Sec. 118-430. Commercial district landscaping.

(a) *Standards.* Standards for commercial district landscaping shall be as follows:

    (1) For each 100 feet of frontage, a minimum number of street trees shall be planted anywhere between the front building setback line and the front property line. The minimum number of street trees shall be determined in the following fashion: three street trees with a small mature height or two trees with a large mature height as listed in section 118-431.

    (2) The maximum separation between trees shall be no more than 50 percent of the lot width. Such trees may be deciduous or evergreen, or a combination of both, and shall be of a type and species that is listed in section 118-431. Such trees shall a minimum of a two-inch caliper.

    (3) It shall be the responsibility of the property owner to maintain the street trees in a healthy condition at all times. This may include the installation of an irrigation system if conditions warrant. Street trees shall be replaced with new trees as the trees die or are removed.

    (4) A tree for tree credit shall be given for existing trees located in the front setback area that are protected during site development and are maintained in a healthy condition by the property owner. Such trees shall be replaced with new trees as the trees die or are removed.

(b) *Variances to landscaping requirements.* The board of adjustment may grant variances to this section and sections 118-431 upon finding that:

    (1) Such variance is in harmony with the intent and purpose of the comprehensive plan and this chapter;

    (2) Such variance will not adversely affect the health, safety or general welfare of the public;

    (3) The variance sought is due to unique circumstances affecting the property or the owner's use of the property. Financial consideration alone shall not be grounds for a variance; and

    (4) The owner has made provisions for alternative landscaping reasonably equivalent in value and utility to the requirement sought to be varied.

(Ord. No. 1130, art. IV, § 6, 11-3-1998)

Sec. 118-431. Tree standards.

(a) *Measurement of tree size.*   The caliper size of trees required by this division shall be measured at a point three feet above the ground.

(b) *Tree species.*   Trees required in order to meet the requirements of this division shall be chosen from the following list of common names. Small deciduous and evergreen trees have a mature height of less than 25 feet. Large deciduous and evergreen trees have a mature height greater than 25 feet.

(1) *Small deciduous.*

a.   Chalk maple.

b.   Trident.

c.   Japanese maple.

d.   Redbud.

e.   Mexican redbud.

f.   Desert willow.

g.   Fringe tree.

h.   Chinese fringe tree.

i.   Dogwood.

j.   Blueberry hawthorn.

k.   Parsley hawthorn.

l.   Mayhaw.

m.   Chinese parasol tree.

n.   Chinese quince.

o.   Jacktree.

p.   Texas sophora.

q.   American snowball.

r.   Japanese snowball.

s.   Chastetree.

t.   Magnolia grandiflora, "Little Gem."

u.   Tulip magnolia.

v.   Oriental magnolia.

w.   Star magnolia.

x.   Crape myrtle.

(2)   *Large deciduous.*

a.   Sugar maple.

b.   River birch.

c.   Pecan.

d.   Texas persimmon.

e.   American beech.

f.   Ginkgo.

g.   Golden rain tree.

h.   Any magnolia species.

i.   Dawn redwood.

j.   Black gum.

k.   Fruitless sweetgum.

l.   Chinese pistachio.

m.   Sycamore.

n.   Black cherry.

o.   Golden larch.

p.   Any oak species.

      q.   Any soapberry species.

      r.   Any cypress species.

      s.   Japanese pagoda tree.

      t.   Basswood.

      u.   Winged elm.

      v.   Chinese elm.

      w.   Japanese zelkova.

(3) *Small evergreen.*

      a.   Yaupon holly.

      b.   Foster's holly.

      c.   Spruce pine.

      d.   Japanese black pine.

(4) *Large evergreen.*

      a.   Atlas cedar.

      b.   Cedar of Lebanon.

      c.   Japanese false cypress.

      d.   Cryptomeria/Japanese cedar.

      e.   Deodora cedar.

      f.   American holly.

      g.   China fir.

      h.   Eastern red cedar.

      i.   Southern magnolia.

      j.   Sweet bay magnolia.

k.   Mexican oak.

l.   Southern live oak.

m.   Longleaf pine.

n.   Loblolly pine.

o.   Shortleaf pine.

p.   Slash pine.

(Ord. No. 1130, art. IV, § 7, 11-3-1998)