

- (c) **Location in Relation to Residential Districts.** No loading space shall be located nearer than fifty feet (50') to any lot in any residential district, unless wholly within a completely enclosed building or unless effectively screened on each side which faces said districts by a wall of opaque fence or not less than seven feet (7') in height.
- (d) **Alternative Design.** Where the specific use proposed for the property does not require a full loading space, as approved by the Planning Director upon recommendation of the Development Review Committee, this requirement may be waived or an alternative design for accommodating such loading space may be approved, recognizing that future use of the subject site may be limited by such action.

Division 2 – Landscaping

Section 4.2.2.1 - Landscaping

- (a) **Purpose.** The purpose of this section is to establish minimum requirements for landscaping, screening, buffering, and outdoor storage and display to achieve the following objectives:
- (1) Improve the quality of life for those living, working, and visiting the City by enhancing the appearance of properties as viewed by the public.
 - (2) Enhance and maintain property values by ensuring a minimum level of quality of new development and redevelopment.
 - (3) Increase pervious ground cover as a means of controlling stormwater runoff and water quality.
 - (4) Limit water use, while allowing attractive landscaping, through the use of xeriscaping and proper irrigation.
 - (5) Assist in maintaining adequate air quality in the region and reduce the localized heating caused by large areas of building and pavements.
 - (6) Provide easy to understand, enforceable standards to ensure compliance with these requirements.

Section 4.2.2.2 Applicability

- (a) The provisions of this section shall apply to any development or redevelopment within the corporate limits of the City of Abilene resulting in an increase of 20,000 square feet, or 50% or more, of the gross floor area of buildings on a site, whichever is less, including the construction of any buildings on a vacant or cleared site.
- (b) No new or amended site plan may be approved for any property unless the applicable provisions of this section are met, per an approved General Landscaping Plan.

- (c) No Certificate of Occupancy shall be issued for any property unless the applicable requirements of this section are met, per an approved Final Landscaping Plan.
- (d) The provisions of this section shall not apply to single-family or two-family residential development, except for Section 4.2.2.3 below.
- (e) The applicant may define a "development lot", smaller than the entire parcel, for which these requirements will apply. The development lot may exclude any areas on which no development activity will occur as part of the site plan, as determined by the Planning Director.
- (f) These standards may be varied through an adopted neighborhood plan, corridor plan, or other small area plan.

Section 4.2.2.3 General Landscape Requirements

- (a) Grass or other vegetative cover is generally required for all required landscape areas. A maximum of 15% of the required landscape area may include non-vegetative pervious cover, such as landscaping rocks, pervious pavers, or similar, excluding sidewalks or paths.
- (b) Sidewalks or paths within a landscape area shall be included in the landscape area calculation and shall not count against the impervious cover limit.
- (c) The parkway must remain landscaped except for authorized improvements, such as driveways, sidewalks, or other public infrastructure, including for single-family and two-family residential development.
- (d) A minimum 10-foot wide landscape area shall be provided along all property lines adjacent to a street, except within the Central Business district or other areas where the building setback is less than 10 feet, in which case the building setback area shall be landscaped.
- (e) Required trees and shrubs:
 - (1) One tree plus three shrubs are required per 500 square feet of required landscape area, rounded up to the nearest whole tree or shrub.
 - (2) Street trees are required at a rate of 1 per 40 feet of street frontage along Enhancement Corridors, as designated in the City's Comprehensive Plan, and 1 per 60 feet of street frontage along other arterials and collectors. Placement of trees may be varied, but may not result in fewer than the required number of trees for a property.
- (f) Any landscape area within the public right-of-way shall not count toward any landscape area requirements. However, plantings, such as street trees and shrubs, within the parkway shall count toward the general landscaping requirement for a site.
- (g) Landscaping or screening shall not interfere with vision clearance at street or driveway intersections.
- (h) Landscape Irrigation:

- (1) To ensure long-term viability, required landscape areas shall be irrigated by one, or a combination of, the following methods:
 - a. An automatic underground system
 - b. A drip irrigation system
 - c. An accessible water source located within 100 feet of each landscaping area
 - (2) No irrigation shall be required for undisturbed natural areas or undisturbed existing trees or shrubs.
 - (3) Irrigation systems shall be designed and installed per applicable state law and City ordinance.
- (i) Installation and Maintenance:
- (1) All landscape materials shall be installed according to American Association of Nurserymen (AAN) standards.
 - (2) All landscaping shall be maintained and kept in a healthy and growing condition.
 - (3) Trees must be 2" caliper at planting, measured 12 inches above ground level. Shrubs must be minimum of one-gallon container size at planting.
- (j) Xeriscaping principles (low water, drought-tolerant) must be used for required landscaping.
- (k) Trees and shrubs used to meet the requirements of this section must be listed as recommended on the "Recommended Trees and Shrubs" list maintained by the Planning Director.
- (l) Parking is not allowed within required landscape areas.

Section 4.2.2.4 Landscaping Plan

- (a) Landscaping plans shall be provided as indicated below.
- (1) A General Landscaping Plan shall be provided as part of the site plan review process, which shall include the following:
 - a. Delineation of all required landscape areas with dimensions.
 - b. Location, size, and species of trees to be preserved for landscaping credit.
 - c. Calculation of the landscape area as a percentage of the total site, where applicable.
 - d. Calculation of the landscape area between the building and the right-of-way as a percentage of the total area between the building and the right-of-way, where applicable.
 - e. Statement on the plan noting that any required irrigation system will be provided.

- f. Statement on the plan noting the number of required trees and shrubs to be provided.
- (2) A Final Landscaping Plan shall be provided and approved prior to the issuance of a Certificate of Occupancy, which shall include the following:
- a. Delineation of all required landscape areas with dimensions.
 - b. Location, size, and species of trees preserved for landscaping credit.
 - c. Irrigation plan for any required irrigation system.
 - d. Calculation of the landscape area as a percentage of the total site, where applicable.
 - e. Calculation of the landscape area between the building and the right-of-way as a percentage of the total area between the building and the right-of-way, where applicable.
 - f. Calculation of the landscape area within the parking lots as a percentage of the total parking lot area, where applicable.
 - g. Location, planting height, container size, and species of shrubs to be provided.
 - h. Location, planting height, mature height, planting caliper size, and species of trees to be provided.
 - i. Summary table showing amount of landscaping required and the amount provided.
 - j. Other details as necessary to ensure conformance with all required standards.
- (3) All required landscaping must be installed prior to the issuance of a Certificate of Occupancy. When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for up to six months pending completion of landscaping.
- (4) No landscaping plan shall be required for single-family or two-family residential development.

Section 4.2.2.5 Required Landscape Area

- (a) A minimum percentage of the area of a site located between the building façade and the adjacent street right-of-way must be landscape area, which varies by zoning district based on the following:
- (1) 15% of the site for residential multi-family (MD and MF) and neighborhood (NO, NR, and MX) districts.
 - (2) 5% of the site for commercial or office (O, CU, MU, GR, GC, and HC) districts.
 - (3) 0% of the site for the central business (CB) district and industrial (LI and HI) districts.

Section 4.2.2.6 Alternative Landscape Plan

- (a) An Alternative Landscaping Plan may be submitted allowing deviation from the standards of this section based on existing site characteristics such as existing buildings, parking areas, and other site features that make it difficult to comply with these requirements. The Alternative Landscaping Plan must meet the requirements of this section to the extent possible and must use appropriate alternatives to ensure that the objectives of this section are met. The Alternative Landscaping Plan must be approved by the Planning Director. An unfavorable decision by the Planning Director may be appealed to the Board of Adjustment for final determination.

Section 4.2.2.7 Definitions

- (a) **Landscape Area** is an area on a site specifically designated for landscaping.
- (b) **Landscaping** is any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees).
- (c) **Non-opaque** means a chain-link fence or other fence in which vertical or horizontal members are a minimum of four inches apart.
- (d) **Pedestrianway** is a sidewalk or pathway physically separated from traffic, parking areas, and driving aisles.
- (e) **Street trees** are trees that are planted within the parkway or on private property within 10 feet of the property line adjacent to a street. Street trees are commonly placed in the parkway between the curb and the sidewalk.
- (f) **Street Yard** is an area on a site adjacent to a street that is subject to a building setback.

Division 3 – Tree Preservation

Section 4.2.3.1 Prupose

- (a) The purpose of this section is to establish regulations to provide incentives for the preservation and/or replacement of existing trees within the city of Abilene and to provide requirements for the protection of trees during construction, development, or redevelopment.

Section 4.2.3.2 Tree Preservation Credits

- (a) This paragraph applies only to nonresidential and multifamily development. For every premium tree preserved, the developer shall be given credit for two trees as required by this ordinance, for trees in applicable locations. Only trees in good condition, having been protected in accordance with the tree protection requirements, shall be considered for credit. A maximum credit of one hundred percent (100%) of the required trees shall be allowed per site. Determination of