

ORDINANCE NO. 097-003

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS,  
AMENDING THE LANDSCAPE REGULATIONS AS SET  
FORTH IN ORDINANCE 091-059; PROVIDING FOR A  
SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE  
DATE,

WHEREAS, the Town of Addison has adopted landscape regulations; and

WHEREAS, the Town of Addison desires to make certain amendments to its  
landscape regulations; and

WHEREAS, the amendments are deemed reasonable and necessary and for the  
public's welfare and benefit;

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS:

SECTION 1. The above recitals are hereby found to be true and correct and  
incorporated herein in their entirety.

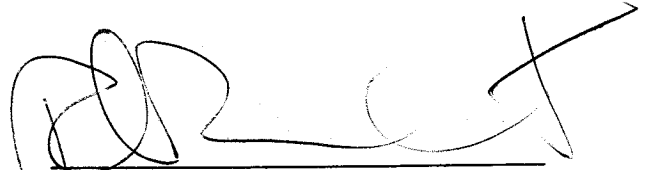
SECTION 2. The landscape regulations of the Town of Addison, as set forth in  
Ordinance 091-059, are hereby amended by amending the following sections as shown  
in Exhibit "A," which is attached hereto and a part hereof for all purposes.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word  
in this ordinance, or application to any person or circumstance is held invalid or  
unconstitutional by a court of competent jurisdiction, such holding shall not affect the  
validity of the remaining portions of the ordinance; and the City Council hereby declares  
it would have passed such remaining portions of the ordinance despite such invalidity,  
which remaining portions shall remain in full force and effect.

SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 14th day of January 1997.

  
MAYOR

ATTEST;

  
CITY SECRETARY

CASE NO. 1283-Z

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: \_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

6/13/97  
ORDINANCE NO. 097-003

**TOWN OF ADDISON LANDSCAPE ORDINANCE  
AMENDED JANUARY 14 ,1997**

**SECTION 1 - PURPOSE:**

- A. To aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, ground water recharge, and (storm water) runoff retardation, while at the same time aiding in noise, glare and heat abatement.
- B. To assist in providing adequate light and air and preventing overcrowding of land.
- C. To ensure that landscaping is an integral part of development, not an afterthought.
- D. To provide visual buffering and enhance the beautification of the Town.
- E. To safeguard and enhance property values and to protect public and private investments.
- F. To preserve and protect the unique identity and environment of the Town of Addison and preserve the economic base attracted to the Town of Addison by such factors.
- G. To conserve energy.
- H. To protect the public health, safety and general welfare.

**SECTION 2 - DEFINITIONS:**

Berm - an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Landscape buffer - a combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Landscaped open area or landscaped area - any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences or decorative paving materials).

Non-permeable - any surface lacking the ability for air and water to pass through to the root zone of plants.

Ornamental tree - a deciduous or evergreen tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

Screen - a method of reducing the impact of noise and unsightly visual intrusions with less offense or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

Shade tree - sometimes evergreen, usually deciduous tree planted for its high crown of foliage or overhead canopy; a large woody perennial having one or more self supporting stems and numerous branches reaching a mature height of at least 25 feet and a mature spread of at least 20 feet.

Shrub - a self supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than 10 feet in height at maturity.

Visibility triangle - an imaginary triangle located within the curb lines of two intersecting such curb lines at points thirty-five feet back from their intersection and the hypotenuse (or third side of the triangle).

### SECTION 3 - APPLICATION

A. Except as otherwise provided below, these Landscaping Regulations shall apply to all land located in the Town of Addison. These landscaping requirements shall become applicable to each individual lot at such time a site plan is submitted for Planning and Zoning Commission review or an application for a building permit on such lot is made. The maintenance requirements in Section 9 of this ordinance shall apply to all applications for building permits.

B. This ordinance does not apply to lots containing only single-family and/or duplex uses where only one such structure is constructed.

C. This ordinance applies to the following:

Apartment Dwelling District  
Local Retail District  
Planned Development District  
Commercial-1 District  
Commercial-2 District  
Industrial-1 District  
Industrial-2 District  
Industrial-3 District  
Special Use Permits

Applications for Building Permits or for Certificates of Occupancy for Buildings previously unoccupied for a period of six (6) consecutive months.

Applications for building permits for construction work that:

- (1) increases the number of stories in a building on the lot; or
- (2) increases by more than 10 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot; or
- (3) increases the non-permeable lot coverage by more than 2,000 square feet; or

These landscape regulations shall apply to building permit applications for exterior remodeling with a value equal to or greater than \$10,000 exclusive of maintenance and repair.

D. When the ordinance becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

E. The Town Council shall, as a minimum, impose landscaping requirements that are reasonably consistent with the standards and purposes of this ordinance as a part of any ordinance establishing or amending a planned development district, or amending a special use permit. All landscaping requirements imposed by the Town Council must be reflected in landscape and irrigation plans that comply in form and content with the requirements of Section 4.

F. The Board of Zoning Adjustments may grant a special exception to the landscaping requirements of this ordinance upon making a special finding from the evidence presented that strict compliance with the requirements of this article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives and purposes of this ordinance.

The applicant, to be considered for special exception, must submit a justification statement that describes which of the requirements set forth in this ordinance will be met with modifications, which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance.

## SECTION 4 - LANDSCAPE AND IRRIGATION PLAN SUBMISSION

Prior to site plan review by the Planning and Zoning Commission for zoning amendments or building permit applications where these landscaping requirements are applicable, landscape plans must be submitted to the Parks Department. The plans must have a scale of one inch equals 30 feet or larger and be on a standard drawing sheet of a size no smaller than 24 inches by 36 inches, not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

Irrigation plans must be submitted when the building permit application is made.

A. Landscape and irrigation plans required under this ordinance must contain the following information:

- (1) Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.
- (2) Project name, street address, and lot and block description.
- (3) Location, height, and material of proposed screening and fencing (with berm to be delineated by one-foot contours).
- (4) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes, heights, spread, and spacing. The location and of all existing trees on the lot must be specifically indicated.
- (5) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square feet. The city right-of-way shall be included as part of the gross site landscaping.
- (6) Size, height, location, and material of proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- (7) Cross-section drawing of berms and grading plan showing berm contours.
- (8) Location of sprinkler heads, valves, double-check valve, water meter, automatic controller and freeze sensor.
  - (a) All plant material (including street trees and planting within the public right-of-way) shall be watered with an automatic irrigation system.
  - (b) Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. Backflow prevention devices shall be placed per the Town of Addison Public Works Department's standards.
  - (c) The Town encourages the use of water-conserving system design and materials including the use of drip irrigation where appropriate.
  - (d) Install separate valves for turf and non-turf areas to accommodate different water use requirements within the landscaped area.
  - (e) Irrigation controllers shall be set to water between midnight and 6 a.m. This shall not apply to watering of newly planted turf or landscaping.
- (9) Landscape plans shall contain the certification and a stamp of a landscape architect licensed in

the State of Texas that such plans have been reviewed by such architect and satisfy all requirements of these Landscape Regulations.

- (10) Irrigation plans shall contain the certification and stamp of an irrigator licensed by the Texas Board of Irrigators that such plans were prepared by such irrigator and satisfy all requirements of these Landscape Regulations.

#### **SECTION 5 - PLANT MATERIAL SUBSTITUTIONS**

Due to seasonal planting problems and a lack of plant availability, approved landscape plans may require minor revisions. Planting plans shall be accepted if there is no reduction in the quality of plant material or no significant change in size or location of plant materials, and if the new plants are of the same general category (i.e., shade, ornamental, or evergreen trees) and have the same general design characteristics (mature height, crown spread) as the materials being replaced. Proposed materials must also be compatible with the area to ensure healthy plant growth. If these criteria are not fulfilled, changes to approved plans must be resubmitted and reviewed anew.

#### **SECTION 6 - LANDSCAPE AND IRRIGATION PLAN SUBMITTAL**

An authorized Parks Department representative shall review each landscape and irrigation plan submitted to determine whether or not it complies with the requirements of this ordinance. All landscape plans must comply with the mandatory provisions in Section 7.

#### **SECTION 7 - MANDATORY PROVISIONS**

At least twenty percent (20%) of the gross site or lot shall be maintained as Landscaped area in the following districts:

- Apartment Dwelling District
- Mixed-Use Residential
- Local Retail District
- Planned Development Districts
- Commercial-1 District
- Commercial-2 District
- Special Use Permits

At least ten percent (10%) of the gross site or lot shall be maintained as landscaped area in the following districts:

- Industrial-1 District
- Industrial-2 District
- Industrial-3 District

##### **A. STREET LANDSCAPE BUFFER**

In all districts, a twenty foot (20') landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a public or private street exists, exclusive of driveways and access ways at points of ingress and egress to and from the lot. The property owner shall be responsible for landscaping, irrigation, and maintenance of any right-of-way area between the property line and the curb line.

1. Town right-of-way should be included in the twenty foot (20') buffer and will reduce the amount of required landscaping area of the lot by that amount (square foot for square foot).
2. The minimum requirement for right-of-way landscaping shall be one (1) 4 inch caliper shade tree and eight (8) shrubs for each twenty (20) linear feet of frontage. Plant material planted in the street landscape buffer strip can be massed together to create visual interest at key entry points or focal points.
3. All required screening, parking perimeter, and interior parking landscaping shall be included in

the overall 20% of gross site landscaping.

4. No tree may be planted closer than two and one-half (2½) feet to the paved portion of any parking surfaces.
5. No tree planting area may be less than six (6') feet wide in any dimension and shall not contain less than sixty (60) square feet of continuous permeable land.

#### B. OFF STREET LOADING SPACES

All off-street loading spaces on a site must be screened from all public and private streets adjacent to that site.

1. All screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any one or combination of the following, subject to approval by an authorized Parks Department representative:
  - (a) Evergreen shrubs planted three (3') feet on center, in a double staggered row; or
  - (b) Evergreen trees planted (6') six feet on center, unless the authorized Parks Department representative approves an alternative planting density as being capable of providing a solid appearance within one year; or
  - (c) A fence, wall or berm. Fences and walls may not consist of corrugated metal, corrugated fiberglass, sheet metal, chain link or wire mesh or any material that in the Planning & Zoning Commission's opinion is an unsightly material.
2. When screening for off-street loading spaces is provided by earthen berm or evergreen plant materials, the following regulations apply:
  - (a). An earthen berm must be planted with turf grass or ground cover recommended for local area use by the authorized Parks Department representative. The slope of the berm shall not exceed 33% (3:1) for lawn areas and shall have a minimum crown width of 3 feet.
  - (b) Evergreen plant materials must be recommended for local area use by the authorized Parks Department representative. In addition, the plant materials must:
    - (1) be located in a bed that is at least three feet wide; and
    - (2) be placed a maximum of 36 inches on center in staggered rows over the entire length of the bed unless the authorized Parks Department representative approves an alternative planting density as being capable of providing a solid appearance within one year; and
    - (3) provide a visual barrier of the required height within one year of their initial planting.

#### C. VISIBILITY TRIANGLES

The design and placement of the landscaping materials will be at the discretion of the owner or landscape architect; however, the landscaping shall not obstruct the view between access drives and dedicated streets, parking isles, or access drives of parking lots. Nothing at an elevation greater than the top of curb plus two (2) feet is allowed in the visibility triangle area except single trunk trees pruned to a height of six (6) feet. Trees are to be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created.

- (1) The use of plant material in a sight triangle is intended to provide aesthetic appeal while not

unduly limiting or restricting visibility, whether as a pedestrian or a passenger in a vehicle. Plants shall not reduce or limit visibility to such an extent that a safety hazard is presented. Plants normally considered as effective screens shall be unacceptable for use in the visibility triangle.

- (2) Trees used in the visibility triangle shall have a minimum branching clearance of six (6) feet from the ground to the first branch.
- (3) All shrubs or ground covers used in the visibility triangle shall be a maximum of 24". No large or medium shrubs shall be acceptable for use in the visibility triangle because of height. Low shrubs shall be acceptable only if they do not exceed the 24" height limit. Shrubs that slightly exceed the height limit may be considered for use, but only with the approval of the authorized Parks Department representative.

**D. PARKING LOT SCREENING**

Screening must be provided for all surface parking lots on the site from all adjacent streets. The screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress and egress to and from the site; and visibility triangles.

1. The surface parking lot screening must be at least three and one-half (3.5) feet higher than the finished elevation of the adjacent parking lot. The screening may be provided by using any two of the following, unless the authorized Parks Department representative approves an alternative screening plan capable of providing a solid appearance:
  - (a) evergreen shrubs planted three (3') feet on center in a double staggered row in a bed at least 36 inches wide;
  - (b) a berm at least (2½) two and one half feet to (3) three feet high with a slope not to exceed 33% (3:1). The minimum crown width must be three (3) feet. Berms must be covered in live vegetation. Plants used for screening on a berm must reach a minimum height of thirty (30) inches within two (2) years of installation and be at least eighteen (18) inches high when planted;
  - (c) a fence or wall constructed of materials compatible with the principle building. One third of any fence or wall must be screened with acceptable plant material, as approved by the authorized Parks Department representative.

**E. PARKING LOT LANDSCAPING - PERIMETER**

- (1) The perimeter strip shall be at least five (5) feet wide for sites larger than ten-thousand (10,000) square feet or at least three (3) feet wide if the site is smaller than ten-thousand (10,000) square feet.
- (2) The minimum requirement for perimeter landscaping shall be one (1) 4 inch caliper shade tree and eight shrubs for each thirty-five (35) linear feet of perimeter.
- (3) Required perimeter landscaping between adjacent parking lots does not preclude the need to provide vehicular access between lots.

**F. PARKING LOT LANDSCAPING - INTERIOR AREA**

- (1) The required percentage of interior parking lot landscaping shall be determined based on the following sliding scale:

Total Parking Area	Interior Planting Area
7,000 - 49,999 sq. ft.	5%
50,000 - 149,000 sq. ft.	8%
150,000 sq. ft. and larger	10%



- (2) To calculate the total parking area and the subsequent percentage of required interior lot planting, total the square footage of all areas within the lots perimeter including:
- (a) planting islands
  - (b) curbed areas
  - (c) corner lots
  - (d) parking spaces
  - (e) and all interior driveways and aisles except those with no parking spaces located on either side.
- (3) Landscaped areas located outside the parking lot may not be used to meet the interior planting requirement, however, landscaped areas placed next to the building can be used to meet the interior planting requirement.
- (4) Curbs or wheel stops must be provided to prevent cars from parking too close to trees or damaging shrubs and screens.
- (5) All planting islands located parallel to and between parking spaces must be at least nine (9) feet wide to prevent cars from damaging trees and shrubs.
- (6) Large shade trees must be provided in each parking lot at a minimum average density of one shade tree for each 10 required parking spaces on the lot. In cases where the required number of parking spaces reduces the amount of available planting space for parking lot trees, alternative planting locations for the required quantity of these trees shall be located elsewhere on the site.
- (7) No required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees.

G. One half the number of required shade trees may be satisfied on a two- to-one basis with ornamental and evergreen trees. Bradford Pear or other pear cultivars are considered ornamental trees under these landscape regulations.

H. GENERAL REQUIREMENTS

- (1) All required landscape open space shall be provided with adequate and inconspicuous automatic irrigation systems and shall be properly maintained.
- (2) The Parks Department shall have the power to plant, preserve, spray, trim or remove any tree, shrub or plant on any parkway, alley or public ground belonging to the Town of Addison.
- (3) It shall be unlawful for any person, firm or corporation to cut or break any branch of any tree or shrub or injure in any way the bark of said tree or shrub growing on public property.
- (4) The existing natural landscape character (especially native oaks, elms, and pecan trees) shall be preserved to the extent reasonable and feasible. In an area of the street frontage containing a stand of trees, the developer shall use best good faith efforts to preserve such trees. In determining whether there is compliance with this subsection the authorized Parks Department representative shall consider topographical constraints on design, drainage, access and egress, utilities, and other factors reasonable related to the health, safety and welfare of the public which necessitated disturbance of the existing natural landscape character; economic usefulness of the property without disturbance of its natural character; the nature and quality of the landscaping installed to replace it; and such other factors as may be relevant and proper. Indiscriminate clearing or stripping of the natural vegetation on a lot is prohibited.

**SECTION 8 - LANDSCAPE STANDARDS AND SPECIFICATIONS**

A. Plant materials shall conform to the requirements described in the latest edition of American Standard For Nursery Stock, published by the American Association of Nurserymen.

B. Plants shall conform to the measurements specified in the plant schedule.

1. Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and twelve (12) inches above grade for trees four inches in diameter and larger.
2. Minimum branching height for all shade trees shall be six feet.
3. Minimum size for shade trees shall be four (4) inches in diameter, fourteen (14) to sixteen (16) feet in height. The maximum height shall not exceed sixteen feet. Tree heights shall be from tops of root balls to nominal tops of plants. Tree spread refers to nominal outer width of the tree, not to the outer leaf tips. Trees shall be healthy, vigorous, full-branched, well shaped and symmetrical. Root balls shall be firm, neat, slightly tapered and well burlapped. Trees shall be free of physical damage such as scrapes, bark abrasions, split branches, mistletoe or other parasitic growth. The Town of Addison shall reject any trees delivered and/or planted not meeting the minimum size and shape standards set forth above.

Red Oaks other than Shumard Oak (*Quercus shumardii*) or Texas Oak (*Quercus texana*) shall be rejected. The owner or contractor shall be responsible for providing certification that Red Oaks are true to variety.

4. Minimum size for ornamental shade trees, i.e. Bradford Pear shall be three (3) inches in diameter.
5. Minimum size for Crape Myrtle shall be six (6) to eight (8) feet in height. Other ornamental flowering trees shall be eight (8) to (10) feet in height.
6. Minimum size for evergreen trees shall be eight (8) to ten (10) feet in height.
7. Minimum size for shrub containers shall be five (5) gallon. Substitution of three (3) gallon material meeting the height requirement of five (5) gallon shrubs is acceptable. Shrubs shall be full bodied, well shaped and symmetrical.
8. Groundcover spacing shall be 8" on center maximum for 4" pots and 16" on center maximum for 1 gallon containers.

C. All shrub beds shall be edged using steel, concrete, masonry, or precast concrete edging and all plant materials mulched with a two-inch layer of bark or shredded Cypress mulch. Plastic edging shall not be acceptable.

## SECTION 9 - MAINTENANCE

Every Property Owner and any tenants shall keep their landscaping in a well-maintained, safe, clean and attractive condition all times. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 30 days after notification by the Town. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse and waste;
- Lawn mowing on a weekly basis during the growing season;
- Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
- Tree pruning according to *Tree-Pruning Guidelines* published by the International Society of Arboriculture 1995.
- Watering of landscaped areas on a regular basis to maintain good plant health;
- Keeping landscape lighting in working order;

- Keeping lawn and garden areas alive, free of weeds, and attractive;
- Cleaning of abutting waterways and landscaped areas lying between public right-of-way lines and the property unless such streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.

## SECTION 10 - ENFORCEMENT

If, in the opinion of the Building Official, any Property Owner or tenants have failed in any of the foregoing duties or responsibilities, then the Town may give such person written notice of such failure and such person must within ten (10) days after receiving such notice perform the maintenance required. Should any Property Owner fail to fulfill this duty and responsibility within such period, then the Town shall:

- A. Revoke any building permits, certificates of occupancy, or other approvals or permits previously issued for the premises;
- B. Withhold approval for building permits, certificates of occupancy, and other permits or approvals relating to the premises;
- C. To the full extent permitted by law, the Town shall have the right and power to enter onto the premises and perform care and maintenance. The Property Owner and tenants of any part of the premises on which such work is performed shall jointly and severally be liable for the costs of such work and shall promptly reimburse the Town for such costs. If such Property Owner or tenant shall fail to reimburse the Town within thirty (30) days after receipt of a statement for such work from the Town, the said indebtedness shall be a debt of all of said persons jointly and severally, and shall constitute a lien against the premises on which the work was performed. The lien may be evidenced by an affidavit of costs filed in the Real Property Records.
- D. Any person violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Five Hundred Dollars (\$500.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

## SECTION 11 - BONDING

When a Property Owner seeks a certificate of occupancy, the authorized Parks Department representative may, in his discretion, require a maintenance bond, letter of credit, personal undertaking, cash escrow, or other security acceptable to the authorized Parks Department representative, that guarantees and secures maintenance of newly installed landscape for a period not to exceed two years.

## SECTION 12 - CERTIFICATE OF OCCUPANCY

It shall be unlawful to issue an occupancy permit prior to the approval and complete installation of the landscape and irrigation plans. However, for a variety of reasons, it is not always possible to complete the landscape installation as quickly as desired or needed. In such cases, an extension of time may be granted and a temporary certificate of occupancy may be for variable periods from 15 to 45 days.

- 1.. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.
2. This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14 day of January, 1997.