

Summary of Proposed Revisions to Section 35.13.7

Code Component	Current Development Code	Proposed Development Code
<i>Procedures</i>		
<u>Conflicting Provisions</u>	Varies	Defers to the more stringent requirement that preserves the largest quantity of tree canopy
<u>Exemptions</u>	See Exemptions Table.	See Exemptions Table
<u>Variances</u>	Require City Council approval	Allows administrative approval by the Director with appeals to ZBA
<u>Enforcement</u>	Varies	Imposes stricter penalties for deliberate violations and ensures consistency in application
<i>Standards</i>		
<u>Definitions</u> Varies		Aligns city definitions with adopted industry standard definitions
<u>Established Tree Designations</u>	Seven (7) established tree designations	Two (2) established tree designations: Heritage and Protected.
<u>Tree Protection During Construction</u>	None identified	Must be in accordance with ANSI for Tree Care Operations
<u>Tree Surveys and Tree Preservation Plans</u>	Varies	May only be conducted by qualified professionals as defined in Subchapter 35.13.7
<i>Requirements</i>		
<u>Tree Removal Permits</u>	Applies to all nonresidential sites	Applies to all sites; single-family and two-family residential will need to get a permit to remove any trees over 5 inches
<u>Minimum Tree Preservation Requirements</u>	39 scenarios for preservation (varying by lot size, type of development and tree designation)	A minimum of 30 percent of the existing tree canopy must be preserved per project on all property located within the zoning jurisdiction of the City of Denton
<u>Mitigation Ratios for Tree Removal</u>	Range from 0 to 1:2	Based on existing tree canopy; Flat ratio of 1:6
<u>Tree Fund Payment/Fee in Lieu</u>	\$125 per diameter inch	\$2.84 per square ft. of canopy
<u>Tree Preservation Incentives</u>	Available only for preservation above the required minimums. Credit received toward the total landscape canopy , parking spaces, parking lot design, subdivision design, etc.	Preserved tree canopy and mitigation trees planted may be counted toward the total landscape canopy. Allows for modification to parking lot design.