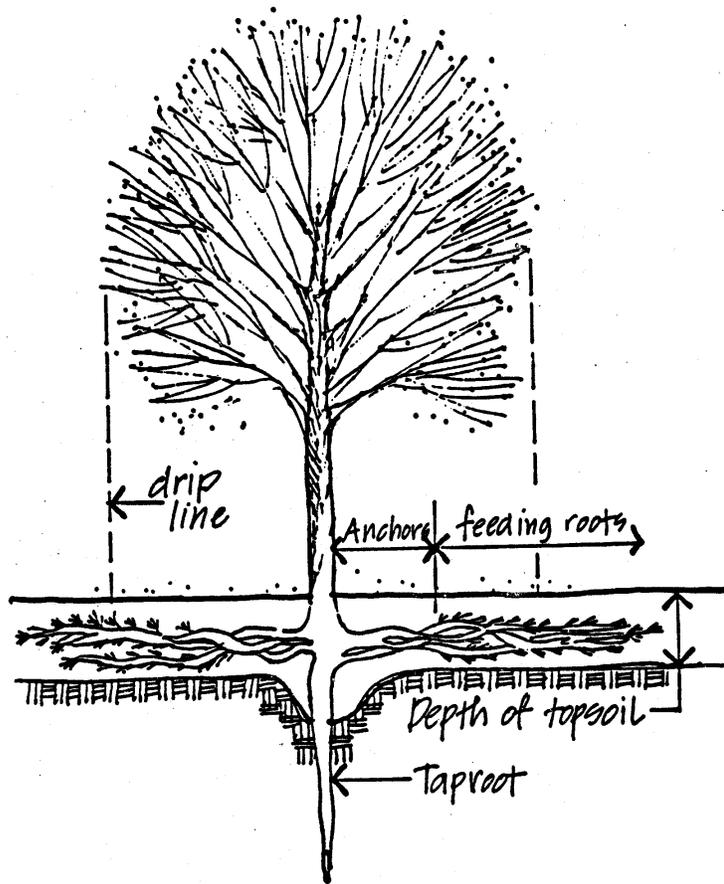


# The City of Garland

## Screening & Landscape Standards



## **SCREENING AND LANDSCAPE STANDARDS**

**FEBRUARY 3, 1987**

### **1.0 INTENT**

The requirements established herein for the installation and maintenance of landscaping and screening are deemed necessary by the City Council to protect and enhance the community's environmental, economic and aesthetic quality, thereby contributing to the overall objective of promoting the public health, safety and general welfare.

More specifically, it is the purpose of this ordinance to:

- 1.1 Aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, ground water recharge and retardation of stormwater runoff;
- 1.2 Aid in abatement of noise, glare, heat and dust;
- 1.3 Promote energy conservation and personal comfort by maximizing the cooling effects of vegetation;
- 1.4 Help delineate separation of spaces and activities, thereby reducing visual and functional conflicts between land uses and activity areas associated with a site;
- 1.5 Enhance community appearance, identity and unique natural beauty;
- 1.6 Create visual interest, variety and harmony and provide contrast and relief from the built-up environment;
- 1.7 Protect and enhance property values;
- 1.8 Establish the minimum landscaping and screening standards and criteria that are necessary to achieve the desired quality of life described by the purposes set forth above.

### **2.0 DEFINITIONS**

Terms not defined herein shall have the meaning assigned to them in the Zoning Ordinance, Building Code, or other codes and ordinances of the City of Garland. Terms not defined herein or in the Code of Ordinances shall have the meaning assigned to them by the latest edition of a recognized dictionary.

- 2.1 "Adjacent to Residential District" means located in such a manner as to be adjoining, contiguous with, or abutting a residential district boundary line; even when separated by alley rights-of-way, easements, or street rights-of-way.
- 2.2 "Building Site" means:
- 2.2.1 One or more lots as identified by a subdivision plat filed in the plat records of the County of Dallas, Texas.
- 2.2.2 An area within the platted lot or lots that is delineated by the applicant and approved by the Director of Planning for the sole purpose of fulfilling the requirements of this section.
- 2.3 "Caliper" means the diameter of the trunk measured six (6) inches above ground level up to and including four (4) inch caliper size, and measured twelve (12) inches above ground level if the measurement at six (6) inches above ground level exceeds four (4) inches. If a tree is of a multi-trunk variety, the caliper of the tree is the sum of the largest trunk plus one-half the total of all other trunks, measured at twelve (12) inches above the rootball.
- 2.4 "Director of Planning" means the Director of the Department of Planning or his designee.
- 2.5 "District" means a zoning district as provided by the City of Garland Zoning Ordinance, Ordinance 3237, as amended.
- 2.6 "Evergreen Shrub" means a shrub of a variety identified in Section 5.7.3 as an evergreen shrub.
- 2.7 "Groundcover" means plants of species which normally reach a height of less than three (3) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.
- 2.8 "Heavy Vehicle Loading Area" means a paved area designed to accommodate the maneuvering, loading and unloading, and parking of commercial vehicles having a length of twenty-seven (27) feet or greater.
- 2.9 "Landscape Architect" means a person licensed to practice or teach landscape architecture in the State of Texas pursuant to State law.
- 2.10 "Large Tree" means a tree of a variety identified in Section 5.7.1 as a large tree.
- 2.11 "Light Vehicle Loading Area" means a paved area designed to accommodate the maneuvering, loading and unloading, and parking of commercial vehicles having a length of less than twenty-seven (27) feet.
- 2.12 "Masonry Wall" means an exterior wall composed of stone, brick, concrete, gypsum, hollow clay tile, concrete block or tile or other

similar building units or materials or combination of these materials laid up unit by unit and set in mortar, or precast panels.

- 2.13 "Mow Edge" means a projected concrete footing which is perpendicular to the base of the wall or fence and is contiguous with the ground for the purpose of restricting the growth of weeds and grasses.
- 2.14 "Outdoor Storage Area" means the storage of equipment, materials, goods, and supplies including the keeping of automobiles, trucks, boats, trailers, buses, and lawn and garden equipment which are not entirely enclosed within a building and which are not on temporary display for the purpose of being immediately for sale to the public at large (where permitted by the Zoning Ordinance).
- 2.15 "Rear Yard" means an open space extending the full width of the lot between the rear lot line and the rear of a main building.
- 2.16 "Side Yard" means an open space extending from the front yard to the rear yard between the side lot line and the side of the main building.
- 2.17 "Small/Ornamental Tree" means a tree of a variety identified in Section 5.7.2 as a small/ornamental tree.

### **3.0 APPLICATION**

- 3.1 The Screening and Landscape Standards shall apply to all building sites located in the City of Garland except for the following:
  - 3.1.1 Property governed by screening and landscape requirements approved by City Council as part of a Planned Development District unless the Planned Development Ordinance specifies compliance with the regulations set forth herein. In the event that a Planned Development Ordinance does not contain screening and landscape requirements, then these standards shall apply.
    - 3.1.1.1 The City Council may impose screening and landscape requirements consistent with the purposes and standards set forth herein as a part of all ordinances establishing or amending Planned Development districts.
  - 3.1.2 Property within the State Highway 190 development corridor as defined by "Development Standards for the State Highway 190 Corridor", adopted by City Council on February 18, 1986.
  - 3.1.3 Property included as part of a master plan for a public park facility.

- 3.1.4 Public school and church sites shall be exempt from all provisions of Section 6.0.
- 3.2 Except as otherwise provided in Section 3.1, these standards shall apply to a building site at such time as an application for a building permit on such site is made, unless the application is for:
  - 3.2.1 A single-family or duplex residence;
  - 3.2.2 Restoration, within 12 months, of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind;
  - 3.2.3 Restoration of a building having a City, County, State or national historic designation if it can be demonstrated that compliance with these landscape and screening standards will detract from the historic or architectural significance of the structure, site or existing landscaping.
  - 3.2.4 Expansion or renovation of an existing structure that does not:
    - 3.2.4.1 Increase the area of any surface parking lot on the site by forty (40) percent or greater.
      - 3.2.4.1.1 Where the area of any surface parking lot on the site is increased by forty (40) percent or greater, compliance with Section 9.4 shall be required for the affected parking lot.
    - 3.2.4.2 Increase any loading and related maneuvering area on the site by twenty (20) percent or greater.
      - 3.2.4.2.1 Where the size of any loading and related maneuvering area on the site is increased by twenty (20) percent or greater, compliance with Sections 9.1 and 9.2 shall be required for the affected area.
    - 3.2.4.3 Increase the size or alter the layout of any outdoor storage area on the site.
      - 3.2.4.3.1 Where the layout of any outdoor storage area on the site is altered or its size increased, compliance with Section 9.3 shall be required for the affected area.
    - 3.2.4.4 Provide additional refuse storage containers or alter the locations of existing containers on the site.

3.2.4.4.1 Where additional refuse storage containers are provided or the location of existing containers is altered, compliance with Section 9.5 shall be required for the affected containers.

3.2.5 New construction on a developed site which does not exceed the percentage of total floor area of all existing structures on the site indicated by the following chart:

<u>Total Floor Area Of Existing Structures</u>	<u>Percentage of Total Floor Area</u>
Less than 20,000 ft <sup>2</sup>	40%
20,000 to 100,000 ft <sup>2</sup>	30%
Greater than 100,000 ft <sup>2</sup>	20%

Such construction shall, however, comply with the requirements of Section 3.2.4.

#### **4.0 ADMINISTRATION AND PROCEDURES**

- 4.1 The Director of Planning is responsible for review of screening and landscape plans and for interpretation of these standards.
- 4.2 The Environmental Code Enforcement Division is responsible for enforcement of these standards.
- 4.3 A site plan showing the proposed screening and landscaping shall be submitted as follows:
  - 4.3.1 To the Plan Commission when a Detail Development Plan is required for Planned Development zoning or at the time of preliminary platting of single-family or duplex subdivisions, or:
  - 4.3.2 To the Building Official prior to receiving a Building Permit.
- 4.4 The site plan(s) shall be prepared by a Landscape Architect, Professional Engineer or Architect registered and licensed to practice in the State of Texas. Plans shall be prepared on a standard size drawing sheet and contain the following information:
  - 4.4.1 Project title, address, name of owner, date, north arrow and scale.
  - 4.4.2 Boundary lines of the site, physical features of the site, including but not limited to buildings, other structures, parking areas, loading areas, refuse containment areas, outdoor storage areas, walls and fences, adjacent paving such as streets, sidewalks, and alleys, utilities and related easements, drainage courses, existing and proposed grades, and existing

trees six (6) inches in diameter or larger at four and one-half (4 ½) feet above the adjacent grade.

- 4.4.3 The location of required screening and plant materials by type, size and quantity.
- 4.4.4 The location of required landscape irrigation system. This is required only prior to receiving a Building Permit.
- 4.4.5 Site drainage information necessary to verify that the proposed screening and landscaping is compatible with, and does not adversely affect, site drainage as shown on the plan required by Section 22-24 of the Garland Code of Ordinances.
- 4.5 Design of masonry walls greater than four (4) feet in height which are constructed on consolidated fill and all masonry walls, regardless of height, which are constructed on unconsolidated fill shall be sealed by a Professional Engineer.
- 4.6 The required screening and landscaping shall be in place prior to the issuance of a Certificate of Occupancy; or within 180 days of that date with the approval of the designated administrative authority and posting of assurances satisfactory to the designated administrative authority that the required landscaping and screening shall be completed.
- 4.7 The City may inspect each site periodically after issuance of the certificate of Occupancy to ensure compliance with requirements of this ordinance.

## **DESIGN STANDARDS: SECTIONS 5.0 - 13.0**

### **5.0 METHODS AND MATERIALS**

The following shall be accepted methods and materials for required screening and landscaping:

#### 5.1 Screening Height:

Except where other heights are specified within this or other sections, all required screening shall have a minimum height of six (6) feet from the highest grade immediately adjacent to that portion of the screen.

#### 5.2 Masonry Walls:

5.2.1 Shall be treated on both sides with a finish compatible with the materials, textures, and colors of the architecture of the use being screened.

5.2.2 Shall have no greater than ten (10) percent of their surface area composed of openings or of non-masonry materials

such as wrought iron, steel or anodized aluminum tubing, pickets or filigree panels. Wood products and chain link fencing are prohibited as components of masonry walls. No opening, including spacing between non-masonry elements, shall allow a sphere six (6) inches or greater in diameter to pass through it.

5.2.3 Shall have a continuous landscaped area possessing a minimum width of three (3) feet to allow for required landscaping as specified by Section 5.2.3.1. Such area shall be located on the side of the wall which faces the activity being screened.

5.2.3.1 Landscaping shall be required adjacent to masonry walls and shall consist of a minimum of one (1) small/ornamental tree for each ten (10) linear feet, or one (1) large tree for each thirty (30) linear feet, evenly distributed and placed no closer than twenty-five (25) feet on center. This requirement is in addition to other required landscaping.

5.2.4 Where such masonry wall faces a street right-of-way line, a continuous reinforced concrete mow edge possessing a minimum width of twelve (12) inches shall be installed on the side adjacent to the street right-of-way. Such mow edge shall meet compression strength as required by Section 2622 of the Uniform Building Code as adopted by the City of Garland. Mow edges shall have a minimum thickness of four (4) inches and shall be reinforced with a minimum of two (2) steel reinforcing bars three-eighths (3/8) inches in diameter, running continuously through such mow edge.

5.2.4.1 Where masonry walls are used to screen the rear and sides of residential lots in conformance with Section 10.0, sidewalks shall be placed contiguously with such wall in fulfillment of the requirements of this section or they shall be placed such that no point along the sidewalk is closer than three (3) feet to the mow edge required by Section 5.2.4.

5.3 Earthen Berms:

5.3.1 Shall have a maximum side slope of three feet to one foot (3:1).

5.3.2 Shall be entirely vegetated with lawn grass or groundcover within two (2) years of the date of planting.

5.4 Live Screening:

5.4.1 Shall consist of a hedgerow of evergreen shrubs which will normally grow to or exceed the minimum height specified in

this section. A minimum three (3) foot wide bed shall be provided for the planting of such shrubs.

5.4.2 Shall be contained within the site being screened by a chain link or wrought iron fence possessing a minimum continuous height of five (5) feet.

5.4.2.1 Where such chain link or wrought iron fence abuts or is within three (3) feet of a street right-of-way line as measured from the face of the fence, a continuous reinforced concrete mow edge shall be installed in such a manner as to both project twelve (12) inches toward the street right-of-way as measured from the exterior of the fence post line and project a minimum of two (2) inches toward the site being screened as measured from the interior fence post line. The minimum width of the mow edge shall be sufficient to accommodate required projections and the installation of the fence. Construction standards shall meet the requirements specified in Section 5.2.4.

5.4.2.2 A chain link or wrought iron fence shall not be required where live screening is used to fulfill the requirements of Section 9.0.

#### **PLEASE REFER TO GRAPHIC AT THE END OF THIS DOCUMENT**

5.5 Where evergreen shrubs are used to fulfill the requirements of Sections 5.4 and 5.6, the frequency of plantings shall accomplish the formation of a solid visual screen within three (3) years of the date of planting. The spacing of such shrubs shall not exceed thirty-six (36) inches on center.

5.5.1 Where it can be demonstrated that the plant variety employed will form a solid visual screen with spacing greater than thirty-six (36) inches on center, the Director of Planning may vary the requirement of Section 5.5 to allow for greater distances between plantings.

5.6 Allowed Combinations:

5.6.1 A combination of evergreen shrubs, at least thirty-six (36) inches in height, and earthen berms may be used to accomplish the required screening height. The berms shall have an average height of three (3) feet.

5.6.2 A combination of masonry walls with required landscaping and earthen berms may be used to accomplish the required screening height.

5.7 Plant List:

This list specifies acceptable trees to meet minimum tree planting requirements and acceptable evergreen shrubs to meet screening requirements for six (6) foot high screens. Additional non-required trees and shrubs used on a site may be other than those listed herein.

#### 5.7.1 Large Trees

Acceptable large trees, as specified herein, shall be at least three (3) inches in caliper at time of planting.

Red Oak	( <i>Quercus shumardi</i> )
Live Oak	( <i>Quercus virginiana</i> )
Cedar Elm	( <i>Ulmus crassifolia</i> )
Pecan	( <i>Carya illinoensis</i> )
Sweetgum	( <i>Liquidambar styraciflua</i> )
Magnolia	( <i>Magnolia grandiflora</i> )
Bald Cypress	( <i>Taxodium distichum</i> )
Burr Oak	( <i>Quercus macrocarpa</i> )
Chinkapin Oak	( <i>Quercus muehlenbergi</i> )
Southern Red Oak	( <i>Quercus falcata</i> )
Texas Red Oak	( <i>Quercus texana</i> )
American Elm	( <i>Ulmus americana</i> )
Chinese Elm	( <i>Ulmus parvifolia</i> )
<b>(Note:</b> The Siberian Elm ( <i>Ulmus pumilia</i> ) is often confused with the true Chinese Elm, but is not recommended)	
Green Ash	( <i>Fraxinus Pennsylvania</i> var. <i>Lanceolata</i> )
White Ash	( <i>Fraxinus americana</i> )
Chinese Pistache	( <i>Pisticia chinensis</i> )
Texas Pistache	( <i>Pisticia texana</i> )
Chinese Tallowtree	( <i>Sapium sebiferum</i> )
Ginkgo	( <i>Ginkgo biloba</i> )

American Plane-Tree (Sycamore) (Plantanus occidentalis)

### 5.7.2 Smaller/Ornamental Trees

Acceptable small/ornamental trees, as specified herein, shall be at least eight (8) feet in height at time of planting.

Crape Myrtle (Lagerstroemia indica)

Yaupon Holly (Ilex vomitoria)

Bradford Pear (Pyrus calleryana)

Red Cedar (Juniperus virginiana)

Crabapple (Malus floribunda)

Redbud (Cercis canadensis)

Texas Sophora (Sophora affinis)

Golden Rain Tree (Koelreuteria paniculata)

Dogwood (Cornus florida)

Mexican Plum (Prunus mexicana)

### 5.7.3 Evergreen Shrubs

Acceptable evergreen shrubs for six (6)foot high screens, as specified herein, shall be at least thirty-six (36) inches in height at time of planting and meet or exceed required screening heights and density within three (3) years of the date of planting.

Red Cedar (Juniperus virginiana)

Fraser's Photinia (Photinia fraseri)

Nellie R. Stevens Holly (Ilex "Nellie R. Stevens")

Burford Holly (Ilex cornut a "Burfordii")

Waxleaf Ligustrum (Ligustrum japonicum)

Japanese Ligustrum (Ligustrum lucidum)

Eleagnus (Eleagnus ebbingi) or (Eleagnus angustifolia)

5.8 Automatic irrigation shall be required and in place at the time of installation of all required landscaping and live screening.

**6.0 SCREENING AND LANDSCAPING OF NON-RESIDENTIAL YARDS FROM RESIDENTIAL DISTRICTS**

6.1 Side and Rear Yards:

6.1.1 Side and rear yards of non-residential uses adjacent to residential districts and not separated from the district by a street right-of-way shall be screened in accordance with Section 5.0, unless such yard contains site features requiring screening as specified in Section 9.0.

6.1.1.1 All such screening shall be installed along the entire property line adjacent to the residential district boundary.

6.1.2 Side and rear yards of non-residential uses adjacent to residential districts which are separated from the district by a street right-of-way shall be subject to the provisions of Sections 7.0 and 9.0.

**7.0 SCREENING AND LANDSCAPING OF NON-RESIDENTIAL YARDS ADJACENT TO PUBLIC STREETS**

7.1 All Yards:

A minimum ten (10) foot wide landscape buffer shall be provided adjacent to all street rights-of-way and shall be maintained as permanent green space. Drives, alleys and sidewalks shall not be contained within the required buffer except that they may cross the buffer to provide access to the site.

7.1.1 One (1) large tree or three (3) small/ornamental trees, varieties as specified in Section 5.7, shall be provided for each five hundred (500) square feet (or any fraction thereof) of landscape buffer, and shall be planted within the landscape buffer.

7.1.2 No screening or fencing other than earthen berms may be located within the required landscape buffer unless otherwise specified herein.

7.1.3 Where a pedestrian easement is required in accordance with Section 4.1.2 of the "Traffic Management Standards," such easement shall be allowed to overlap the landscape buffer provided that a total width of ten (10) feet of permanent, irrigated green space is provided between the property line and the placement of site features including, but not limited to, buildings, parking areas, loading and maneuvering areas and outdoor storage. The ten (10) foot width may be divided

into two segments to allow for sidewalk placement. In no case, however, shall the width of either segment be less than three (3) feet, nor the total width of both segments be less than ten (10) feet, not including the width of the sidewalk.

7.1.4 If the area contained within the required landscape buffer(s) on a site, excluding sidewalks, crossing drives and alleys, exceeds fifteen (15) percent of the total area of the site, a screening and landscape plan may be submitted to the Director of Planning under the provisions of Section 13.0, Alternative Compliance.

7.2 Side and Rear Yards:

Where the side or rear yard of a non-residential use contains no site feature requiring screening as specified in Section 9.0, no further screening shall be required in addition to the ten (10) foot landscape buffer required by Section 7.1.

**8.0 SCREENING AND LANDSCAPING OF MULTI-FAMILY RESIDENTIAL USES FROM SINGLE-FAMILY RESIDENTIAL AND DUPLEX DISTRICTS**

8.1 Side and rear yards of multi-family residential uses adjacent to single-family residential and duplex districts shall be screened in accordance with Section 5.0.

**9.0 SCREENING AND LANDSCAPING OF SITE FEATURES**

This section shall not waive the requirements of Sections 5.0, 6.0, 7.0 and 8.0. Where a conflict exists between this and Sections 5.0, 6.0, 7.0 and 8.0, the more restrictive shall apply.

9.1 Heavy Vehicle Loading Areas:

Shall be screened from Type A, B, C, & D thoroughfares as designated on the City of Garland Thoroughfare Plan and adjacent residential districts where required by the following provisions.

9.1.1 Where the yard containing the loading area is adjacent to a thoroughfare and the loading dock openings are so positioned as to be within forty-five (45) degrees of being parallel to a thoroughfare, screening for the loading area shall meet the following requirements:

9.1.1.1 Screening shall meet the requirements of Section 5.0. In addition, one large tree shall be planted and evenly distributed for each thirty (30) linear feet comprising the side of the loading area within forty-five (45) degrees of being parallel to the thoroughfare. Where the planting of trees is

required under screening options of Section 5.2.3, this provision shall be used in substitution for those requirements. Where the planting of trees in a landscape buffer is required and such landscape buffer is contiguous with the loading area, such trees as required by this section may be planted and evenly distributed in the landscape buffer in fulfillment of these requirements and those of Section 7.0.

- 9.1.1.2 Such screening (excluding required trees when placed within the landscape buffer) shall be located a distance not greater than ten (10) feet from the pavement edge of the loading area.

**PLEASE REFER TO GRAPHIC AT THE END OF THIS DOCUMENT**

- 9.1.2 Where the loading area is located on property adjacent to a thoroughfare and the loading dock openings are positioned such that they are not within forty-five (45) degrees of being parallel to a thoroughfare, screening of the loading area shall consist of wing walls, evergreen shrubs, earthen berms, or a combination thereof, and in conjunction with one (1) large tree or two (2) small/ornamental trees per thirty (30) linear feet of the required screening. Such materials shall be placed so as to screen the view of the loading area from an angle of ninety (90) degrees in relation to the thoroughfare.

- 9.1.2.1 Such screening shall have a minimum height of eight (8) feet. Where evergreen shrubs are used to meet this requirement, they shall have a minimum height of thirty-six (36) inches at time of planting and shall meet or exceed the required height within three (3) years of the time of planting. The spacing of such shrubbery shall otherwise be subject to the provisions of Section

- 9.1.2.2. The minimum length of the screen, beginning at the building wall containing the loading dock openings, shall be six (6) feet less than the distance from this wall to the interior line of the driveway or fifty (50) feet, whichever is less.

**PLEASE REFER TO GRAPHIC AT THE END OF THIS DOCUMENT**

- 9.1.3 Screening of loading areas adjacent to residential districts shall meet the following requirements:

- 9.1.3.1 Where loading areas are contained within a side or rear yard adjacent to a residential district and such yard is not separated from the district by a street right-of-way, screening shall meet the requirements of Section 5.0. In addition, one (1) large tree shall be planted and evenly distributed for each thirty

(30) linear feet of property line adjacent to the residential district. Where the planting of trees is required under the screening options of Section 5.2.3, this provision shall be used in substitution for those requirements.

9.1.3.2 Where loading areas are contained within a yard adjacent to a residential district, and such yard is separated from the district by a street right-of-way (regardless of thoroughfare type), the loading area shall be screened in accordance with Section 9.1.1.

9.1.4 Where the Director of Planning determines that setback or topographical features accomplish the intent of this section, the Director may lower or waive requirements. However, in no case may the requirements of Section 6.0 be lowered or waived.

9.2 Light Vehicle Loading Areas:

9.2.1 Shall be subject to the requirements of Section 9.1 with the following exceptions:

9.2.1.1 The planting of large trees as required in Section 9.1.1.1 shall not be required in addition to the provisions of Section 5.0.

9.2.1.2 The placement of screening as required by Sections 9.1.2 shall not be required.

9.3 Non-Residential Outdoor Storage Areas:

Where outdoor storage areas are located within a yard which is adjacent to a residential district or public street, screening of such storage areas shall meet the requirements of Section 5.0, except that the planting of trees as required in Section 5.2.3.1 shall not be required.

9.4 Non-Residential And Multi-Family Residential Surface Parking Areas:

9.4.1 A minimum of five (5) percent of the total parking area shall be landscaped. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas.

9.4.1.1 One (1) large tree or three (3) small/ornamental trees shall be provided for each ten (10) parking spaces and shall be located in such a manner that no parking space is further than one hundred (100) feet from a required tree.

9.4.1.2 All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to these areas.

9.4.1.3 Bumper overhang shall not be included as part of required landscaping.

9.4.1.4 A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.

9.4.2 Parking areas other than those described for heavy vehicles shall be screened from public streets and adjacent residential districts. Screening shall consist of one or a combination of the following alternatives. In each case, screening shall have a continuous minimum height of twenty-four (24) inches above the top of the adjacent parking area curb.

9.4.2.1 Masonry walls

9.4.2.2 Landscaped earthen berms

9.4.2.3 Evergreen shrubs

9.4.2.4 Any combination of the above

9.4.2.5 Landscaping installed to meet the requirements of Section 9.4.2 shall be in addition to any landscaping installed to meet the requirements of Section 9.4.1.

9.4.2.6 Where slope, grade differential, or setback between parking areas and surrounding properties accomplish the intent of this section, the Director of Planning may waive requirements.

9.5 Non-Residential And Multi-Family Refuse Storage Areas:

Refuse storage containers shall be screened from public streets and adjacent residential districts. Where they are not entirely screened from these areas by meeting the requirements of other sections, they shall be screened on three (3) sides by the construction of masonry walls. An opening shall be provided on the fourth side for access by refuse collectors. However, the opening shall be situated so that the container is not visible at an angle greater than forty-five (45) degrees from adjacent public streets. Such openings shall have a minimum width of twelve (12) feet to accommodate refuse collection.

**10.0 SCREENING AND LANDSCAPING OF SINGLE-FAMILY AND DUPLEX RESIDENTIAL SUBDIVISION**

- 10.1 Where subdivisions are platted so that the rear or side yards of single-family or duplex lots are adjacent to a Type A, B, C or D thoroughfare (as designated on the City of Garland Thoroughfare Plan) or are separated from a thoroughfare by an alley, screening shall be provided in compliance with all provisions of Section 5.0 with exception of the following:
  - 10.1.1 The three (3) foot landscape area and trees adjacent to masonry walls as provided in Section 5.2.3 shall not be required.
  - 10.1.2 The five (5) foot chain link or wrought iron fence in addition to evergreen shrubs as provided in Section 5.4 shall not be required.
  - 10.1.3 Where earthen berms are employed, easements in addition to pedestrian easements may be required when the berm is not contained within existing right-of-way or easement.
- 10.2 Where masonry walls as provided in Section 5.2 are employed to screen residential subdivisions, the developer shall ensure the perpetual maintenance of such screening walls through one of the following methods:
  - 10.2.1 Where maintenance of common areas is required in addition to maintenance of required screening, the developer shall form a Homeowner's Association responsible for maintenance of the screening as required in Section 14.0. The Homeowner's Association shall be approved by the City Attorney and the Director of Planning. The Homeowner's Association shall include in the bylaws a provision allowing the City to assess the Homeowner's Association for maintenance in the event the Homeowner's Association defaults. A maintenance bond shall be provided by the developer issued to the Homeowner's Association for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of initial construction of the screening. The establishment of the Homeowners' Association and provision of the maintenance bond shall occur prior to acceptance of the subdivision by the City.
  - 10.2.2 Where no other common areas exist, the developer shall have the following maintenance options for masonry walls:
    - 10.2.2.1 Form a Homeowner's Association to maintain the required screening. The Homeowners Association shall be approved by the City Attorney and the Director of Planning. The Homeowner's Association shall include in the bylaws a provision allowing the City to assess the Homeowner's Association for maintenance in the event the Homeowner's Association defaults. A

maintenance bond shall be provided by the developer issued to the Homeowner's Association for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of initial construction of the screening. The establishment of the Homeowner's Association and provision of the maintenance bond shall occur prior to acceptance of the subdivision by the City.

10.2.2.2 The City of Garland shall maintain the required screening. A maintenance bond shall be provided by the developer issued to the City of Garland for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of initial construction of the screening. The developer shall also pay twenty (20) percent of the total cost of initial construction to be placed in the City of Garland screening maintenance account. Both the bond and the assessment shall be paid prior to acceptance of the subdivision by the City.

10.3 Where live screening or earthen berms as provided in Sections 5.3 and 5.4 are employed to screen residential subdivisions, the developer shall ensure the perpetual maintenance of such live screening or earthen berms by forming a Homeowner's Association. The Homeowner's Association shall be approved by the City Attorney and the Director of Planning. The Homeowner's Association shall include in the bylaws a provision allowing the City to assess the Homeowner's Association for maintenance in the event the Homeowner's Association defaults. A maintenance bond shall be provided by the developer issued to the Homeowner's Association for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of initial construction of the screening. The establishment of the Homeowner's Association and provision of the maintenance bond shall occur prior to acceptance of the subdivision by the City.

10.4 If residential development occurs in a non-residential district where such development is permitted but is not expected to be the dominant land use, screening may be provided at the discretion of the residential developer, but not as a requirement of the adjoining non-residential use. Such screening shall be installed in accordance with the provisions of Section 10.0.

## **11.01 PRESERVATION OF EXISTING TREES AND NATURAL LANDSCAPE**

Preservation of existing trees and natural landscape features shall be encouraged.

- 11.1 When the location of existing trees in a healthy and growing condition or significant natural landscape features impedes strict compliance with the standards set forth herein, then the submittal of an alternative landscape and screening plan which incorporates such existing features into the overall site design is encouraged.
- 11.2 Existing trees may be used to fulfill tree planting requirements if such trees are in a healthy and growing condition and if they are included on the Plant List set forth in Section 5.7. The Director of Planning may approve existing trees which are not included on the Plant List as part of the landscape and screening plan upon determining that the tree is of an appropriate size and variety.
- 11.3 Existing trees used to fulfill tree planting requirements shall be protected by barricades or other acceptable methods during site preparation and construction to provide an area having one foot of radius for each one (1) inch of caliper, measured at four and one-half (4 1/2) feet above the ground.
  - 11.3.1 A minimum of seventy-five (75) percent of the protected area shall be maintained as a permanent permeable landscape area at grades existing prior to site development.

## **12.0 VISIBILITY**

Where rigid enforcement of these landscaping and screening standards creates a conflict with the provisions of Chapter 21 or other blind corner regulations, the blind corner regulation shall take precedence and the landscaping and screening standards shall be reduced to the extent necessary to alleviate the conflict.

## **13.0 ALTERNATIVE COMPLIANCE**

Where unique natural features such as soil characteristics, topography, geological characteristics, water features, and significant vegetation; or peculiarly-shaped building sites; or location of existing structures and other built features on the site inhibit creative site design or pose unnecessary constraints to appropriate development as a result of strict compliance with the requirements set forth herein, the Director of Planning may approve an alternative landscape and screening plan upon determining that such plan meets the intent of these standards and meets or exceeds a plan in strict compliance. Prior to submitting an alternative plan under this section, the applicant shall secure the written approval of the Director.

## **14.0 MAINTENANCE**

### **14.1 Masonry Walls, Chain Link and Wrought Iron Fences:**

All masonry walls, chain link and wrought iron fences shall be erected and maintained in conformance with Chapter 8 (Fences)

of the Code of Ordinances of the City of Garland and the Uniform Building Code as adopted by the City of Garland.

14.2 Landscaping:

The owner, tenant, and their respective agents, if any, shall jointly and severally be responsible for the maintenance of all landscaping. This shall include, but not be limited to, pruning, fertilizing, watering, mowing, weeding, and other such activities necessary to the proper maintenance of landscaping. No plant material shall be allowed to encroach on rights-of-way and easements to the extent that motorists' vision or vehicular traffic is impeded. Automatic irrigation facilities for watering required plant materials shall be required and in place at time of planting, and shall be maintained in proper operating condition. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials that are not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All plant material which dies shall be replaced with plant material of required variety and size, within thirty days written notice by the City of Garland. This time period may be extended if weather conditions inhibit installation of new plant materials.

14.3 Mow Edges:

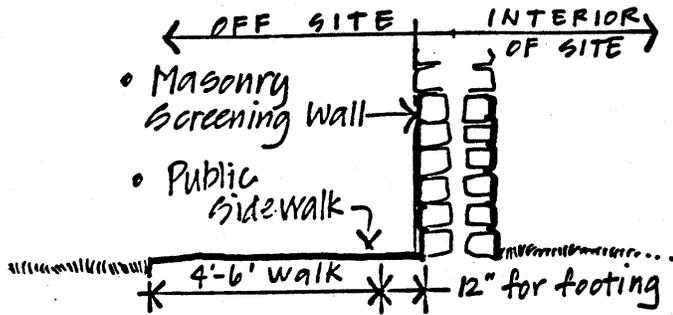
The structural integrity of concrete mow edges shall be maintained. Maintenance shall be provided by the owner of the property being screened. Where mow edges are installed on City right-of-way the mow edge shall be maintained by the owner of the property being screened unless such maintenance has been accepted by the City of Garland as specified elsewhere in this section.

**15.0 APPEALS**

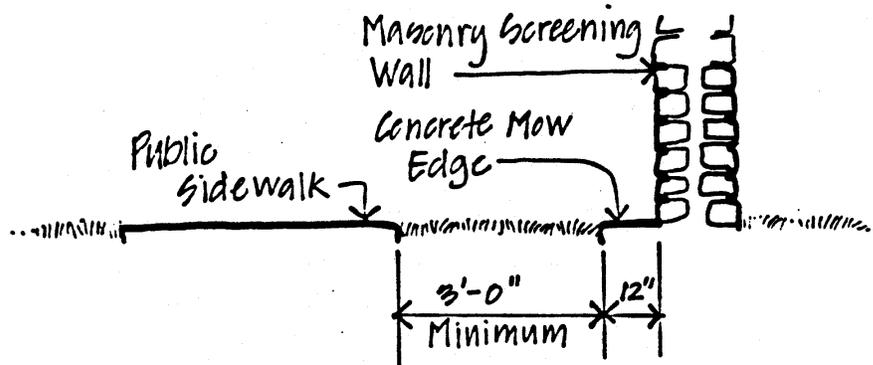
- 15.1 The Plan Commission shall hear and decide appeals which allege error in any order, requirement, decision, or determination made by the Director of Planning or the Building Official in the interpretation and enforcement of these standards.
- 15.2 When the Plan Commission denies an appeal, a hearing before the City Council shall be set only when an appeal is filed by the applicant with the City Manager within fifteen (15) days of the date of denial.

## **ILLUSTRATIONS**

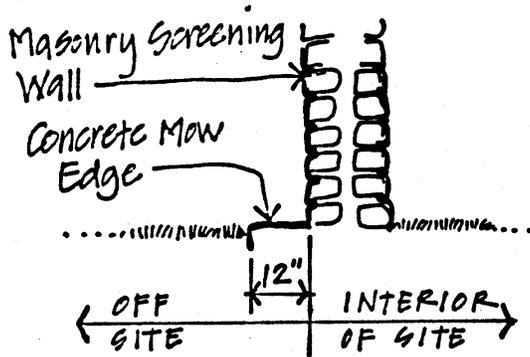
The following illustrations act as a guide for possible solutions to the preceding minimum standards. Other solutions may be possible and it is not the intent of these illustrations to limit or otherwise hinder creative site design.



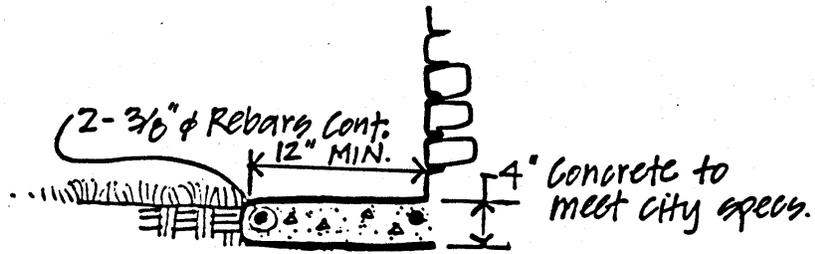
**Screen wall with sidewalk adjacent**  
Section 5.2.4



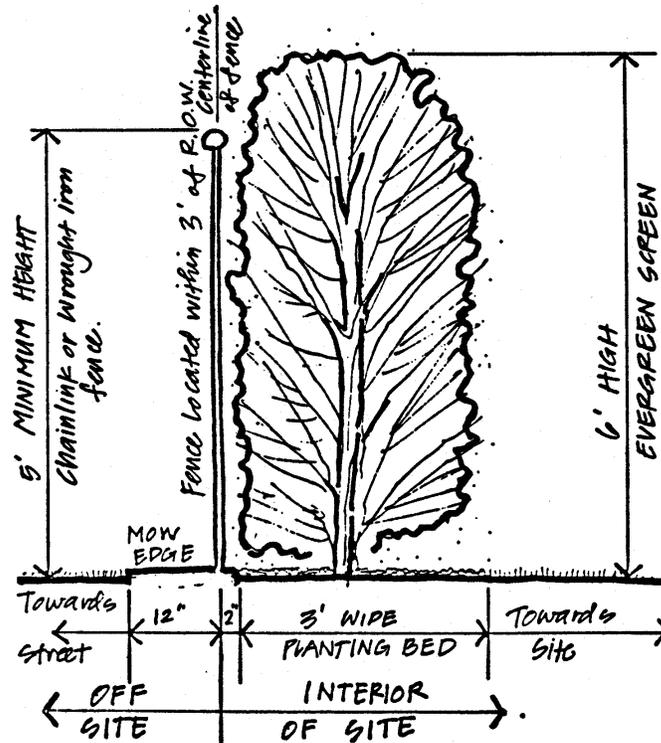
**Screen wall with sidewalk and mow edge**  
Section 5.2.4.1



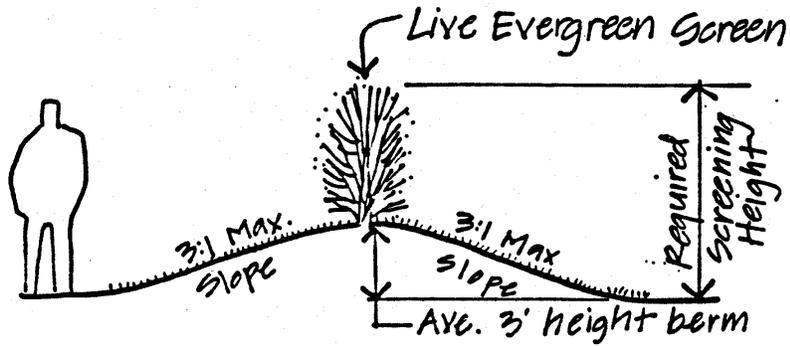
**Screen wall with mow edge**  
Section 5.2.4



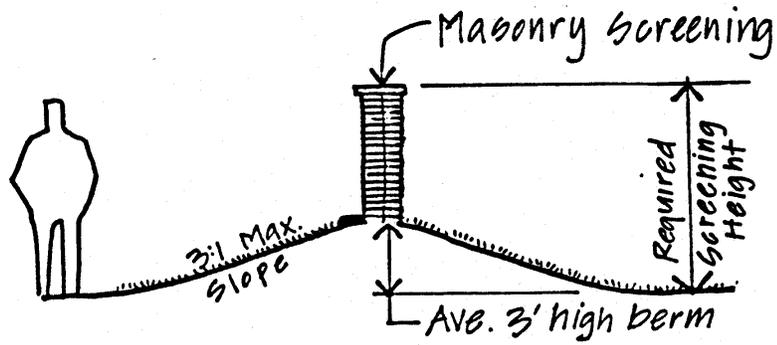
**Mow edge detail**  
Section 5.2.4



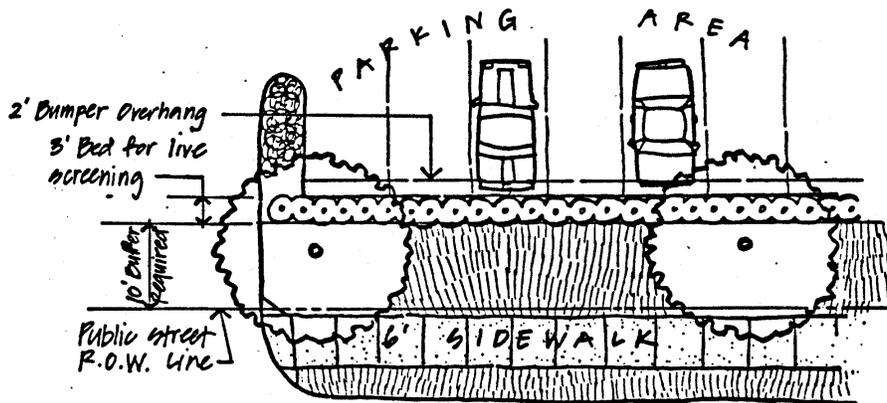
**Live screening contained within chain link fence**  
Section 5.4.2



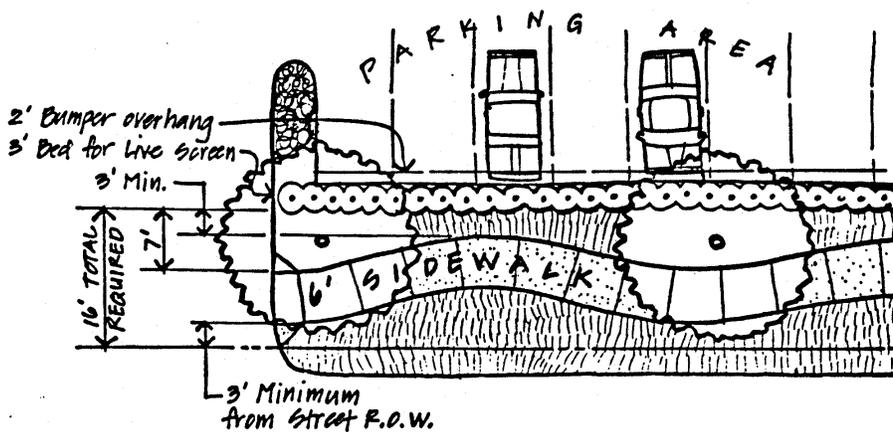
Combination berm and live evergreen screen  
Section 5.6.1



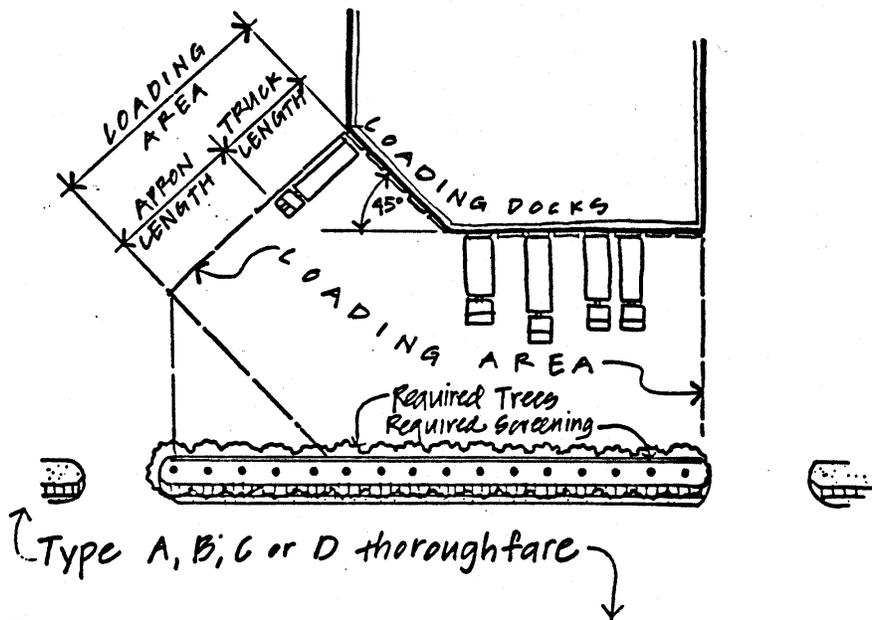
Combination berm and screening wall  
Section 5.6.2



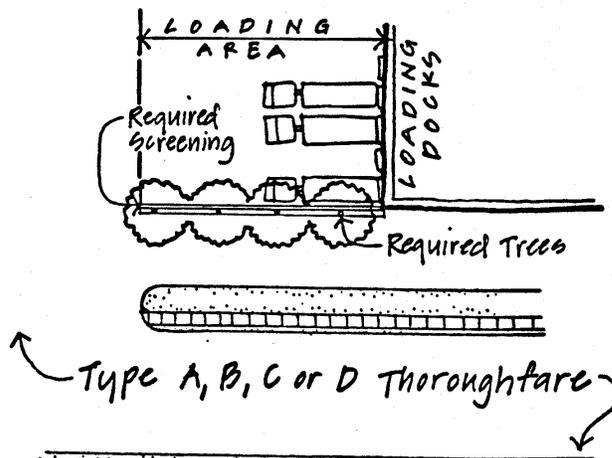
**Landscape buffer**  
**Section 7.1**



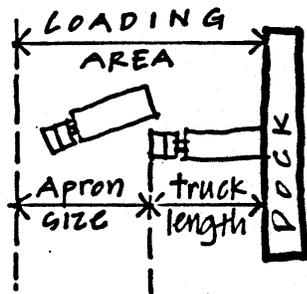
**Combination pedestrian easement and landscape buffer**  
**Section 7.1.3**



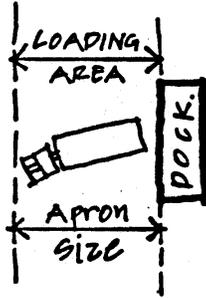
**Heavy vehicle loading area adjacent to public street**  
**Section 9.1.1**



**Heavy vehicle loading area adjacent to public street**  
**Section 9.1.2**



MULTIPLE-DOCK

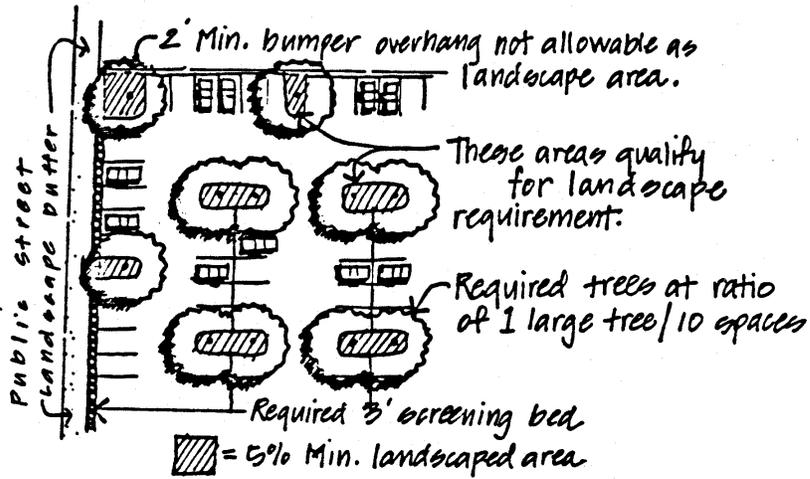


SINGLE-DOCK

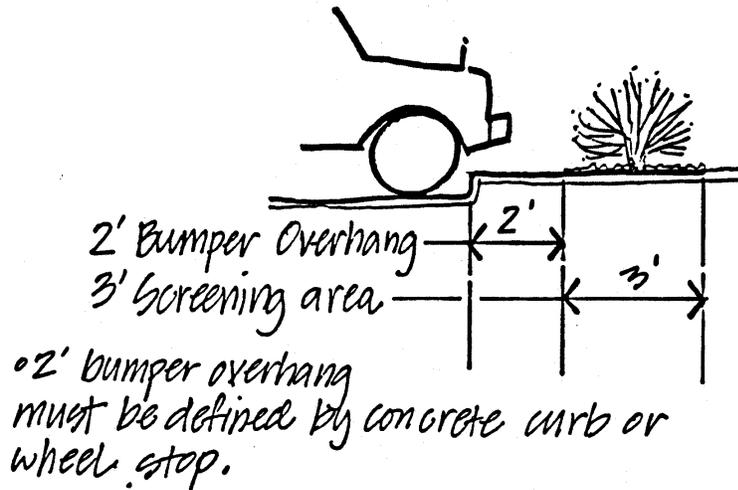
**Definition of loading area**  
 Sections 9.1 and 9.2

**MINIMUM APRON SPACE REQUIREMENTS**

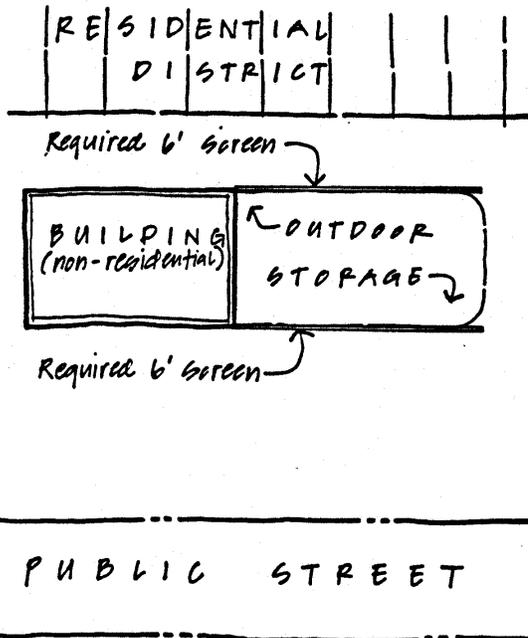
<u>Length of Tractor-Trailer</u>	<u>Width of Berth</u>	<u>Apron Space Required</u>
<u>(L)</u>	<u>(W)</u>	<u>(A)</u>
35	10	46
	12	43
	14 or more	39
40	10	48
	12	42
	14 or more	42
45	10	57
	12	49
	14	48
50	10	63
	12	56
	14 or more	53



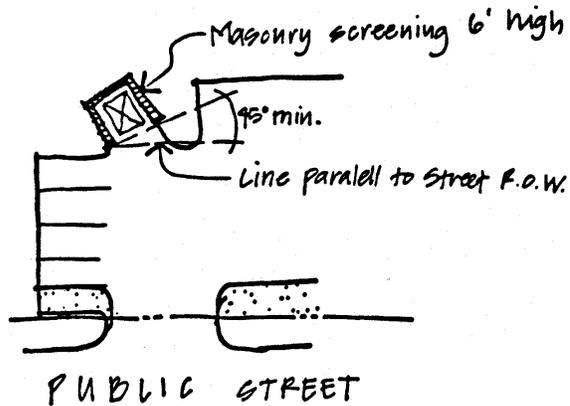
**Landscaping of non-residential and multi-family parking areas**  
**Section 9.4**



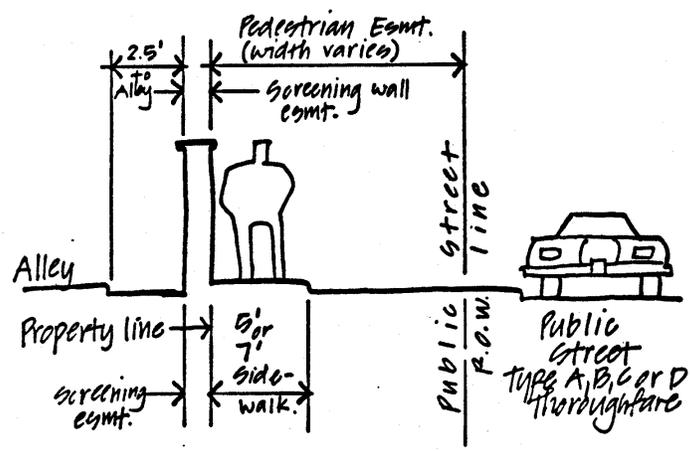
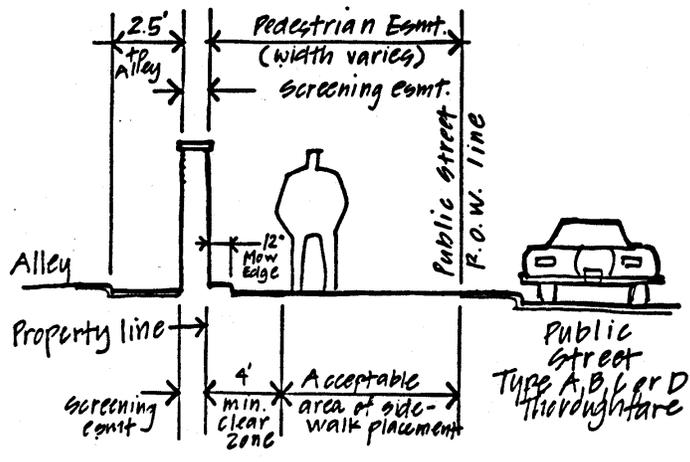
**Bumper overhang detail**  
**Section 9.4.1.3**



**Screening of non-residential outdoor storage area**  
**Section 9.3**

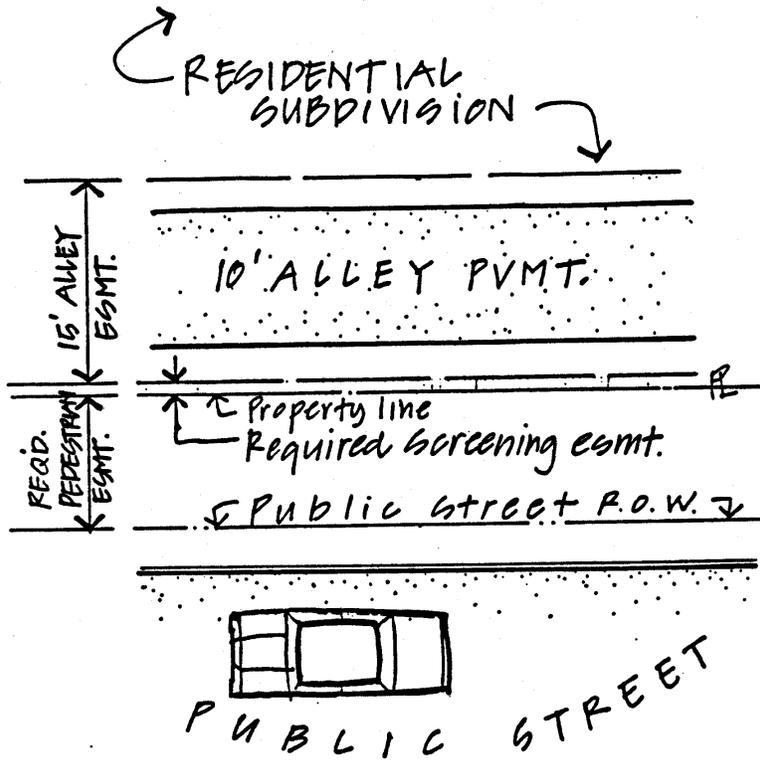


**Screening of non-residential and multi-family refuse storage area**  
**Section 9.5**



**Sidewalk placement options adjacent to single-family subdivision screening**

**Section 10**



**Sidewalk placement area and screening easement area adjacent to single-family and duplex subdivisions**  
Section 10