



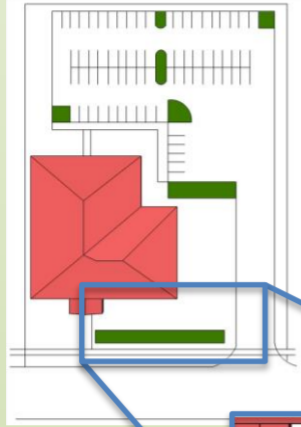
PLANNING
(903) 531-1175

Tyler Landscaping Regulations

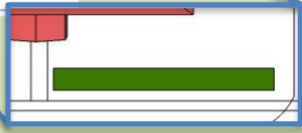
Landscaped Area Requirements

➤ Commercial and Office Districts?

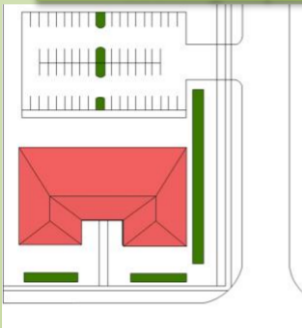
Landscaped Area = 15% of total lot area



A minimum of 30% of landscaped area is required on the street yard for lots abutting one street.



The minimum width of required landscaping in the street yard is 10 ft. for properties abutting major arterial streets.



A minimum of 45% of landscaped area is required in the street yard for corner lots.

➤ What about DBAC?

Landscaping required only when off-street parking is installed

➤ Industrial?

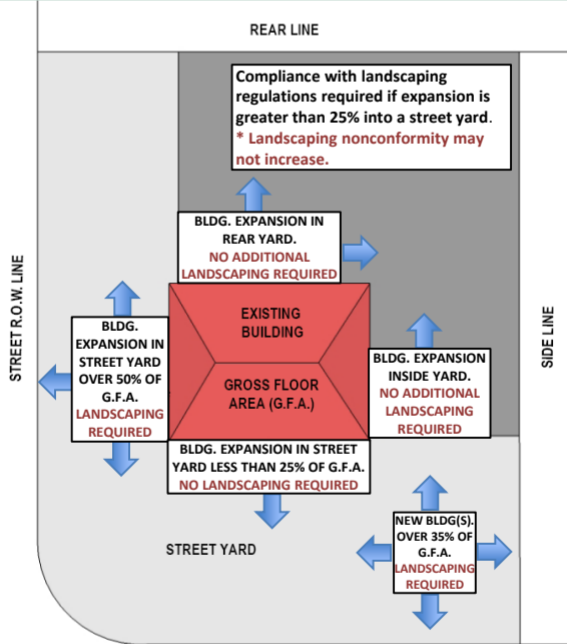
2.5% of total lot area

Required for M-1 and M-2

➤ Residential Districts?

1 tree per residential lot

Landscaping For Existing Non-Conforming Sites



Parking Lot Landscaping Requirements



Landscape islands required in all parking lots exceeding 20 spaces.

* Island dimensions are 50 sq. ft., 1 tree + shrubs and ground cover.



1 island per 10 parking spaces

* May be grouped as long as there are no more than 20 parking spaces in a row without a landscape island.

Minimum Tree Size?

All trees at planting must be at least 2 inches in diameter at breast height measured at 4.5 feet from grade.



How Many Trees Do I Need?

Option A

Large Shade Trees



Option B

1 tree/ 750 sq. ft. of landscaped area



Large + Medium + Small

1 tree/ 625 sq. ft. of landscaped area

* No more than 1/3 of the required trees may be small trees

Option C

Reference approved tree list in UDC for sizes and species.



Medium + Small
1 tree/ 500 sq. ft. of landscaped area

* No more than 1/3 of the required trees may be small trees

Landscape Credits



=

200 sq. ft. of landscaped area

Existing Saved Tree
10" - 12" DBH

Credits may not exceed 25% of the required landscaped area



=

250 sq. ft. of landscaped area

Existing Saved Tree
15" or greater DBH

Saved Tree Credits...



6" - 9" DBH = 3 Trees



10" - 12" DBH = 4 Trees



12" or greater DBH = 5 Trees

Street Trees



Same size tree credit allowed for street trees in lieu of onsite trees
* Includes trees planted on street median

Shrubs

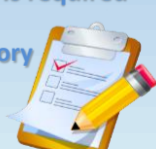
2 Gallons Minimum



- A minimum of 1 shrub per 200 sq. ft., or fraction thereof, is required.
- 75% must be planted in interior parking lot landscaping islands or be included in the required bufferyard.

Tree Removal

- A clearing and grading permit is required for the removal of any trees.
* A 6" DBH or larger tree inventory list shall be submitted when applying for the permit.



Tree Protection

- Saved trees within 40 feet of construction are to be marked with fluorescent orange vinyl tape.

* Tape must be wrapped around tree at a height of 4 ft. or more.



- Protective fencing is required if construction is near the root system or within 20 feet of saved trees.

*No materials used for construction or waste materials from construction are allowed within the limits of the critical root zone of protected trees.

