

**ARTICLE XXV.
LANDSCAPE AND SCREENING**

SECTION A. PURPOSE.

(Ord. No. 3498, 06/05/12; Ord. No. 3891, Effective 01/19/19; Ord. No. 4108, 11/01/22)

The intent of this Article is to:

1. Establish minimum requirements for the installation and maintenance of landscape and screening elements and other means of site improvement on developed property to enhance the community's ecological, environmental, and aesthetic qualities, while at the same time allowing for design flexibility.
2. Reduce the negative effects caused by expanses of impervious and non-vegetated surfaces within the urban environment, such as an increase in noise, heat, and glare, and the spread of dust and debris, especially during times of drought.
3. Protect and conserve the community's soils and prevent soil erosion and silting of drainage structures and water bodies, as well as reducing the impact of development on the community's storm drainage system.
4. Preserve and improve the natural and urban environment by recognizing that the use of landscape plantings can purify the air, regenerate oxygen, recharge groundwater, slow and filter storm water runoff, provide wildlife habitat and enhance the aesthetic qualities of the City of Carrollton.
5. Assure an acceptable degree of transition and reduce incompatibility between abutting or nearby uses of differing character by providing visually appealing screening between such uses.
6. To recognize, conserve, and add to the urban forest as part of the city's natural and green infrastructure.
7. To conserve water and energy.

SECTION B. LANDSCAPE STANDARDS.

(Ord. No. 3498, 06/05/2012; Ord. No. 3891, Effective 01.19.2019; Ord. No. 4108, 11.01.2022)

1. LANDSCAPE AREA REQUIRED:

A minimum percentage of the total area of the lot of record upon which development, construction or reconstruction occurs for any use after the effective date of this ordinance shall be devoted to landscape as required in each zoning district, as provided in the "Minimum Landscape Percentage Required" table below. For purposes of establishing compliance with the minimum area requirements for landscape, no land within the 100-year flood plain, as determined by the City

ART. XXV. LANDSCAPE AND SCREENING

Manager or Designee, shall be used to determine the total area of the site, nor shall be counted as fulfilling the minimum landscape area requirements.

Minimum Landscape Percentage Required

	<u>ZONING DISTRICT</u>	<u>MINIMUM LANDSCAPE PERCENTAGE REQUIRED</u>
(IH)	Interim Holding	0%
(SF)	Single Family Residential (Detached)	10%
(SF-A)	Single Family Residential (Attached)	10%
(D)	Duplex	10%
(MHP)	Mobile Home Park Residential	20%
(MF)	Multi-Family Residential	10%
(O-1, O-2, O-3, O-4)	Office	15%
(LR-1, LR-2)	Local Retail	15%
(LC, HC, C/W)	Commercial	15%
(FWY)	Freeway	15%
(GWY)	Gateway Overlay	20% (See Article XX.2)
(LI)	Industrial	10%
(HI)	Industrial	5%
(DTC)	Downtown Transit Center	(See Article XX Part 1)
(TMTC)	Trinity Mills Transit Center	(See Article XX Part 2)
(FTC)	Frankford Transit Center	(See Article XX Part 3)
(CC)	Corporate Commercial	20% (See Article XX.1)
(JBL)	Josey Belt Line Overlay	(See Article XX.4)

2. APPLICATION FOR NON-CONFORMING DEVELOPMENTS:

- a. The requirements for the installation and maintenance of landscape elements as set forth herein shall apply to all development and construction of structures after the effective date of this ordinance. All property with an existing structure(s) on the effective date of this ordinance which is not in compliance with the provisions of this Article shall be considered nonconforming, and shall be allowed to continue until such time as:
 - i. The total floor area of the nonconforming structure is expanded or enlarged in excess of 10 percent, but not more than 25 percent as such floor area has been established at the time of application for a building permit. Such expansion or enlargement shall cause the lot or parcel upon which such structure is located to be in compliance with not less than 25 percent of the minimum required landscape area, as provided in Section B, Subsection 1. *Landscape Area Required* of this Article, or Section B, Subsection 3. *Landscape Requirements of Large Tracts* if applicable, for the district in which such structure is located. All other provisions of this Article shall apply;

ART. XXV. LANDSCAPE AND SCREENING

- ii. The total floor area of the nonconforming structure is expanded or enlarged in excess of 25 percent, but not more than 50 percent as such floor area has been established at the time of application for a building permit. Such expansion or enlargement shall cause the lot or parcel upon which such structure is located to be in compliance with not less than 50 percent of the minimum required landscape area, as provided in Section B, Subsection 1. *Landscape Area Required* of this Article, or Section B, Subsection 3. *Landscape Requirements of Large Tracts* if applicable, for the district in which such structure is located. All other provisions of this Article shall apply;
 - iii. The total floor area of the nonconforming structure, upon approval of the Board of Adjustment in accordance with Article XXXII of this ordinance, is expanded or enlarged in excess of 50 percent, as such floor area has been established at the time of building permit application. In such instance all provisions of this Article shall apply to the entire lot or parcel upon which such structure is located.
 - iv. The parking lot is expanded. In such instance, the expansion shall be landscaped in accordance with all other provisions of this Article.
 - v. The expansion onto undeveloped adjacent land; including undeveloped portions of a single lot or if additional lots are platted together. In such instance the undeveloped area(s) shall be landscaped in accordance with all other provisions of this Article.
 - vi. The removal of an existing nonconforming structure and redevelopment of the lot with any new structure(s). In such instance all provisions of this Article shall apply to the entire lot or parcel upon which such new structure is located.
- b. On sites where additional landscape area is required in accordance with Section B, Subsection 7, Item a. *Application for Non-Conforming Development*, not less than 50 percent of the total required on-site landscaping shall be located in the designated front yard, with not less than 70 percent of the total required on-site landscaping located in the front one-half of the lots.
 - c. Building area increases or parking lot increases on existing developed lots shall require the installation of a landscape buffer.

3. LANDSCAPE REQUIREMENTS OF LARGE TRACTS:

The minimum landscape area established by this Article shall be required only upon that portion of the tract which is being developed. The area of a tract subject to these landscape provisions shall be determined by the City Manager or Designee. In general, sites exceeding two acres in size may qualify for this provision.

In order to qualify for this provision, the landscape plan must:

- a. Fully include all of the area on which the construction work is to be done; and
- b. Have an area that does not exceed 50 percent of the area of the building site, and
- c. Be inclusive of all new exterior paving additions and

ART. XXV. LANDSCAPE AND SCREENING

- d. Provide landscape buffer plantings along adjacent streets

The limits of work must be clearly delineated on the landscape plans prior to the issuance of a building permit.

4. LANDSCAPE PLAN REQUIRED:

- a. A landscape plan, demonstrating compliance with the provisions of this Article shall be submitted to the City Manager or Designee for a determination as to whether the plan meets the minimum requirements established by this Article.
- b. The landscape plan submission must include one digital copy of the drawings and specifications for review, as prescribed by the City of Carrollton. The landscape plan must have a scale of one inch equals 30 feet or larger and be formatted for a standard sheet 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.
- c. Such plan(s) shall be prepared by a licensed landscape architect and submitted in a manner as prescribed by the City of Carrollton. The landscape plan(s) must contain the following information:
 - i. Date, scale (both written and graphically displayed), and the names, addresses and contact information of each property owner and the landscape architect.
 - ii. Project name, street address and the filed subdivision name of the property including the lot and block
 - iii. A vicinity map shall be included if the landscape plan stands alone and is not part of an entire architectural or civil set of drawings.
 - iv. The Planning Case Number, if the landscape plan is part of a zoning case submitted through the Planning Department.
 - v. Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot.
 - vi. Clear graphic illustration of all physical site features, visibility triangles, required landscape buffer, easements, and utilities (including overhead power lines).
 - vii. Identification of species (botanical and common name), size (caliper or gallon size), quantity, and placement of any existing and proposed landscape plantings to be used to satisfy the requirements of this Article. Quantities of all required plants and trees shall be reflected in appropriate callout identification tags on all landscape plan sheets, in addition to overall totals shown on the Plant Schedule.

ART. XXV. LANDSCAPE AND SCREENING

- viii. Identification, details and clear graphic representation of all other proposed landscape materials to be installed on site including, but not limited to: soil, mulch, metal edging, concrete, pavers, masonry walls, fencing, gates, lighting, drains, outdoor furnishings and structures.
 - ix. Calculations performed relative to compliance with Section B, Subsection 1. *Landscape Area Required* or Section B, Subsection 3. *Landscape Requirements of Large Tracts* of this Article shall be included in a table format, as applicable.
 - x. The following note: All landscape areas, whether required or not, must be equipped with a fully automatic electronic landscape irrigation system designed and installed in compliance with current Texas Commission on Environmental Quality and City of Carrollton landscape irrigation regulations.
- d. The use of drought-tolerant, pest-tolerant and hardy plant materials is recommended to satisfy the requirements of this Article. The list of plant material contained in Figure 1 of this Article shall be considered as suitable for the climate of this area, and as such, allowable as plant material to meet the requirements of this ordinance.
 - e. The use of planters may satisfy the foundation planting requirements of this Article, provided that the soil volume requirements of this Article are met, and that the planters receive appropriate irrigation.

5. CERTIFICATE OF OCCUPANCY:

- a. All landscaping shall be completed and installed in accordance with the approved landscape plan(s) before the final inspection of any building on the lot. A Certificate of Occupancy shall not be issued for any building on a lot until the landscaping is complete and accepted.
- b. To accommodate variations in planting and construction schedules, the City Manager or Designee may issue one temporary Certificate of Occupancy for a period not to exceed six months. The property owner must provide documented assurance that the landscaping will be completed within the six months. For the purposes of this subsection, “documented assurance” means:
 - i. A copy of a valid contract to install the landscaping in accordance with the landscape plan(s) within the six-month period.
 - ii. An affidavit from the property owner acknowledging the consequences of not complying with this ordinance.
- c. If a temporary Certificate of Occupancy is issued and, at the end of the specified time period no permanent Certificate of Occupancy has been issued because the required landscaping has not been installed in accordance with the approved landscape plan(s), the property owner shall be considered in violation of the zoning ordinance of the City of Carrollton, and shall be subject to the penalties established herein.

ART. XXV. LANDSCAPE AND SCREENING

6. INSTALLATION AND MAINTENANCE:

- a. At the time of installation, all plantings shall have indications of normal growth and shall be sound, healthy, vigorous and free of weeds, insect and/or disease infestations, or objectionable disfigurements. All plants should have normally well-developed branching structures and vigorous and fibrous root systems which are not root- or pot-bound. All plants shall be adaptable to the climatic, sun, shade, and soil conditions of the area in which they are to be planted.
- b. All landscape areas, whether required or not, on property zoned to a multi-family or nonresidential zoning district shall have an automatic irrigation system installed meeting all applicable requirements and regulations of the Texas Commission on Environmental Quality (TCEQ) and those of the City of Carrollton, and approved by the City Manager or Designee. All portions of any irrigation system shall be continuously maintained in a condition such that the intent of the irrigation design is fulfilled. Uncontrolled emission of water from any pipe, valve, head, emitter, or other irrigation device is prohibited by the TCEQ and the City of Carrollton and shall be considered evidence of non-maintenance and therefore considered a violation of this Article. Landscape elements other than turf grass and irrigation systems extending into right-of-way shall require a landscape license agreement with the City. Landscape irrigation main lines and electronic valves as defined by the TCEQ shall not be installed in public right-of-way. Lateral lines and heads as defined by the TCEQ may be located within public right-of-way without need for a landscape license agreement.
- c. The property owner shall be responsible for the maintenance of all landscape areas. Such areas shall be regularly watered sufficient to establish and promote vigorous growth of all trees, plants and turf grasses. Such areas shall be maintained in a relatively weed free condition to present a healthy, neat and orderly appearance at all times.

All landscape plants and turf grasses shall be periodically pruned, trimmed, aerated, edged, and fertilized in accordance with accepted horticultural best practices.

All shade trees shall be periodically pruned to remove dead, dying or hazardous limbs, and “limbed-up” appropriately (according to species needs) to avoid contact with pedestrians and automobiles.

All ornamental trees shall be periodically pruned only to remove adventitious “sucker” growth, and dead, dying, or hazardous limbs. No “topping” of ornamental trees shall be allowed.

All plants should be periodically inspected for infestation by disease or insects. If such infestation is present, immediate steps shall be taken to eliminate it. Landscaped areas shall be kept free of debris and trash in accordance with the Carrollton Code of Ordinances.

Any plant that dies must be replaced with another living plant that complies with this Article and the approved landscape plan, if any, within 10 days after notification by the City.

Damages to utility lines and infrastructure resulting from negligence of the property owner or his/her agents in the installation and maintenance of required plant materials in an easement is the responsibility of the property owner.

If a public utility disturbs a landscaped area in an easement, the utility contractor shall make every reasonable effort to preserve the plant materials and return them to their prior locations

ART. XXV. LANDSCAPE AND SCREENING

after work is complete. If, however, some plant materials die, it is the obligation of the property owner to replace the dead plant materials.

- d. Shrubs shall be, at a minimum, five-gallon container size at the time of planting. Shrubs used as parking lot screening shall be a minimum of 24 inches in height and 14 inches in width at the time of planting. Five-gallon containerized shrubs not meeting the minimum standard for parking lot screening will not be accepted. Parking lot screening shrubs shall be grown and maintained to a minimum height of 42 inches (36 inches above curb).
- e. Turf grass areas may be sodded, plugged, sprigged, or “hydro-seeded,” except that solid sod shall be used in the landscape buffer and in swales or other areas subject to erosion, as determined by the City Manager or Designee, based upon accepted horticultural best practices.
- f. All plant materials shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within two years of planting. Steel or other sustainable edging material shall separate planting beds from adjacent turf grass areas and installed with a finished height of no more than two inches above base soil level. Groundcover plants from four-inch pots shall be planted at a maximum of 12 inches on center. Groundcover plants from one-gallon containers shall be planted at a maximum of 18 inches on center.
- g. Plantings located internal to a parking lot shall be located within a landscape island or module, constructed of masonry or concrete.

Landscape plantings, curbs, barriers or any combination thereof shall be situated so as not to create a visibility obstruction to moving vehicles within a parking lot.

- h. Palm trees may not be used to qualify for required trees.
- i. No artificial plant materials may be used to satisfy the requirements of this Article. (See Section B.6.m. below.)
- j. The ubiquitous use of mulch will not satisfy the requirement for living plant material in required landscape areas, except that is it used as the prescribed top dress medium between plants.
- k. Rock mulch and decomposed granite may only be used in the following scenarios: as an accent, within a xeriscape planting design concept, within the vehicle overhang area, or a drainage way, and that it be delineated and kept separate from grass areas with metal edging.
- l. Invasive plant material is prohibited in required landscape areas.
- m. Synthetic, or artificial turf may not be used to satisfy requirements within landscape areas. However, where a hardship can be demonstrated by a residential property owner per Article XXXII. Board of Adjustment, Section E., 3. c. Variances, a variance case may be heard by the Property Standards Board for a reasonable portion of a front yard setback to contain artificial turf. This provision excludes the City parkway.
- n. The building official or designee may order work stopped and serve by notice, to any person engaged in the work, if installation is contrary to the provisions of this Article. A person issued

ART. XXV. LANDSCAPE AND SCREENING

this notice shall stop work immediately until authorized by the building official or designee to proceed with the work.

7. PLANTING AREA REQUIREMENTS:

- a. Planting areas must have the following soil and mulch depths and dimensions:
 - i. For each large shrub, a minimum of two feet (24 inches) of soil depth and 16 square feet of surface area.
 - ii. For each tree installation, a minimum of three feet (36 inches) of soil depth and 32 square feet of surface area for ornamental trees, and 64 square feet of surface area for shade trees.
 - iii. For all planting areas except turf, four inches of organic wood-type mulch is to be used as a top dress at the time of planting, excepting scenarios described in Section B.6.k. above. The mulch depth may be tapered to the metal edging of a planting area at the angle of repose, but must be maintained at an average depth of four inches.
- b. Planting areas located above underground buildings or structures must have the following soil depths and dimensions:
 - i. For each large shrub, a minimum of two and one-half feet (30 inches) of soil depth and 25 square feet of surface area.
 - ii. For each tree installation, a minimum of three and one-half feet (40 inches) of soil depth and 36 square feet of surface area.
 - iii. For all planting areas except turf, four inches of organic wood-type mulch is to be used as a top dress at the time of planting, excepting scenarios described in Section B.6.k. above. The mulch depth may be tapered to the metal edging of a planting area at the angle of repose, but must be maintained at an average depth of four inches.
 - iv. The building official or designee may waive these minimum planting area requirements if the landscape architect preparing the landscape plan(s) certifies that the proposed alternative soil depths and dimensions are sufficient to support healthy growth of the plants affected.

Minimum Plant Specifications at Installation

Category	Min. Size	Min. Height	Min. Spread	Notes
Shade Trees	3 inch caliper	12 feet	4 feet	(1), (2), (3)
Ornamental Trees	3 inch caliper	8 feet	3 feet	(2), (3), (5)
Multi-Stem Trees	3 inch caliper	8 feet	4 feet	(2), (4), (6)
Screening Shrubs	5 gallon	24 inches	14 inches	(7)
Shrubs	5 gallon	n/a	n/a	(7)
Ground Covers	1 gallon	n/a	n/a	(8)

ART. XXV. LANDSCAPE AND SCREENING

NOTES

- (1) Tree trunks shall be free of branches to a minimum of six feet above grade
- (2) If balled & burlapped, a tree shall have root ball with a minimum 28 inch diameter and a minimum 19 inch depth
- (3) If containerized, a minimum 45-gallon container
- (4) If containerized, a minimum 15-gallon container
- (5) Shall have a minimum of eight branches
- (6) Shall have a minimum of three canes
- (7) Shall be fully branched from the crown to the top of the plant, with a well-established root system reaching the sides of the container to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container
- (8) Trailing groundcovers shall have a minimum of five runners 12 inches in length, with a well-established root system reaching to the sides of the container to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container
- (9) Clumping groundcovers shall be the full width of the container with a well-established root system reaching the sides of the container to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container

8. LOCATION & DESIGN:

a. Residential Zoning Districts

In all single-family and duplex residential zoning districts where landscape areas are required, not less than 30 percent of the total required on-site landscaping, as provided in Section B, Subsection 1. *Landscape Area Required*, shall be located in the designated front yard, with not less than 50 percent of the total required on-site landscaping located in the front one-half of the lot.

Institutional uses located in residential zoning districts shall comply with Section B, Subsection 8. *Location & Design*, Item b. *Multi-Family Residential & Non-Residential Zoning Districts*.

b. Multi-Family Residential & Nonresidential Zoning Districts (for communication tower facilities see also Article XXI of the Comprehensive Zoning Ordinance):

- i. In every multi-family residential, office, local retail, commercial, freeway industrial and corporate commercial zoning district where landscape areas are required in accordance with Section B, Subsection 1 above, not less than 50 percent of the total required on-site landscaping, as provided in Section B(1) above, shall be located in the designated front yard,

ART. XXV. LANDSCAPE AND SCREENING

with not less than 70 percent of the total required on-site landscaping located in the front one-half of the lot.

ii. The following landscape buffer shall be provided for each non-residentially or multi-family zoned tract or lot. If the landscape area required by these provisions is less than the minimum percentage required by the zoning district within which the site is located, additional on-site landscape area(s) shall be provided so as to attain the minimum percentage required.

a) A landscape buffer shall average 15 feet in width, but no less than ten feet minimum width at any point, adjacent to all street rights-of-way or street easements measured from the property line into the subject site and shall be maintained as permanent green space.

A maximum 50 percent of the buffer area may be planted with turf grass. For landscape buffers greater than 15 feet in average width, the additional area may be planted with turf grass. Drives, alleys, parking and maneuvering areas, and sidewalks shall not be located within the required buffer area except to cross the buffer area to provide access to the site.

All fencing and screening walls shall be placed behind the required landscape buffer. Such landscape buffer(s) shall be counted towards meeting the minimum square footage of required landscape area for the site, and shall contain, at a minimum, the following elements:

1. Two, three-inch caliper shade trees, 10-12 feet in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, and;
2. Three ornamental trees, 6-8 feet in height and a minimum of three caliper inches in size at the time of planting, for each 100 linear feet of street frontage or fraction thereof. Three ornamental trees may be substituted for each required shade tree if planted directly underneath overhead utility lines. For trees proposed under or directly adjacent to overhead power lines, see Figure 1 of this Article.

Such trees are encouraged to be placed in "natural groupings" where possible. However, if they are placed in a linear layout, the shade trees shall have a maximum spacing of 40 feet, while the ornamental trees shall have a maximum spacing of 15 feet, and either; (*Ord. No. 2484, 01/04/00*)

3. Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings. Such plantings shall be in a row if the landscape buffer is adjacent to a parking lot, so as to screen the parking from the street. A minimum three-foot-wide planting bed shall be provided for the planting of such shrubs, or;
4. A combination of a discontinuous landscaped earthen mound constructed to a minimum height of three feet, and evergreen shrubs.

b) All parkway areas adjacent to a public street, including street right-of-way, but excluding sidewalks, driveways, and areas designated to provide access into the lot, shall be permanently planted with turf grass or other living plant material, and shall be maintained in a healthy growing condition by the property owner at all times. Any plantings located

ART. XXV. LANDSCAPE AND SCREENING

within public right-of-way shall not be counted toward satisfying the requirements of Section B, *LANDSCAPE STANDARDS*, Subsection 1. *Landscape Area Required* or Subsection 3. *Landscape Requirements of Large Tracts* of this Article, as applicable.

In each case where plantings other than turf grass or groundcover are located within a public right-of-way, a landscape license agreement shall be executed with the City.

- c) All plantings shall be coordinated with all on-site signage, utility structures, and lighting, both upon installation of the plantings and plant maturation.
 - d) All landscape material shall comply with the provisions of Section 53.40 through 53.44 of the Carrollton Code of Ordinances, (Visibility Obstructions Ordinance).
 - e) All landscape material shall comply with the most recent edition of the International Fire Code, as adopted by the City of Carrollton, regarding the obstruction of fire protection equipment.
 - f) Shade trees are prohibited from being planted under overhead or over underground utilities. All plant material planted under overhead or over underground utility lines shall be of such a stature and/or have such a root system so that they will not interfere with the integrity or operation of the utility facilities. See the “Small/Ornamental Trees – Power Line Corridor Trees” section in the approved tree list in Figure 1 of this Article, for trees to be planted under or adjacent to overhead power lines.
- iii. Any outdoor parking lot that contains at least 12 but less than 100 parking spaces shall have not less than five percent of the interior of such parking lot, inclusive of maneuvering aisles, landscaped as follows:
- a) One, three-inch caliper shade tree, 10-12 feet in height at the time of planting, for each 12 parking spaces or fraction thereof. The placement of trees shall be coordinated with the location of lights used to illuminate a parking area so that they will be of such a stature that they will not interfere with these lights at maturity.
 - b) All parking spaces shall be located within 120 feet of a tree that is located within the same parking area, measured from the trunk of the tree.
 - c) A landscape island shall be provided at the end of each parking row and at a minimum interval of 12 parking spaces when such row is longer than 12 spaces. Such island shall be a minimum of eight feet wide and shall extend the length of the adjacent parking space.
- Landscape islands shall not be required when parking spaces are located behind a building and are screened from view of the street for warehousing, manufacturing, assembly or wholesale uses. However, all landscaping which would otherwise be required behind the building shall be required elsewhere on the property.
- d) Landscape islands within parking lots shall not have more than 50 percent of their combined area planted with turf grass, the remainder shall be planted with approved

ART. XXV. LANDSCAPE AND SCREENING

plant material. Plantings interior to parking lots shall not exceed 36” in height at maturity.

- e) Landscape islands shall be measured from back of curb to back of curb, where curbs exist, otherwise from edge of approved hardscape material.
 - f) Where plantings are adjacent to the front or rear of a parking space, a minimum two-foot-wide vehicle overhang shall be allowed in the landscape buffer. Said vehicle overhang shall be inclusive of the minimum 15-foot-wide landscape buffer required by this Article, such that there are no shrubs or trees planted within the two feet of the vehicle overhang. Low-growing groundcovers are acceptable in this area, however.
- iv. Any outdoor parking lot that contains 100 or more parking spaces shall provide not less than 10 percent of the interior of such lot, inclusive of maneuvering aisles, landscaped as follows:
- a) One shade tree for each 10 parking spaces or fraction thereof. The placement of trees shall be coordinated with the location of lights used to illuminate a parking area so that they will be of such a stature that they will not interfere with these lights at maturity.
 - b) All parking spaces shall be located within 100 feet of a tree that is located within the same parking area, measured from the trunk of the tree.
 - c) A landscape island shall be provided at the end of each parking row and at a minimum interval of 10 parking spaces when such row is longer than 10 spaces. Such island shall be a minimum of eight feet wide and shall extend the length of the adjacent parking space.

Landscape islands shall not be required when parking spaces are located behind a building and are screened from view of the street for warehousing, manufacturing, assembly or wholesale uses. However, all landscaping which would otherwise be required behind the building shall be required elsewhere on the property.
 - d) Landscape islands within parking lots shall not have more than 50 percent of their combined area planted with turf grass, the remainder shall be planted with approved plant material. Plantings interior to parking lots shall not exceed 36” in height at maturity.
 - e) Landscape islands shall be measured from back of curb to back of curb, where curbs exist, otherwise from edge of approved hardscape material.
 - f) Where plantings are adjacent to the front or rear of a parking space, a minimum two-foot-wide vehicle overhang shall be allowed in the landscape buffer. Said vehicle overhang shall be inclusive of the minimum 15-foot-wide landscape buffer required by this Article, such that there are no shrubs or trees planted within the two feet of the vehicle overhang. Low growing groundcovers are acceptable in this area, however.

ART. XXV. LANDSCAPE AND SCREENING

v. Site Landscape Areas:

In addition to buffer and parking lot landscape requirements, certain site plantings shall be required to enhance the lot and provide ecosystem services.

- a) One shade tree, or ornamental tree where space is constrained, must be provided for every 3,000 square feet of lot area or fraction thereof, not including the building footprint and drive and parking aisles. Such site trees shall be a minimum of three-inch caliper at the time of planting. Species shall be selected from the approved tree list within Figure 1 of this Article.
- b) New tree plantings shall not have their mature dripline overlap by more than 10 percent of any exterior building wall.
- c) Foundation shrub plantings shall be included on the landscape plan. The foundation planting area must be a minimum of three feet in width and extend along a minimum of 50 percent of the portion of the foundation that faces a street. Shrubs must be spaced no more than 36 inches apart from each other at the time of planting. If certain building concepts preclude the placement of foundation plantings, such plantings shall be incorporated elsewhere on the site in a manner which satisfies the intent of foundation plantings.

9. LANDSCAPE REQUIREMENTS OF DETENTION AND RETENTION PONDS:

- a. Detention and retention ponds, if required, shall be designed as an integral part of the overall site and landscape plan(s) and shall be considered a natural landscape feature on the site which also serves important ecosystem functions.
- b. The area of any detention or retention pond shall not be counted toward the minimum required landscape area of the lot.
- c. The landscape design for any detention or retention pond shall include a variety of native and wetland-appropriate species.
- d. Within any detention pond, the area designed for inundation shall be planted with vegetation that can withstand periods of inundation and drought, can function to stabilize the side slope of the pond, and cleanse water runoff. A variety of appropriate plant material is encouraged to perform these functions.
- e. The following landscape elements shall be provided for the perimeter of each detention or retention pond:
 - i. One shade tree for each 50 linear feet of pond perimeter, or fraction thereof, as measured along the top of the bank.
 - ii. Two ornamental trees for each 50 linear feet of pond perimeter or fraction thereof as measured along the top of the bank.
 - iii. Ten shrubs for each 50 linear feet of pond perimeter, or fraction thereof, as measured along the top of the bank.

ART. XXV. LANDSCAPE AND SCREENING

The required trees and shrubs are encouraged to be placed in a random pattern or in natural groupings, and the placement of the required landscape elements are not limited to the top of the bank so long as species selected are appropriate for the side or basin of pond.

- f. Any detention or retention pond shall include a minimum 15-foot-wide maintenance access to the basin and any basin riser outlet structures. The planting plan shall be designed to prevent obstruction of the maintenance access by maturing trees and shrubs.
- g. Any above-ground mechanical structures related to the operation of the pond shall be identified on the landscape plan(s) and shall be screened with evergreen trees and shrubs.

10. CREDITS TOWARDS LANDSCAPE REQUIREMENTS:

- a. Each existing tree in a healthy and growing state at least 4” dbh and from the approved tree list, shall receive credit at an inch per caliper inch ratio toward the requirements for trees in the landscape buffer, the parking lot, or for site trees provided the existing trees are located on the subject site.
- b. This credit shall be subject to the following conditions:
 - i. At least three-fourths ($\frac{3}{4}$) of the tree dripline, at estimated mature size, must be in a permeable area.
 - ii. There shall be no changes in the original grade within the dripline areas of existing trees.
 - iii. Should any tree shown on the landscape plan(s) die, the tree shall be replaced in accordance with the provisions of Title 15, Chapter 155 of the Carrollton Code of Ordinances (Tree Preservation Ordinance).

11. ALTERNATE LANDSCAPE PLANS:

The City Manager or Designee may approve a modification of the landscape requirements which may result in a substitution or reduction of landscape plantings, and/or landscape areas of this Article in conjunction with the submittal of an Alternate Landscape Plan application, or may recommend such approval to the City Council, who may approve such modification in conjunction with a Special Use Permit request if the proposed Alternate Landscape Plan:

- a. Meets the stated purpose and intent of this Article; and
- b. Provides the minimum required landscape elements and yard area requirements when the site is considered as a whole; and
- c. Results in a superior landscape plan than that which could be achieved by strictly following the minimum requirements of this Article and;
- d. Incorporates the retention of significant trees, naturally occurring vegetation and water features;
or,

ART. XXV. LANDSCAPE AND SCREENING

- e. Better accommodates or improves the physical conditions of the subject property through the addition of any, or all of the following so as to compensate proportionally for any deficit:
 - i. An enhanced landscape buffer consisting of no less than 20 percent greater average width than otherwise required.
 - ii. Enhanced off-street parking paving consisting of no less than five percent decorative or permeable paving, or plantings consisting of no less than 20 percent greater than otherwise required.
 - iii. Enhanced pedestrian paving consisting of no less than 25 percent decorative paving materials. Said enhanced pedestrian paving shall not be located in the right-of-way.
 - iv. Art for public enjoyment visible from the street and accessible to the public with a marker describing the artist and piece.
 - v. Public open space area(s) with pedestrian-friendly facilities such as plazas, water features, seating areas, etc., open to the public.
 - vi. Conservation easement(s), being an agreement between the developer and the City of Carrollton for the purposes of preserving natural, undisturbed vegetation or waterways;
 - vii. Enhanced right-of-way or street median plantings in the vicinity, in partnership with the City of Carrollton including a Landscape License Agreement.
- f. Does not reduce the required landscape buffer area by greater than 20 percent, and
- g. The aggregate reduction of required landscaping cannot exceed 10 percent.

Staff level approval will consist of a team review which will include the City Landscape Planner, Building Official, Director of Development Services and the Planning Manager.

A landscape plan depicting a reduced width landscape buffer of more than 20 percent, or one which shows a lesser percentage (greater than 10 percent) of the site that otherwise meets landscape buffer requirements may be approved by the Planning and Zoning Commission with submittal of an Alternate Landscape Plan application or approved by the City Council in conjunction with a Special Use Permit when it is shown that the physical constraints of the property preclude strict compliance of this section.

The Alternate Landscape Plan shall be submitted in the same form as required by Section B, Subsection 3, Item b. Landscape Plan Required, of this Article and shall be subject to the same enforcement requirements established in this Article.

The Alternate Landscape Plan shall clearly delineate and identify the deviations from the provisions of this Article, and shall be clearly labeled as “Alternate Landscape Plan”.

ART. XXV. LANDSCAPE AND SCREENING

SECTION C. SCREENING.

1. SCREENING WALL BETWEEN COMMERCIAL AND RESIDENTIAL DISTRICTS:

- a. Except as provided in Section C. *Screening*, Subsection 3. *Screening Wall Between Educational, Governmental or Recreational Facility and Residential Districts* and Subsection 4. *Loading and Vehicle Service Areas*, a solid, opaque masonry screening wall, not less than six (6) feet in height measured at the highest finished grade, and designed by a Professional Engineer registered in the State of Texas, shall be provided and maintained along the property line of any parcel within the (O-1, O-2, O-3, O-4), (LR-1, LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (LI) or (HI) districts where:
 - i. Such parcel abuts any residentially zoned property, including where such parcel is separated from the residentially zoned property by an alley; or
 - ii. Any use within the (O-1), (O-2), (O-3), (O-4), (LR-1), (LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (LI) or (HI) districts that fronts upon another street but sides or backs to the street upon which such single-family attached, single-family detached, or duplex structure fronts. (Reference Figure 4.1, Appendix A)
- b. Such wall shall be approved by the City Manager or Designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any building or portion thereof within the (O-1), (O-2), (O-3), (O-4), (LR-1), (LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (LI) or (HI) districts.

2. SCREENING WALL BETWEEN MULTI-FAMILY AND SINGLE-FAMILY DISTRICTS:

- a. A solid, opaque masonry screening wall, not less than six feet in height measured at the highest finished grade, and designed by a Professional Engineer registered in the state of Texas, shall be provided and maintained along the property line of any parcel within any (MF) Multi-Family Residential District where such parcel abuts any property zoned to a (SF) Single-Family or (D) Duplex Residential District. Such wall shall be approved by the City Manager or Designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any building or portion thereof within a (MF) Multi-Family district.
- b. No screening wall shall be required; however, between any (MF) Multi-Family zoned property and any (D) Duplex zoned property where such properties are separated by an alley, and where such alley jointly serves the multi-family and duplex zoned properties.
- c. The provisions of Section C. *Screening*, Subsection 1. *Screening Wall Between Commercial and Residential Districts* and Subsection 2. *Screening Wall Between Multi-Family and Single-Family Districts* shall not apply to any property line which abuts an (IH) Interim Holding District, nor to any property located within an (IH) Interim Holding District.

ART. XXV. LANDSCAPE AND SCREENING

3. SCREENING WALL BETWEEN EDUCATIONAL, INSTITUTIONAL, GOVERNMENTAL, OR RECREATIONAL FACILITY AND RESIDENTIAL DISTRICTS:

- a. A solid, opaque masonry screening wall, not less than six feet in height measured at the highest finished grade, and designed by a Professional Engineer registered in the State of Texas, shall be provided and maintained along the property line of any lot or parcel used for educational, institutional, or governmental services, any public recreation or community center, or any public tennis court or swimming facility where such use abuts any residentially zoned property, and:
 - i. Where any outside storage is located on any part of the lot or parcel of such use; or
 - ii. Where any vehicle storage, repair, service, wash, or maintenance area is located on any part of the lot or parcel of such use; or
 - iii. Any loading or delivery area of such use, excluding trash receptacles, is located within 75 feet of any residentially zoned property.

- b. Where the provisions of Section C. *Screening*, Subsection 3. *Screening Wall Between Educational, Institutional, Governmental or Recreational Facility and Residential Districts*, Item (a) are not applicable, a solid, opaque masonry screening wall, not less than six feet in height measured at the highest finished grade, and designed by a Professional Engineer registered in the State of Texas, shall be provided and maintained along the property line of any lot or parcel used for educational, institutional, or governmental services, any public recreation or community center, or any public tennis court or swimming facility where:

- i. Any portion of a parking area or driveway servicing such facilities is located within 25 feet from any residentially zoned property, regardless of whether such uses are separated by an alley. A screening wall shall not be required where such facilities are separated from any residentially zoned property by a public street.

It is not the intent of this subsection to require a screening wall between the parking area or driveway of such facility and any other educational, institutional, governmental, or public recreational facility. (Ord. No. 1947, 10/19/93); (Ord. No. 2099, 09/05/95)

- c. Where an opaque screening device of at least six feet in height does not exist along the property line of an educational, institutional, governmental, or recreational facility which existed on the effective date of this subsection, and would otherwise be required by Section C. *Screening*, Subsection 3. *Screening Wall Between Educational, Governmental or Recreational Facility and Residential Districts*, Item (a) or Item (b) above, erection of a masonry wall shall be required only in accordance with Article XXII of this ordinance.
- d. Where an opaque screening device of at least six feet in height is located on the property line separating such educational, institutional, governmental, or recreational use and the adjacent residentially zoned property, and such screening device existed on the effective date of this subsection, no further screening provisions shall be required.

Where the requirements of Section C. *Screening*, Subsection 3. *Screening Wall Between Educational, Institutional, Governmental or Recreational Facility and Residential District*, items (a) or (b) apply, and where such screening device is located on the property of the educational,

ART. XXV. LANDSCAPE AND SCREENING

institutional, governmental, or recreational facility, the removal of such screening wall subsequent to the effective date of this subsection shall constitute a violation of this ordinance. It shall be the responsibility of the educational, institutional, governmental, or recreational facility to ensure that the provisions of this Article are complied with.

- e. No screening device shall be required between the parking area or driveway of such facility and any public park or greenbelt, as designated by the Comprehensive Plan. (Ord. No. 1641, 07/17/90)
- f. The provisions of Section C. *Screening*, Subsection 1. *Screening Wall Between Commercial and Residential Districts* shall not apply to an office or administrative building of an exclusively educational or governmental use, regardless of the zoning of the property upon which such use is located, under the following circumstances:
 - i. No outside storage is located on any part of the lot or parcel of such use; and
 - ii. No vehicle storage, repair, service, wash, or maintenance areas are located on any part of the lot or parcel of such use; and
 - iii. All loading and delivery areas, excluding trash receptacles, are located in excess of 75 feet from any adjacent residentially zoned property, and are not located between the office or administrative building and any residentially zoned property.

All other provisions of Section C. *Screening*, Subsection 3. *Screening Wall Between Educational, Institutional, Governmental or Recreational Facility and Residential District* shall still apply. (Ord. No. 2055, 02/21/95)

4. LOADING AND VEHICLE SERVICE AREAS:

- a. All loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash or maintenance bays or areas, garages or garage doors, or any similar facility for any type of vehicle on any parcel within the (O-1), (O-2), (O-3), (O-4), (LR-1), (LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (IP), (LI), or (HI) districts shall be screened from any adjacent residentially zoned property by a solid, opaque masonry wall of not less than six (6) feet in height measured at the highest finished grade, and designed by a Professional Engineer registered in the state of Texas.

Where a solid, opaque masonry screening wall separating nonresidential and residential uses is already provided in accordance with Section C. *Screening*, Subsection 1. *Screening Wall Between Commercial and Residential Districts*, an additional screening wall relative to such loading, parking or service areas is not required. (Ord. No. 1659, 10/02/90); (Ord. No. 1932, 08/17/93)

- b. All vehicle repair, service, wash, or maintenance bays incidental to any use on any parcel within the (O-1), (O-2), (O-3), (O-4), (LR-1), (LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (IP), (LI), or (HI) districts shall not face less than 45 degrees from any adjacent residentially zoned property unless such repair, service, wash or maintenance bays are located in excess of 75 feet from the adjacent residentially zoned property. (Ord. No. 1557, 07/11/89); (Ord. No. 1659, 10/02/90); (Ord. No. 1932, 08/17/93)
- c. Any vehicle repair, service, wash or maintenance bays, incidental to any use on any parcel within the (O-1), (O-2), (O-3), (O-4), (LR-1), (LR-2), (CC), (LC), (TC), (HC), (C/W), (FWY), (IP),

ART. XXV. LANDSCAPE AND SCREENING

(LI), or (HI) districts, which are located within 100 feet of any arterial thoroughfare identified on the Carrollton Thoroughfare Plan, and which face less than 45 degrees from such arterial thoroughfare shall be screened from the view of the street by a solid, opaque wall or fence of not less than six feet in height, measured at the highest finished grade, and constructed in accordance with the standards prescribed by the City of Carrollton. (*Ord. No. 1557, 07/11/89*); (*Ord. No. 1659, 10/02/93*); (*Ord. No. 1932, 08/17/93*)

The provisions of this paragraph shall not apply, however, to any vehicle repair, service, wash or maintenance bays which are incidental to a gasoline service station.

5. **OUTDOOR RECEPTACLES:** (*Ord. 3439, 05/03/11*)

Receptacles greater than 100 gallons (or 15.5 cubic feet) in volume, located in any district, shall be screened on all sides by a solid, opaque masonry wall not less than six feet in height measured at the highest finished grade. The height of the receptacle shall not be permitted to exceed the height of the visual screening device. The masonry screening wall shall contain architectural features that coordinate with the exterior building façade of same property.

An opaque metal or wood gate architecturally compatible with the exterior building facade of same property shall be provided, except if the opening is not visible from a street. Gates shall remain closed except for the servicing of receptacles or for depositing items. All wood material shall be stained, pressure treated or adequately sealed to prevent decay. Cedar or redwood or other naturally decay-resistant woods may be used without the requirement of staining or other treatments. All edges of wood or metal gates shall be framed on the outside face with metal tubing. All metal shall be painted, powder-coated, or otherwise colored to match the exterior building façade of same property.

Receptacles completely hidden from view from any street, or a residentially zoned property shall not be required to provide enclosures.

Receptacles already enclosed by a solid, opaque visual screening device of at least six feet in height measured at the highest finished grade shall not be required to provide additional screening.

For all other requirements for outdoor receptacles, refer to Article XXVII, Section J.

6. **OUTSIDE STORAGE:**

Where outside storage is permitted, such areas shall be screened in accordance with Article XXVI of this ordinance.

7. **ELECTRICAL AND SERVICE METER BANKS AND AIR CONDITIONING UNITS:**

All service meters and air conditioning units which can be seen from the street must be screened in such a manner as to obscure the sight of the units from the street. Such techniques may include, but are not limited to:

- a. Painting the meters and units to compliment the color of the adjacent façade, and/or

ART. XXV. LANDSCAPE AND SCREENING

- b. Screening the meters and units behind ornamental grating, and /or
- c. Screening the meters and units behind a row of evergreen shrubbery, or
- d. A mixture of the above.

8. MAINTENANCE:

All areas adjacent to any screening wall or fence, or areas adjacent to a public street or right-of-way, shall be maintained in a clean and orderly condition by the property owner, free of debris and trash, in accordance with the applicable codes of the City of Carrollton.

9. ALTERNATE SCREENING MATERIAL:

- a. Upon approval of the Planning & Zoning Commission, other material or screening devices which meet the intent of this Article, as determined by the Planning & Zoning Commission, may be utilized to satisfy the requirements of Section C.
- b. Unless specifically approved by the Planning & Zoning Commission, a chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this Article. *(Ord. No. 2615, 06/05/01)*

10. CONFLICTS:

Where the screening standards prescribed by this Section conflict with special screening requirements which have been established within certain zoning districts of this ordinance, the more restrictive requirements shall apply.

11. FENCES IN RESIDENTIAL ZONING DISTRICTS (See also Fence Ordinance):

In any residential zoning district or any non-residential zoned district adjacent to residentially zoned property, no fence shall be erected which is electrically charged in any form or manner, or is composed of barbed wire, concertina wire, razor wire or similar material. *(Ord. No. 1844, 11/03/92); (Ord. No. 2484, 01/04/00)*

12. FENCES ADJACENT TO SCREENING WALLS:

Where a screening wall is provided between any residential subdivision and any thoroughfare, the following requirements shall apply. (See also Fence Ordinance.)

- a. Subsequent to September 5, 1995, no new fence shall be erected:
 - i. Which is located in a required side or rear yard setback, and which is parallel to, or approximately parallel to, a screening wall, and which exceeds the height of such screening wall or,
 - ii. Which is located in a required side or rear yard setback, and which is perpendicular to or approximately perpendicular to a screening wall, and which exceeds the height of such screening wall.

ART. XXV. LANDSCAPE AND SCREENING

- b. Subsequent to September 5, 1995, no existing screening wall shall be raised in height unless such extension is done in a manner consistent with the color, material, or character of the existing wall, and such extension occurs along the entire length of the screening wall, including where the wall may be interrupted by streets, alleys, or other access ways.
- c. Such provisions shall not apply where the screening wall is separated from the residential subdivision by a public alley.
- d. For any subdivision approved subsequent to January 1, 1994, which has a wrought iron or other similar non-opaque fence adjacent to any thoroughfare, no fence shall be erected which is located within the required side or rear yard, which is parallel to or approximately parallel to, such wrought iron or similar non-opaque fence. (Ord. No. 2099, 09/05/95)

13. RETAINING WALLS:

Retaining walls, four feet or greater in height, that face or have exposure to any public thoroughfare, shall be veneered with brick or stone unless an alternate is approved by the Planning and Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within 10 days of the action of the Planning & Zoning Commission. A maximum of 50 percent of the total linear feet of a continuous retaining wall, in existence at the time of the adoption of this provision, may be replaced without meeting this requirement. (Ord. No. 2572, 11/07/00)

**FIGURE 1
APPROVED PLANT LIST**

(Ord. No. 3498, 06/05/2012; Ord. No. 3891, Effective 01.19.2019; Ord. No. 4108, 11.01.2022)

TREES

The trees listed below shall be used to meet the minimum landscape requirements established in Section B. *Landscape*, Subsection 1. *Landscape Area Required* of this Article, and guide proposal of any additional trees on a project site. No commercial or multi-family project site may be planted with more than 1/3 of any one tree genus, except where preserved existing site trees will fulfil all tree requirements of this Article.

LARGE TREES

<i>Acer saccharum</i> ‘Caddo’	Caddo Maple
<i>Acer rubra</i>	Red Maple
<i>Carya Illinoensis</i>	Pecan
<i>Fraxinus americana</i>	White Ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos v. inermis</i>	Thornless Honey Locust
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree

ART. XXV. LANDSCAPE AND SCREENING

<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Maclura pomifera v. inermis</i>	Thornless Bois d'Arc (male only)
<i>Platanus mexicana</i>	Mexican Sycamore
<i>Populus deltoides sp. (male)</i>	Cottonless Cottonwood
<i>Prosopis glandulosa</i>	Mesquite
<i>Quercus fusiformis</i>	Escarpment Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Quercus fusiformis</i>	Escarpment Live Oak
<i>Quercus michauxii</i>	Swamp Chestnut Oak
<i>Quercus polymorpha</i>	Mexican White Oak
<i>Quercus shumardii</i>	Shumard Red Oak
<i>Quercus stellata</i>	Post Oak
<i>Quercus virginiana</i>	Live Oak
<i>Sideroxylon lanuginosum</i>	Gum Bumelia
<i>Taxodium distichum</i>	Bald Cypress
<i>Taxodium ascendens</i>	Pond Cypress
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parviflora 'Drake'</i>	Drake Elm
<i>Ulmus rubra</i>	Slippery Elm

MID-SIZE TREES

<i>Acer buergerianum</i>	Trident Maple
<i>Bumelia lanuginose</i>	Chittamwood
<i>Betula nigra</i>	River Birch
<i>Cotinus obovatus</i>	American Smoketree
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Diospyros virginiana (male)</i>	Common Persimmon
<i>Diospyros texana</i>	Texas Persimmon
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Fraxinus albicans 'Buckley'</i>	Texas Ash
<i>Fraxinus berlandieriana</i>	Mexican Ash
<i>Koelreuteria paniculate</i>	Golden Rain Tree
<i>Juglans microcarpa</i>	Texas Walnut
<i>Juglans nigra</i>	Black Walnut
<i>Juniperus ashei</i>	Ashe Juniper
<i>Juniperus deppeana</i>	Alligator Juniper
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Koelreuteria paniculata</i>	Golden Raintree
<i>Liquidambar styraciflua sp.</i>	Sweetgum
<i>Magnolia grandiflora 'Bracken's Brown Beauty'</i>	Bracken's Brown Beauty Magnolia
<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Dwarf Southern Magnolia
<i>Magnolia grandiflora 'TMGH'</i>	Alta Southern Magnolia

ART. XXV. LANDSCAPE AND SCREENING

<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Nyssa sylvatica</i>	Black Gum
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Pinus thunbergii</i>	Japanese Black Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Quercus buckleyi</i>	Texas Oak
<i>Quercus havardii</i>	Harvard Shin Oak
<i>Quercus laceyi</i>	Lacey Oak
<i>Sapindus drummondii</i>	Western Soapberry
<i>Ulmus alata</i>	Winged Elm
<i>Ulmus parviflora</i>	Lacebark Elm

SMALL/ORNAMENTAL TREES – POWER LINE CORRIDOR TREES

<i>Acer truncatum</i>	Shantung Maple
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Aesculus pavia</i>	Red Buckeye
<i>Cercis canadensis 'Mexicana'</i>	Mexican Redbud
<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud
<i>Cercis canadensis 'Texensis'</i>	Texas Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Chioanthus retusus</i>	Chinese Fringe Tree
<i>Chioanthus virginicus</i>	White Fringe Tree
<i>Crataegus reverchonii</i>	Reverchon Hawthorn
<i>Crataegus texana</i>	Texas Hawthorn
<i>Cupressus leylandii</i>	Leyland Cypress
<i>Chilopsis linearis</i>	Desert Willow
<i>Ilex decidua</i>	Possumhaw Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Lagerstroemia indica sp.</i>	Crepe Myrtle
<i>Magnolia x soulangeana v. (small)</i>	Saucer Magnolia
<i>Magnolia stellata v.</i>	Star Magnolia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Prunus caroliniana</i>	Carolina Cherry Laurel
<i>Prunus mexicana</i>	Mexican Plum
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac
<i>Ungnadia speciosa</i>	Mexican Buckeye
<i>Viburnum rufidulum</i>	Rusty Blackhaw
<i>Vitex agnus-castus</i>	Chaste Tree

ART. XXV. LANDSCAPE AND SCREENING

PLANT MATERIAL

The plant material listed below shall be used to meet the minimum landscape requirements established in Section B. *Landscape*, Subsection 1. *Landscape Area Required* of this Article, and guide proposal of any additional plant material on a project site.

SHRUBS

<i>Abelia sp.</i>	Abelia
<i>Agave sp.</i>	Agave
<i>Anisacanthus quadrifidus v. wrightii</i>	Flame Acanthus
<i>Buxus microphylla japonica</i>	Common Japanese Boxwood
<i>Callicarpa americana</i>	American Beautyberry
<i>Chaenomeles japonica v.</i>	Flowering Quince
<i>Cistus sp.</i>	Rock Rose
<i>Cleyera japonica v.</i>	Japanese Cleyera (Sasaki)
<i>Forsythia x intermedia v.</i>	Forsythia
<i>Ilex sp.</i>	Holly
<i>Hesperaloe parviflora</i>	Red or Yellow Texas Yucca
<i>Hydrangea sp.</i>	Hydrangea
<i>Juniperus sp.</i>	Juniper
<i>Lagerstroemia indica v.</i>	Dwarf Crepe Myrtle
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum
<i>Lorapetalum chinense v.</i>	Lorapetalum
<i>Mahonia sp.</i>	Mahonia
<i>Myrica pusilla</i>	Dwarf Wax Myrtle
<i>Nandina sp.</i>	Nandina
<i>Opuntia ellisiana</i>	Spineless Prickly Pear
<i>Photinia x fraseri v.</i>	Red Tip Photinia
<i>Prunus carolinia v.</i>	Cherry Laurel
<i>Rosa sp.</i>	Rose
<i>Rosemary officianalis</i>	Rosemary
<i>Spiraea sp.</i>	Spirea
<i>Teucrium fruticans</i>	Bush Germander
<i>Yucca recurviflora</i>	Soft Leaf Yucca

FERNS

<i>Athyrium niponicum v. pictum</i>	Japanese Painted Fern
<i>Cyrtomium falcatum</i>	Holly Fern
<i>Dryopteris sp.</i>	Wood Fern
<i>Dryopteris erythrosora</i>	Autumn Fern

ART. XXV. LANDSCAPE AND SCREENING

PERENNIALS

<i>Agapanthus sp.</i>	Agapanthus
<i>Anisacanthus quadrifidus v. wrightii</i>	Flame Acanthus
<i>Artemisia sp.</i>	Wormwood
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Aquilegia sp.</i>	Columbine
<i>Calyptocarpus vialis</i>	Horseherb
<i>Canna sp.</i>	Canna Lily
<i>Conoclinium greggii</i>	Gregg's Mistflower
<i>Dianthus sp.</i>	Pinks
<i>Dichondra argentea</i>	Silver Pony-foot
<i>Dyschoriste linearis</i>	Snake Herb
<i>Echinacea sp.</i>	Coneflower
<i>Gaura lindheimeri v.</i>	Beeblossom
<i>Helleborus sp.</i>	Lenten Rose
<i>Hemerocallis sp.</i>	Daylily
<i>Heuchera sp.</i>	Coral Bells
<i>Hibiscus x moscheutos v.</i>	Hardy Hibiscus
<i>Lantana sp.</i>	Lantana
<i>Liatris punctata v. mucronata</i>	Texas Gayfeather
<i>Liriope sp.</i>	Lilyturf
<i>Malvaviscus arboreus</i>	Turk's Cap
<i>Monarda didyma</i>	Bee Balm
<i>Oenothera sp.</i>	Evening Primrose
<i>Ophiopogon japonicus v.</i>	Mondo Grass
<i>Phlox paniculata v.</i>	Phlox
<i>Phyla nodiflora</i>	Texas Frogfruit
<i>Ratibida sp.</i>	Prairie Coneflower
<i>Rudbeckia sp.</i>	Coneflower
<i>Ruellia brittoniana</i>	Dwarf Mexican Petunia
<i>Salvia farinacea 'Henry Duelberg'</i>	Henry Duelberg Salvia
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia sp.</i>	Salvia
<i>Santolina sp.</i>	Lavender Cotton
<i>Scutellaria ovata</i>	Heartleaf Skullcap
<i>Scutellaria suffrutescens</i>	Pink Texas Skullcap
<i>Scutellaria wrightii</i>	Wright's Skullcap
<i>Stachys byzantine</i>	Lamb's Ear
<i>Symphotrichum oblongifolium</i>	Fall Aster
<i>Tagetes lemonii</i>	Copper Canyon Daisy
<i>Tagetes lucida</i>	Mexican Mint Marigold
<i>Teucrium canadense</i>	Creeping Germander
<i>Verbena sp.</i>	Verbena
<i>Veronica spicata v.</i>	Veronica

ART. XXV. LANDSCAPE AND SCREENING

Wedelia texana

Zexmenia

ORNAMENTAL GRASSES

Acorus sp.

Sweet Flag

Andropogon glomeratus

Bushy Bluestem

Bouteloua curtipendula

Sideoats Grama

Bouteloua gracilis 'Blonde Ambition'

Blonde Ambition Blue Gramma Grass

Calamagrostis sp.

Feather Reed Grass

Carex sp.

Sedge Grass

Chasmanthium latifolium

Inland Sea Oats

Cortaderia selloana pumila

Dwarf Pampas Grass

Festuca sp.

Fescue

Miscanthus sinensis sp.

Maiden Grass

Muhlenbergia lindheimeri

Lindheimer's Muhly

Muhlenbergia sp.

Gulf Muhly Grass

Nasella tenuissima

Mexican Feather Grass

Panicum virgatum

Switch Grass

Pennisetum sp.

Fountain Grass

VINES

Bignonia sp.

Crossvine

Campsis radicans

Trumpet Vine

Gelsemium sempervirens

Carolina Jessamine

Lonicera sempervirens

Coral Honeysuckle

Parthenocissus quincifolia

Virginia Creeper

Rosa sp.

Climbing Rose

Wisteria frutescens

Texas Wisteria

TURF GRASS

Buchloe dactyloides

Buffalo Grass

Cynadon dactylon

Bermuda Grass

Festuca sp.

Fescue

Lolium multiflorum

Rye Grass

Zoysia sp.

Zoysia

ART. XXV. LANDSCAPE AND SCREENING

PLANTS FOR DETENTION & RETENTION PONDS

The plant material listed below shall be used to meet the minimum landscape requirements established in Section B. *Landscape*, Subsection 1. *Landscape Areas Required* of this Article. The use of these is not intended to reduce plant species from which to select from or inhibit creativity but rather ensure plant performance. Plants not listed below may be used to provide landscape plantings in excess of the minimum requirements of this Article.

TREES

<i>Betula nigra</i> ‘Dura Heat’	Dura-Heat River Birch
<i>Fraxinus texensis</i>	Texas Ash
<i>Taxodium ascendens</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus crassifolia</i>	Cedar Elm

ORNAMENTAL TREES

<i>Cornus drummondii</i>	Roughleaf Dogwood
<i>Ilex decidua</i>	Possumhaw Holly
<i>Myrica cerifera</i>	Southern Wax Myrtle

SHRUBS

<i>Amorpha fruticosa</i>	Indigo Bush
<i>Callicarpa americana</i>	American beautyberry
<i>Ilex glabra</i> ‘Compacta’	Compact Inkberry
<i>Myrica pusilla</i>	Dwarf Wax Myrtle
<i>Nandina sp.</i>	Nandina
<i>Physostegia virginiana</i>	Obedient Plant

NATIVE GRASSES

<i>Andropogon gerardii</i>	Big Bluestem
<i>Andropogon glomeratus</i>	Brushy Bluestem
<i>Chasmanthium latifolium</i>	Inland Sea Oats
<i>Muhlenbergia capillaries</i>	Gulf Muhly
<i>Muhlenbergia lindheimer</i>	Lindheimer Muhly
<i>Muhlenbergia reverchonii</i>	Seep Muhly
<i>Penstemon tenuis</i>	Gulf Coast Penstemon
<i>Sorghastrum nutans</i>	Indian Grass
<i>Tripsacum dactyloides</i>	Eastern Gamagrass

ART. XXV. LANDSCAPE AND SCREENING

HERBACEOUS PLANTS

<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Dalea frutescens</i>	Black Dalea
<i>Dyschoriste linearis</i>	Snake Herb
<i>Helianthus maximilianii</i>	Maximillian Sunflower
<i>Malvaviscus drummondi</i>	Turks Cap

**FIGURE 2
PROHIBITED PLANT LIST**

(Ord. No. 3498, 06/05/2012; Ord. No. 3891, Effective 01.19.2019; Ord. No. 4108, 11.01.2022)

The following plant materials are prohibited. Due to their detrimental impact on the natural environment, foundations, sidewalks, and other impervious areas, these plant materials shall not be used. If these materials are existing, they do not have to be removed from the site. They may not however, be counted towards meeting any landscape requirements by this Article.

Trees

<i>Acer saccharinum</i>	Silver Maple
<i>Albixia jubibrissin</i>	Mimosa
<i>Celtis occidentalis</i>	Hackberry
<i>Fraxinus veluta</i>	Arizona Ash
<i>Morus alba</i> “fruitless”	Fruitless Mulberry
<i>Morus alba</i>	Mulberry
<i>Platanus occidentalis</i>	American Sycamore
<i>Populus deltoides</i> (female)	Cottonwood
<i>Salix babylonica</i>	Weeping Willow

Plants

<i>Elaeagnus spp.</i>	Thorny Olive
<i>Equisetum hyemale</i>	Horsetail Reed
<i>Hedera helix</i>	English Ivy
<i>Wisteria sinensis</i>	Chinese Wisteria

The following may be used only where completely surrounded by concrete:

<i>Euonymus fortunei</i> ‘Coloratus’	Purple Wintercreeper
<i>Trachelospermum asiaticum</i>	Asiatic Jasmine
<i>Vinca major</i>	Bigleaf Periwinkle