shall not apply to development located within the downtown district. All landscape and streetscapes shall be in accordance with the approved downtown master plan.

(Code 1988, § 20-146; Ord. No. 1467, § 1, 4-27-2004)

Sec. 62-429. Landscaping requirements.

- (a) *Building site.*
 - (1) *Area requirements.*
 - a. An area equal to 15 percent of the developed area (building site) shall be required to be landscaped. A lot shall not exceed a total of 90 percent impervious lot coverage. The developed area shall include the main structure, any accessory structure, parking lots, equipment lots, and outside storage areas. Landscaping shall be located to the front and sides of the parcel in those portions of the developed area facing public rights-of-way. Where screening is required along a public street, landscaping shall be placed between the screening and the street. The combination of trees, shrubs, and groundcover shall be used in fulfilling the landscaping requirements. Where open storage of materials, commodities, or equipment permitted in the "I" industrial districts, encompass one acre or more, not including any structures, the area to be landscaped shall be reduced to five percent of the developed area. Landscaping shall be placed to the exterior of the screening fence, or be an integral part of the screening fence, and to the front and sides of the parcel in those portions of the developed area facing public rights-of-way. The combination of trees, shrubs, and groundcover shall be used in fulfilling the landscaping requirements.

- b. Not less than 50 percent of the area to be landscaped shall be planted in trees.
- c. Not less than 50 percent of the trees planted in the area to be landscaped shall be canopy trees. Canopy trees shall include those species whose mature crown height is 30 feet or more in height. No canopy trees shall include those species whose mature crown height is at least 15 feet in height.

(2) *Trees.*

- a. Trees to be planted shall be six feet or more in height and measure a minimum of 1 1/2 inches in caliper when measured 12 inches from the base of the trunk or top of the ball. If smaller caliper trees are desired, 15 sf points shall be granted for each. This requirement also applies to all future building additions.
- b. Existing trees used for landscape credit must have a minimum trunk diameter of 4 1/2 inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of subsection (a)(2)c of this section. Existing trees with a trunk diameter less than 4 1/2 inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
- c. Square feet of coverage shall be granted in the following amounts for container trees. If noncontainer trees are to be used, subtract 50 points.
 - 1. Existing canopy trees protected during construction: 225 square feet.
 - 2. Newly planted canopy trees, 1 1/2 inches to 3 inches: 200 square feet.
 - 3. Newly planted canopy trees, greater than 3 inches: 350 square feet.
 - 4. Existing no canopy trees protected during construction: 100 square feet.
 - 5. Newly planted no canopy trees, 1 1/2 inches to 3 inches: 150 square feet.
 - 6. Newly planted no canopy trees, Greater than 3 inches: 225 square feet.

(3) *Shrubs and planting beds.*

- a. Less than 2 gallons, 5 square feet;
- b. 2 gallons--Up to 15 gallons, 10 square feet;
- c. 15 gallons and larger, 15 square feet;

- d. Planting beds used and maintained for the purpose of rotating live decorative planting materials shall be granted a credit of one square foot for each square foot of bedding area.
- (4) *Grasses and groundcovers.* Complete coverage by grass, live groundcover, and/or no vegetative groundcover approved by the city is required in those areas not covered by trees or shrubs. Ten square feet will be granted for every 100 square feet of grass or live groundcover. This amount shall not exceed 15 percent of the overall landscaping required.
- (b) *Parking areas.*
 - (1) *Trees.* Trees are required for every parking lot end island regardless of the number of trees required by subsection (a)(1) of this section. Other appropriate landscape materials may replace trees in some parking islands. Substituted trees must be planted elsewhere on site. Trees to be planted shall be a minimum of two inches in caliper when measured 12 inches from the base of the trunk or top of the ball.
 - (2) *Shrubs, grasses, and live groundcovers.* The remainder of all parking lot islands shall be fully landscaped with shrubs, grass, live groundcovers, and/or no vegetative groundcover approved by the city. When grass is used, 100 percent live grass groundcover and/or live groundcover is required, whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover. Any shrubs used shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section.
 - (3) *Screening.* A decorative wall or landscaped earth berm at least two feet in height, or dense shrubbery having year-round foliage at least three feet in height, is required as a visual buffer along street frontages in the following circumstances:
 - a. Where outdoor parking areas are located within 30 feet of any street right-of-way, except for driveway openings providing access from the street to the parking area.
 - b. Where fuel pumps are located in any parking area, driveway, or maneuvering area between the principal building and any street.
 - c. Where a vehicle drive-up window faces a street.
- (c) *Freestanding on-premises signs.*
 - (1) Landscaping shall be provided for an area extending a minimum four linear feet in all directions from the support of all freestanding on-premises signage. In the event that the signage has more than one support, the landscaped area shall be extended between the supports at a width of not less than four feet. This landscaping shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section.

- (2) The landscaped area shall be composed of a minimum of 50 percent shrubs. The remainder of the landscaped area shall have 100 percent live grass groundcover and/or live groundcover whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover.

(d) *General.*

- (1) Trees recommended for use in the Brazos Valley are identified on the tree species list and may be used to meet these requirements. Other species may be used upon review and approval of a landscape plan. Native species that conserve water and have reduced maintenance requirements are suggested for use in landscaping plans.
- (2) All required landscaping shall be irrigated by either an underground sprinkler system, or hose attachment within 150 feet of all landscaping.
- (3) All landscaping shall comply with the sight distance requirements as defined in article VI of this chapter.
- (4) Parking of vehicles shall not be allowed on approved landscaped areas or on landscaped areas for projects which were built prior to this article. Parking of vehicles on landscaped areas shall be considered a violation of this article, subject to the general penalty provisions of this article.
- (5) Artificial plant materials are prohibited.
- (6) Landscaping plans utilizing special or unusual arrangements of plants and other landscaping materials as part of an overall site design, shall prepare an alternative landscape plan including reasons supporting the need for an alternative plan.
- (7) No vegetative groundcovers permitted by this article may include but is not limited to washed gravel, bark mulches, lava rock, sand, rock, or other decorative covers used in landscaping.
- (8) Credit may be given for landscaping placed in the public right-of-way only with the approval of the site review committee and, in the case of right-of-way controlled by the state, the approval of the state department of transportation. Landscaping placed in the public right-of-way shall conform to the provisions of article VI of this chapter regarding sight distance and not create a safety hazard.
- (9) Variations to the requirements of this article may be approved if the landscape plan is sealed by a registered landscape architect. Such plans must show reasonable evidence that the requirements as set forth in this article were used as a guide.

(Code 1988, § 20-147; Ord. No. 1467, § 1, 4-27-2004)

Sec. 62-430. Redevelopment.

Any development existing, occupied, and in use at the time of passage of the ordinance from which this article is derived may continue to be so until such time the site undergoes a change of use, change of ownership, change of tenant, voluntary improvement, substantial reconstruction, conversion, structural alteration, relocation, or enlargement. At that time, an area equal to eight percent of the developed area (building site) shall be required to be landscaped. All square foot points shall follow section 62-429.

(Code 1988, § 20-148; Ord. No. 1467, § 1, 4-27-2004)

Sec. 62-431. Tree policy.

No trees other than those species listed as a no canopy tree on the approved tree list may be planted under or within ten lateral feet of an overhead utility wire, or over or within five lateral feet of any public underground water line, sewer line, or other utility.

(Code 1988, § 20-149; Ord. No. 1467, § 1, 4-27-2004)

Sec. 62-432. Completion and extension.

- (a) The city planner and/or his or her designee shall review all landscaping for compliance with this article and approve the landscape plan. Landscaping shall be completed in compliance with the plan before a certificate of occupancy is issued. In the event placement of landscaping materials is not practicable at the time the certificate of occupancy is requested, a placement schedule will be submitted for approval prior to issuance of the certificate of occupancy. Failure to meet the placement schedule and place the required landscaping materials as shown on the approved landscape plan shall constitute a violation of this section of the zoning ordinance subject to the general penalty found in section 1-14.
- (b) Replacement of dead landscaping must occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping, as required by the zoning official, or his or her designee, shall constitute a violation of this article subject to the general penalty provided in section 1-14.

(Code 1988, § 20-150; Ord. No. 1467, § 1, 4-27-2004)

Secs. 62-433--62-462. Reserved.

Sec. 62-482. Tree list.

The city tree list is as follows:

- (1) *Canopy trees ("shade trees").*

TABLE INSET:

<i>Common Name</i>	<i>Botanical Name</i>
River Birch	Betula nigra
Pecan	Carya illinoensis
Southern Catalpa	Catalpa bignonioides
Hackberry	Celtis occidentalis
Ash	Fraxinus sp.
Eastern Red Cedar	Juniperus virginiana
Chinaberry	Melia azedarach
White Mulberry	Morus alba
Chinese Pistache	Pistacia chinensis
Sycamore	Platanus occidentalis
Cottonwood	Populus deltoides
'Bradford' Pear	Pyrus calleryana 'Bradford'
Bur Oak	Quercus macrocarpa
Water Oak	Quercus nigra
Willow Oak	Quercus phellos
Live Oak	Quercus virginiana
Weeping Willow	Salix babylonica
Chinese Tallow	Sapium sebiferum
Bald Cypress	Taxodium distichum
American Elm	Ulmus americana
Cedar Elm	Ulmus crassifolia
Lacebark Elm	Ulmus parvifolia
Chinese Elm	Ulmus pumilaa

- a. Canopy trees ("shade trees") should achieve a mature crown height greater than 20 feet.
- b. Other species not listed above may also satisfy canopy tree requirements. Any tree selected must be regionally acclimated and perform well under local conditions (e.g., soil, water, climate, etc.)

- (2) *Noncanopy trees ("ornamental trees").*

TABLE INSET:

Common Name	Botanical Name
Mimosa	Albizia julibrissin
Texas Buckeye	Aesculus arguta
Red Bud	Cercis Canadensis
Desert Willow	Chilopsis linearis
Possumhaw	Ilex decidua
Yaupon Holly (Tree Form)	Ilex vomitoria
Golden Raintree	Koelreuteria sp.
Crape Myrtle	Lagerstroemia indica
'Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'
Crabapple	Malus sp.
Vitex (Chastetree)	Vitex agnus-castus

- a. Noncanopy trees ("ornamental trees") should achieve a mature crown height less than 20 feet.
- b. Other species not listed above may also satisfy noncanopy tree requirements. Any tree selected must be regionally acclimated and perform well under local conditions (e.g., soil, water, climate, etc.).

(Code 1988, § 20-154; Ord. No. 1467, § 1, 4-27-2004)

Secs. 62-483--62-502. Reserved.

Sec. 62-429. Landscaping requirements.

(a) *Building site.*

(1) *Area requirements.*

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- (2) *Trees.*
- a. Trees to be planted shall be six feet or more in height and measure a minimum of 1 1/2 inches in caliper when measured 12 inches from the base of the trunk or top of the ball. If smaller caliper trees are desired, 15 sf points shall be granted for each. This requirement also applies to all future building additions.
 - b. Existing trees used for landscape credit must have a minimum trunk diameter of 4 1/2 inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of subsection (a)(2)c of this section. Existing trees with a trunk diameter less than 4 1/2 inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
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- (2) The landscaped area shall be composed of a minimum of 50 percent shrubs. The remainder of the landscaped area shall have 100 percent live grass groundcover and/or live groundcover whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover.

(d) *General.*

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- (5) Artificial plant materials are prohibited.

- (6) Landscaping plans utilizing special or unusual arrangements of plants and other landscaping materials as part of an overall site design, shall prepare an alternative landscape plan including reasons supporting the need for an alternative plan.
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- (b) Replacement of dead landscaping must occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping, as required by the zoning official, or his or her designee, shall constitute a violation of this article subject to the general penalty provided in section 1-14.

(Code 1988, § 20-150; Ord. No. 1467, § 1, 4-27-2004)

Secs. 62-433--62-462. Reserved.

Sec. 62-560. Landscape standards.

- (a) *General.* A certain percentage, as prescribed by the table in subsection (e) of this section, of the developed area (buildings, parking areas, and other impervious surfaces) of each lot shall be landscaped. Landscaping placed in the rear of the developed area not adjacent to a public right-of-way is not given credit toward meeting the minimum requirement.
- (b) *Trees planted for landscape credit.* New trees planted for landscape credit shall be of a certain height and caliper, as prescribed by the table in subsection (e) of this section. New trees shall be a species recommended for the Brazos Valley, a minimum of which shall have year-round foliage (e.g., Yaupon Holly, Japanese Black Pine, Live Oak) or be a flowering deciduous species (e.g. Crepe Myrtle, Texas Redbud, Bradford Pear, Purple Leaf Plum).
- (c) *Irrigation.* Installation of irrigation systems shall be required for all landscaped areas.
- (d) *Landscape credit for shrubs.* Newly planted five-gallon or larger shrubs shall each be granted 20 square feet landscape credit.

- (e) *Landscape reserves.* A landscape reserve shall be in effect for the front, side, and rear for commercial, residential, and subdivision properties as existing trees with a four-inch caliper or greater shall be preserved.

TABLE INSET:

Standard	SH 47
Landscaped lot	At least 17 percent
New landscaping	At least 8 feet in height, 2 1/2 inches in caliper
Irrigation systems	Required
Landscape reserve	Commercial reserves at least 40 foot front and 10 foot side and rear; residential reserves at least 40 foot front along Highway 47; subdivision reserves at least 40 foot front along Highway 47

(Code 1988, § 20-177; Ord. No. 1467, § 1, 4-27-2004)