

## EXHIBIT D-2

### RAYZOR RANCH LANDSCAPE STANDARDS SOUTH MIXED-USE DISTRICT-1 AND SOUTH MIXED-USE DISTRICT-2

#### A. Landscaping

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.
2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
  - a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.
  - b. Landscape plantings containing at least one of the following:
    - 1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
    - 2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
    - 3) A minimum 3 foot high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
    - 4) A grass or landscaped berm, 3 feet high above the parking pavement surface.
3. A minimum of 7% of the total parking area shall be landscaped.
4. A minimum of 15% of the total parking area shall be covered by tree canopy at maturity.
5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree. A linear landscape island between two head-in rows will suffice for this requirement provided that trees are planted in that island at average spacing of 12 spaces.
6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.
7. A minimum of 20% tree canopy at maturity is required.
8. See Appendix A for Plant List.