

# DCRC25-0035d Landscape Code

Erin Stanley and Bryce Van Arsdale  
Assistant Planners  
April 28, 2025





# Today's Agenda:

1. Review amendments requested in April 14 discussion.
2. Continue reviewing proposed landscape redlines.
3. Receive feedback from the DCRC regarding proposed redlines.
4. Next Steps.

# Minimum Landscape Requirements for Multifamily and Non-Residential

- Minimum 30 points
  - 2 elements from Section A: ROW Elements →
  - 2 elements from Section B: Parking Lot Landscaping Elements →

Table 7.E: Landscape Area Point System

Section A. Right-of-Way Elements (Minimum 2 unless no front parking, then 1)	Points
A landscaped berm with a maximum 3:1 side slope on both sides	5
One large canopy tree planted every 40 linear feet	5
Three small accent trees clustered every 30 linear feet when space does not permit large canopy trees	5
A minimum three-foot high continuous hedge of evergreen shrubs	5
A minimum three-foot high continuous wall made of any combination of wrought iron, masonry, or stone. If wrought iron is used, vines shall be planted every 10 feet on center on the wrought iron to create a more opaque wall.	5
Section B. Parking Lot Landscaping Elements (Minimum 2)	Points
Internal landscape islands with an area of at least nine feet by 18 feet containing at least one large canopy tree placed evenly at an average of one for every ten spaces (or portion thereof). For lots of ten spaces or less, at least one internal landscape island is required but does not have to be centrally located within a row of parking spaces. End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree.	5
A landscape median of at least 8-feet wide running the length of a parking row and containing at least one large tree per 30 linear feet.	5
Section C. Other Site Landscaping Elements	Points
A minimum 10-foot wide area provided for the length of the building frontage between the front of the building and the parking lot and containing a five-foot wide landscaped area abutting the building wall. This area may be paved as a walkway if pots or planters are provided along at least 75 percent of the building frontage.	3
Each planted tree meets or exceeds four caliper inches at the time of planting.	5
At least 75 percent of plants proposed are drought-tolerant as indicated in the approved landscape plant list or adaptive to Denton's plan hardiness zone as determined by the US Department of Agriculture.	5
Landscape area provided exceeds required minimum by an additional 10 percent or more.	3
No more than 30 percent of landscaped areas are covered in turf grass.	3
Tree canopy exceeding minimum requirement by an additional 25 percent or more	3
A mixture of bioswales, grassed swales, bioretention facilities, and sand filter (low-impact design techniques pursuant to 7.7.5C.3) as described in this section. If designed as part of a parking lot island or median, points may be counted for both elements.	7
Living walls/vertical gardens provided in a designated pedestrian area or as an architectural feature of a principal building wall. Living walls must account for at least 25 percent of the wall face.	5
Rooftop vegetation provided as part of an engineered green roof accounting for at least 25 percent of the roof area.	5
Butterfly or pollinator gardens that include native milkweed and nectar plants that are provided as part of a designated pedestrian amenity or plaza area and that comprise at least five percent of the required overall landscape area. Butterfly and pollinator gardens are encouraged due to Denton's designation as a Monarch City.	5

# Section C: Elements to be removed

Each planted tree meets or exceeds four caliper inches at the time of planting. **-5 points**

# Concern with 4" caliper trees

- Not academically supported
- Water intensive establishment period
- Enforcement issues
- Smaller trees are more adaptable
  - Quicker establishment of root system
  - Faster allocation of resources to trunk and canopy growth
  - Fewer health issues associated with smaller trees



## How Much to Water Your New Tree

Tree Caliper	Years for Root Establishment	Gallons per Irrigation Session
1in	1.5	1-2 (Cool climates) 2-3 (Warm Climates)
2in	3	2-4 (Cool climates) 4-6 (Warm Climates)
3in	4.5	3-6 (Cool climates) 6-9 (Warm Climates)
4in	6	4-8 (Cool climates) 8-12 (Warm Climates)
5in	7.5	5-10 (Cool climates) 10-15 (Warm Climates)
6in	9	6-12 (Cool climates) 12-18 (Warm Climates)

Colorado State  
Forest Service

# Point Table item

## Relevant DDC Requirements

Each planted tree meets or exceeds four caliper inches at the time of planting. **-5 points**

## Staff Recommended Options:

- Remove point item
- Lower caliper size of point item to 3"
- Reduce point count to 3 points
- No change

## DCRC Discussion:

- Direction to Staff to explore additional point items related to overall tree health
- General consensus reached to reduce the point value of the existing point item to 3 points

## Section C: Other Site Landscaping Elements

A minimum four-foot diameter mulch ring shall be placed around each tree planted within a landscaped area or within a tree opening within the pavement. The mulch ring shall consist of organic materials placed at a depth of not less than three inches. Crusher fines, crushed gravel or granite shall be not be used as a mulch in these areas.

3 points



# Section B: Parking Lot Landscape Elements

End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree. An additional 3 points may be accrued by providing a minimum of 324 square feet per end cap.

5 points with 3 additional points available

# Point Table item

## Relevant DDC Requirements

Each planted tree meets or exceeds four caliper inches at the time of planting. -5 points

## Staff Recommended Options:

- Remove point item
- Lower caliper size of point item to 3"
- Reduce point count to 3 points
- No change

## DCRC Discussion:

- Byrd supports lowering to 3"
- Pruett-indifferent on caliper, supports lowering points to add other or removing the item
- Riggs, Dyer-supports dropping points to 3
- All-leave 4" but 3" for natives and reduce to 3 points

# Section C: Other Site Landscaping Elements

## Staff Recommended Options:

~~No more than 30 percent of landscaped areas are covered in turf grass. – 3 points~~

No more than ~~30~~ 10 percent of landscaped areas are covered in turf grass. – **3 points**

## DCRC Discussion:

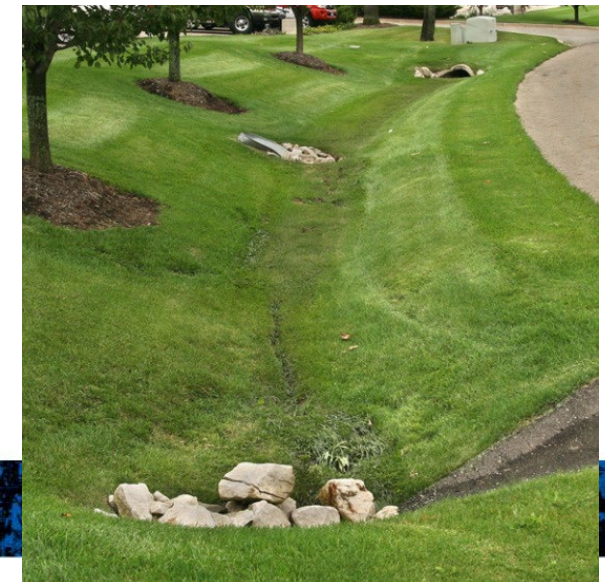
- All-support



# Section C: Other Site Landscaping Elements

~~A mixture of bioswales, grassed swales, bioretention facilities, and sand filter (low impact design techniques pursuant to Subsection 7.7.5C.3) as described in this section. If designed as part of a parking lot island or median, points may be counted for both elements. —7 points~~

Low Impact Development Design elements, as described above in Subsection 7.7.5.C, shall count for ~~three~~ four points per design element. A maximum of two elements may count toward the minimum 30-point landscape table requirement for a total of ~~six~~ eight points. If designed as part of a parking lot island or median, points may be counted for both elements. — 3 4 points, 3 4 additional points may be achieved for a second LID design element



## Section C: Other Site Landscaping Elements

All **uncovered** on-site pedestrian walkways **shall be** designed using pervious material. These walkways **shall** be designed in a manner which is ADA compliant. These walkways shall be designed and maintained pursuant to the North Central Texas Council of Governments Integrated Storm Water Management strategies (iSWM).

5 points



## 7.7.5.G: Landscape Installation and Maintenance

1. Landscaping installed as part of the requirements of the landscape standards shall be free from diseases and insects and maintained in a healthy and growing condition at all times.
2. The property owner is responsible for regular weeding, mowing, irrigation, fertilizing, pruning, litter removal, and other maintenance as needed for all plantings.
3. The property owner shall remove and replace any required landscaping as part of an approved landscape plan that dies with other approved living plants from the approved plant list contained in the ~~Site-Design~~ [Landscape and Tree Preservation](#) Criteria Manual no later than 30 days after: The landscaping has died, or after the postmarked date of written notification from the city, whichever is sooner. The Director or designee may, in his sole discretion, extend this time period due to weather, appropriate planting season, or other events outside of the reasonable control of the property owner.



## 7.7.5.G: Landscape Installation and Maintenance

### Staff Recommended Addition:

4. Mulch with a minimum depth of 2 inches shall be added around all plant material and landscape areas that are not turf or hardscape.

### DCRC Discussion:

- Beck, Riggs, Pruett-consider mulch point item as a requirement
- Add time limit to mulch ring (3 years)
- All support

## 7.7.5.H: Irrigation

1. To ensure viability, landscape areas shall be irrigated by one or a combination of the following method
  - a. An automated underground system;
  - b. A drip irrigation system; and/or
  - c. The Director or designee may waive the irrigation system requirement if the approved landscape plan includes drought tolerant plants, a xeriscape system, or other approved materials. In such cases, a temporary irrigation system shall be installed and maintained until the plants are established.

## 7.7.5.H: Irrigation

### Staff Recommended Addition:

2. A preliminary irrigation plan shall be required alongside Civil Engineering Plan submittals for multifamily, non-residential, and common area lots in residential developments.

3. For irrigation system requirements and regulations, reference Denton Code of Ordinances Subchapter B, Chapter 28, Article XI and Title 30, Texas Administrative Code, Chapter 344 Landscape Irrigation, and as amended.

### DCRC Discussion:

Previous item: Beck- define "established"

General consensus on both



## 7.7.7: Street Trees

- B. Street Tree Plan.** A street tree plan noting location, number, and species of trees to be used within the development shall be submitted with a ~~site plan~~ zoning compliance plan for multifamily or nonresidential developments and with a ~~final plat~~ Civil Engineering Plans for new residential subdivisions. Additionally, street trees should be specifically called out on building permits and landscape plans.
- C. Street Tree Location.** Street trees shall be located within the street right-of-way or within 10 feet of the street right-of-way. Alternative placement shall be subject to Director approval as described in Subsection 7.7.7G below.

# 7.7.7D: Street Trees Number and Spacing

## Relevant DDC Requirements

Street trees shall be required for every 30 feet of ROW frontage

## Staff Recommended Addition:

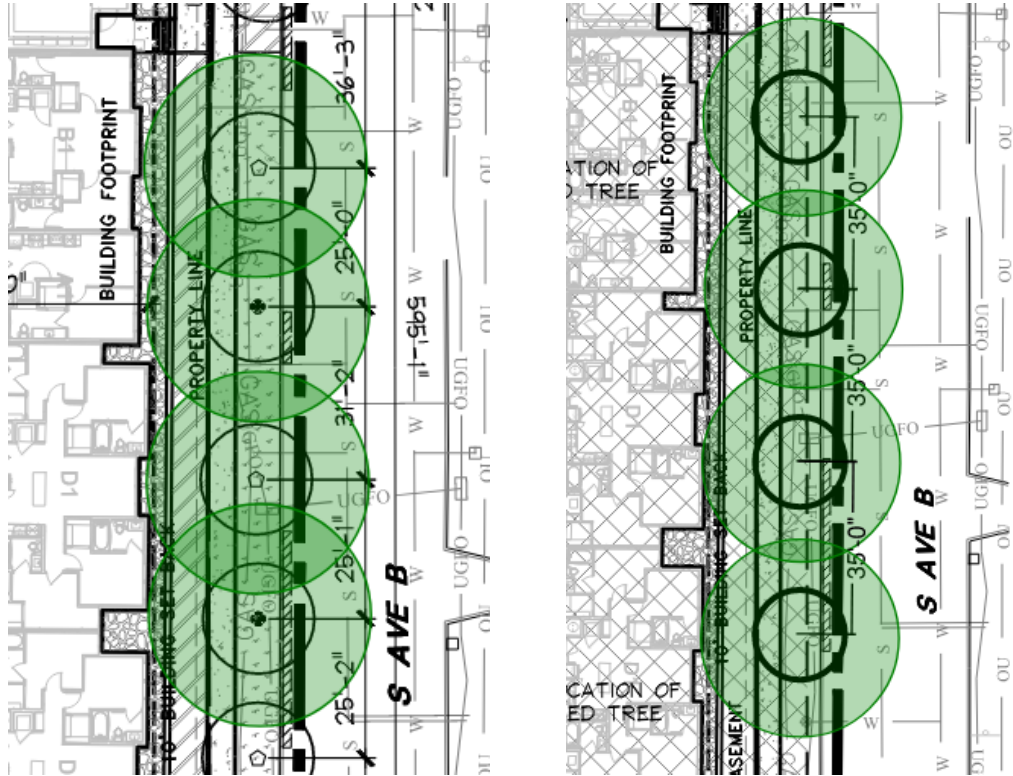
Update requirement to one tree for every 40 feet of ROW frontage

\*Street trees shall not be planted further apart than 50-foot intervals and not closer than 25 feet apart.

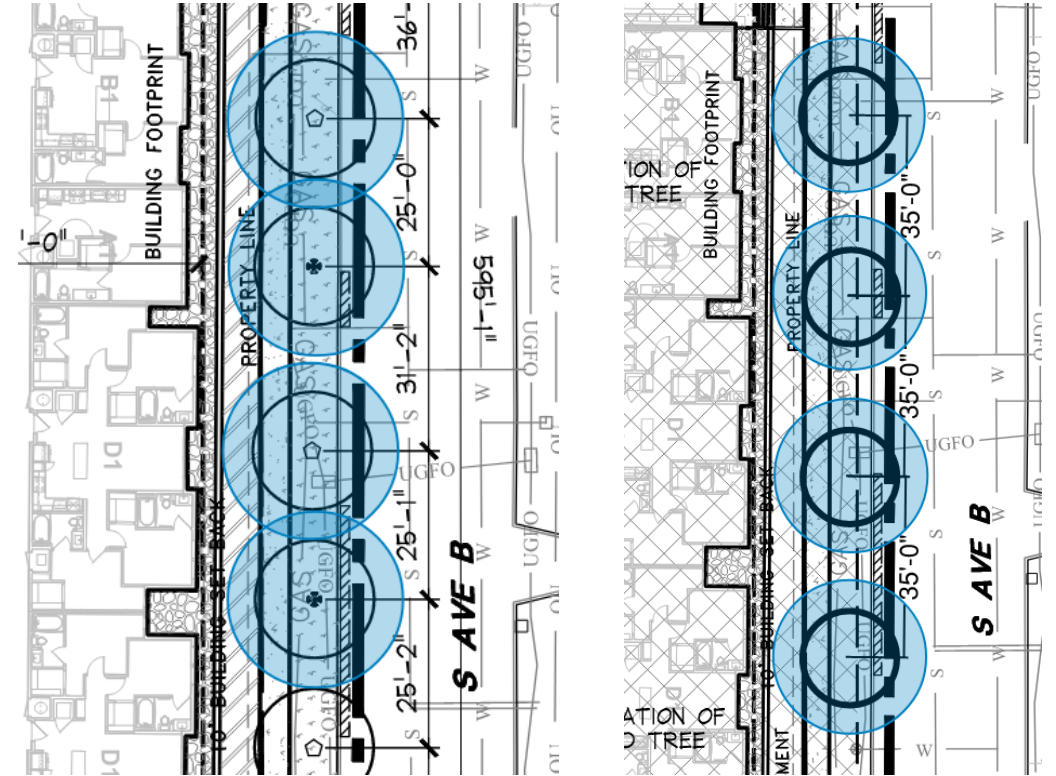
## DCRC Discussion:

- Establishing low-resolution goals
- Beck: not predisposed to decreasing street tree requirement
- Riggs: No issue with decreasing street tree requirement
- Pruett: Situational based on development type, single-hammer issue (development type and tree species), Riggs agreement with fear of overcomplication
- Dyer: If approved, can we flag this for review as implementation occurs (~5 years), in agreement with proposal with review, Byrd agreement
- Beck and Pruett against proposal
  - Mindful of proposal and overall impact

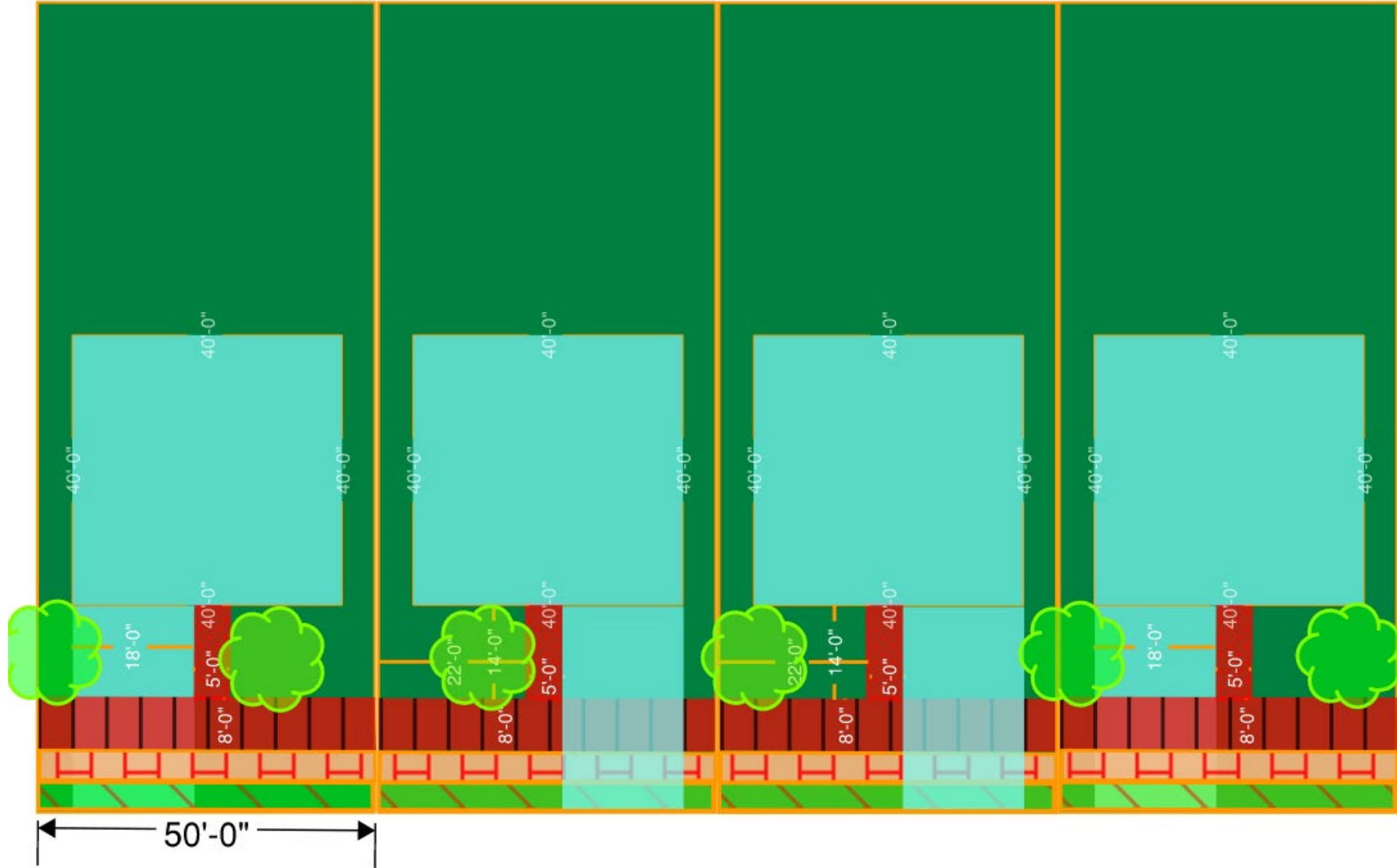
# Large Canopy Trees



# Medium Canopy Trees







# 7.7.7D: Street Trees Number and Spacing

## Relevant DDC Requirements

No one species of tree may exceed 30% of the new trees planted.

## Staff Recommended Addition:

No one species of tree may exceed 20% of the total new street trees, and no more than 50 percent of the same genus may be planted as new trees.

## DCRC Discussion:

- Beck: concern with not meeting industry standard- preference to industry standard
- Pruett: Did we consider more restrictive possibilities with flexibility for difficult sites
- Riggs: suggestion to 10-20-30 as point item, agreement with recommended item
- Byrd: agreement with proposal, Dyer agreement, Pruett agreement

END OF MEETING

# 7.7.7E: Street Trees Tree Planting

## Relevant DDC Requirements

Each planted tree shall have a minimum size of two-inch caliper measured six inches above grade

## DCRC Discussion:

## Staff Recommended Addition:

Each planted tree shall have a minimum size of two ~~three~~-inch caliper measured six inches above grade



## 7.7.7.F: Street Trees Maintenance

### 7. Trees Adjacent to Overhead Electric Utilities.

a. Street trees planted adjacent to overhead electric distribution lines shall be of a species having a mature height less than 30 feet to accommodate maintenance of a 10-foot minimum separation between vegetation and electric lines.

b. Street trees shall be planted outside of the provided electric utility easements where possible.

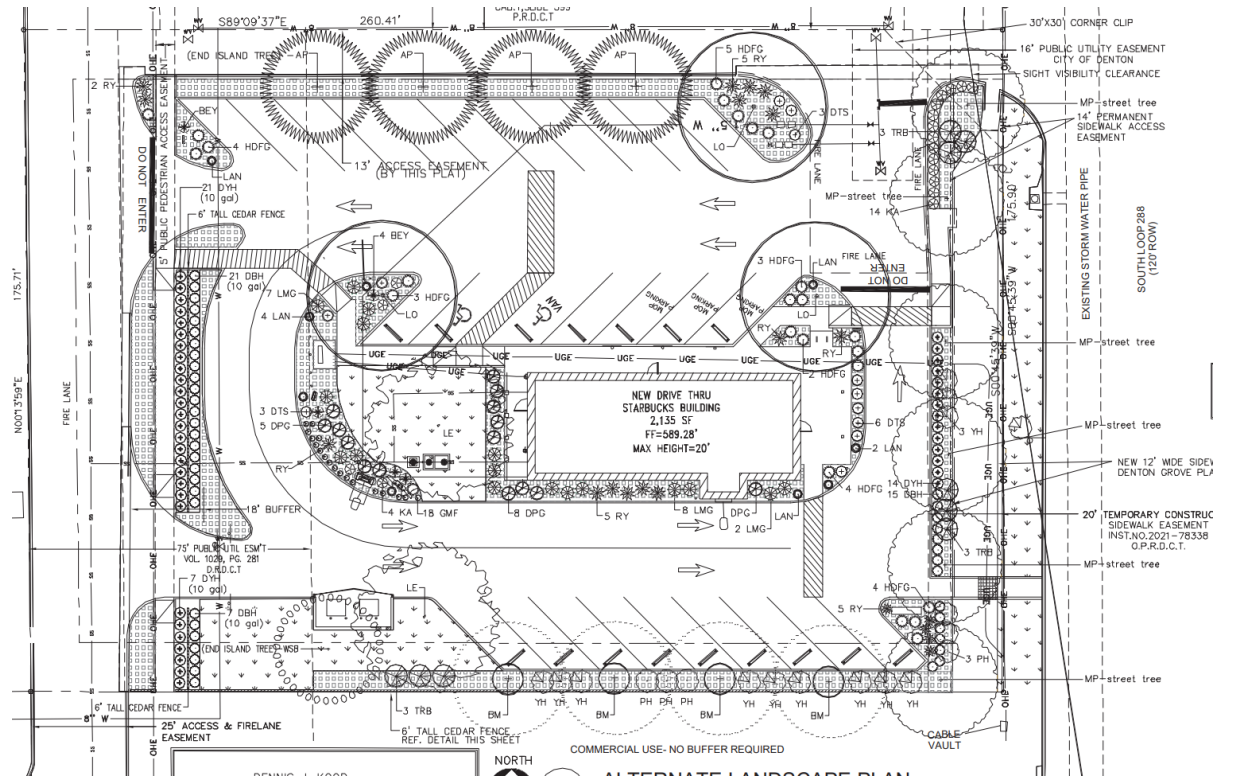
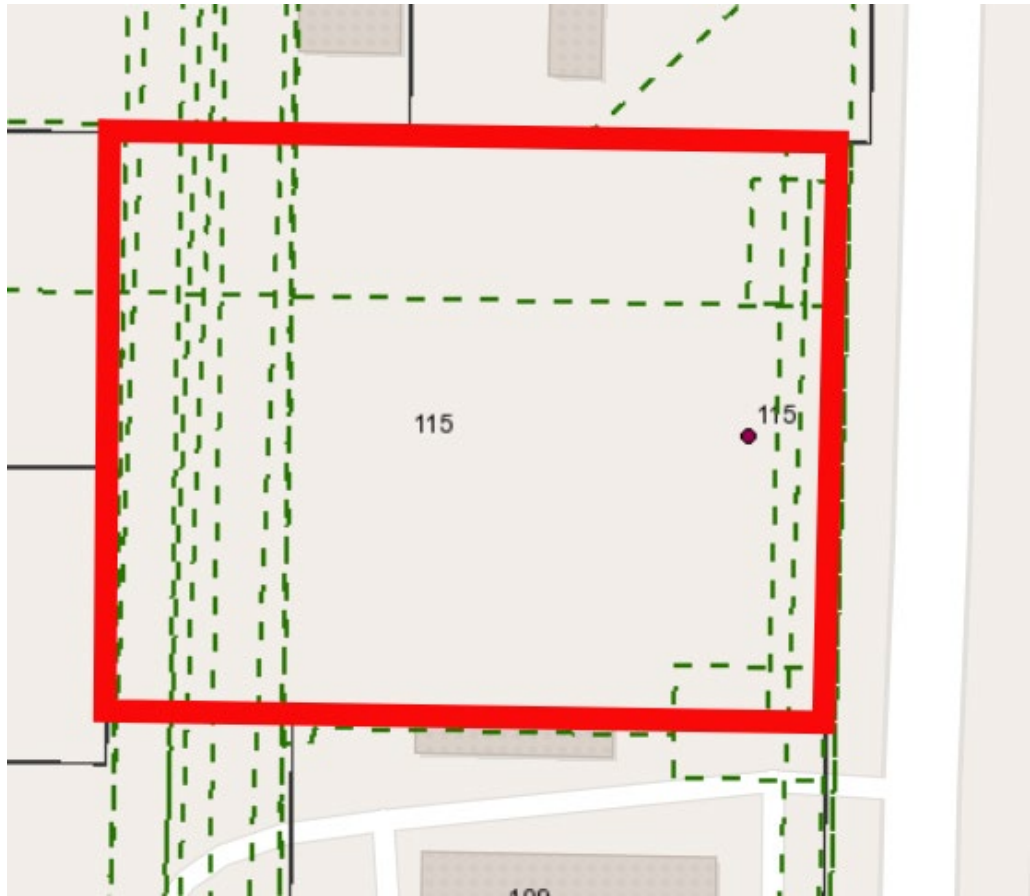
## 7.7.7.G: Street Tree Alternatives

### 1. Applicability.

- a. All alternatives to the required street trees above are subject to Director approval.
- b. Sites with significant site constraints such as unique property shape, easements, topography, existing driveway placement, or utility infrastructure, etc.
- c. Infill development as defined in Subsection 9.2.

### 2. Authorized Alternatives.

- a. Street trees located more than 10 feet from the right-of-way shall be called out as alternative street tree placements on the Landscape Plan.
- b. Street tree requirement may be reduced by 10% or a minimum of 2 trees by providing an additional element from Table 7.E: Landscape Area Point System, Section A: ROW Screening Elements





# 7.7.7.G: Street Tree Alternatives

DCRC Discussion:

# Section 9.2 : Definitions

## Staff Recommended Addition:

**Street Tree:** a large or medium canopy tree planted along the sidewalk and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

## DCRC Discussion:

# Questions?