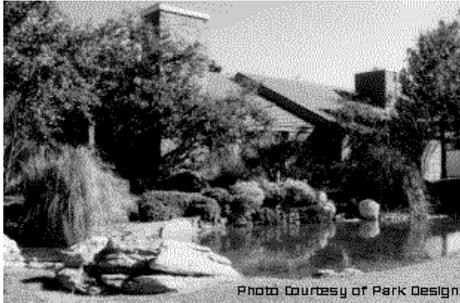




The City of San Antonio's original Landscape Ordinance went into effect January 9, 1994. It was revised on January 7, 2002 and amended on March 14, 2003. It is enforced by the Development Services Department.

The primary purpose of the ordinance is to increase the attractiveness of commercial developments and reduce their negative environmental impact while adding property value.



Three copies of the **landscape plan** is required with the application for a building permit if there is:

- *new construction of a structure for which a building permit is required*
- *an addition exceeding one thousand (1000) ft² or a ten percent (10%) increase to an existing structure for which a building permit is required*
- *construction of a new parking lot or an expansion of an existing parking lot by more than two thousand (2000) ft², or a ten percent (10%) increase to the existing parking area*

DEFINITIONS

Caliper - the diameter of a newly planted tree measured at 6" above the ground for trees up to 4" in diameter.

Landscape Buffers - provide separation between dissimilar land uses. Width is based on the zoning of the development and abutting property and adjoining streets.

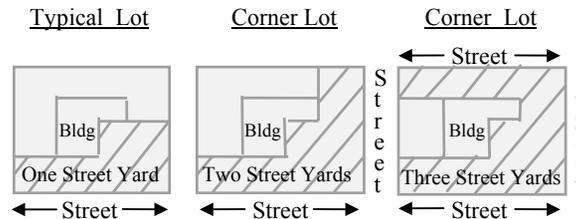
Parking Lot Shading - planting of large to medium trees in parking lots to provide a minimum of 25% shade - 20 pts. Additional points awarded: 35% - 5 pts., 50% - 15 pts.

Screening of Surface Parking - use of vegetation/hardscapes (30" minimum height) to provide a more aesthetic view of paved surfaces & parking from the street.

Streetscape - mandatory planting of trees within the public right-of-way.

Street Trees - placement of trees in the street yard parallel to the street at a maximum of 17' from the property line. Trees must average 50' apart.

Street Yard - the area of a lot or parcel which lies between the property line along a dedicated street and the front wall of the structure.



Understory Preservation - preservation of existing canopy trees with understory trees and large to small shrubs with ground plane perennials. 15 additional points can be earned for parking lot shading and/or screening when understory is preserved.

MANDATORY REQUIREMENTS

- Off street loading spaces, detention/ retention ponds, refuse, outside storage areas, and mechanical/communication equipment in the street yard must be screened (minimum 6' height) from public view.
- Parking Lot Shading is required for entire surface parking lots. Points are awarded as stated in definitions.
- Caliper of all newly planted trees must be a minimum of 1 1/2" & within a minimum area of permeable surface of 162 ft².
- All planting areas must be mulched 4".
- A Texas Licensed Irrigators seal & letter is required on all new landscape irrigation plans.
- Trees/shrubs must be located 30" minimum from any pavement or curbing.
- Trees should not interfere or cause any present/future obstructions with overhead utilities.
- All plant material located in the street yard must be protected from damage with curbing or wheel stops.
- All plant material must be maintained in a healthy condition.
- All preserved existing trees/shrubs must be protected by fencing prior to any site work. Fencing must be erected at dripline of tree(s) and maintained throughout construction.
- All developments with five (5) or more parking spaces and/or requiring subdivision review shall be subject to the Streetscape Planting Standards.

ELECTIVE REQUIREMENTS

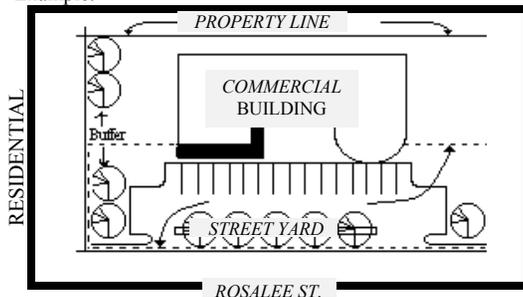
A minimum of seventy (70) points is required. If parking spaces are outside of the street yard, a minimum of twenty-five (25) points must be met.

The electives are:	points
* Street trees	25
* Screening of surface parking	25
* Additional parking lot shading	5 or 10
* Existing trees	3 to 40
* Additional existing understory	15

Criteria to determine points for existing trees:

Street Yard -	Inside	Outside
Diameter > 4" to < 6"	3 pts.	1½ pts.
Diameter ≥ 6" to < 12"	4 pts.	2 pts.
Diameter ≥ 12" to < 18"	6 pts.	3 pts.
Diameter ≥ 18"	8 pts.	4 pts.

Example:



Example: **Tabulation of Points**

Electives	Points
Street trees	25 pts.
Screening of surface parking	25 pts.
Parking lot shading	20 pts.
Total	70 pts.

PLAN REVIEW REQUIREMENTS

It is important that the landscape plan (3 copies required) submitted contain the following information:

- A Landscape Architect seal is required on all plans for projects 4,300 ft^2 or larger.
- Project name, street address, legal description, date, scale, North arrow, and the name and phone number of the person preparing the plan.
- Vicinity map and location of lot lines with indication of the street yard and zoning of adjacent property.
- Location and width of existing and proposed streets and alleys, utility easements (indicate above or underground easements), driveways and sidewalks on or adjacent to the lot. Include overhead power line locations.
- Approximate center lines of existing water courses, 100 year flood plain areas and approximate location of significant drainage features.
- Plant material schedule or legend including: common and botanical names, quantities, container or caliper sizes at installation, heights, spreads and spacing.
- Indicate mandatory parking lot shading with calculations and streetscaping if applicable.
- Tabulation of points indicating electives used: parking lot shading, street trees, screening of surface parking, existing trees/understory preservation.
- Irrigation plan sealed by licensed irrigator and conformity letter.

LANDSCAPE ORDINANCE



CITY OF SAN ANTONIO

**DEPARTMENT
OF
DEVELOPMENT SERVICES**

For more information contact the
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