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CITY OF LONGVIEW
PLANNING AND ZONING

Questions about the Landscape Ordinance
Planning and Zoning
903-237-1072
410 S. High Street

For more information on the landscaping regulations, please visit our website at
www.cityoflongview.com

For information about selecting a tree or tree planting please visit
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City Of Longview
P.O. Box 1952
Longview, Texas 75606
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Landscape Area Preservation and Maintenance During and After Construction

- Existing trees to be preserved during shall be barricaded prior to grading and construction to prevent said trees from soil compaction, stacking of soil within prescribed drip line areas, construction traffic, changes in grade and similar construction practices that could affect existing tree.
- Barricades or other acceptable methods shall protect existing trees used to fulfill tree-planting requirements during site preparation and construction to provide an area having one foot of radius for each one (1) inch of caliper.
- All existing undergrowth in a protected area shall remain until construction is complete and can only be removed at that time by hand clearing.
- The owner, or an agent for the owner, shall be responsible for the continued maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and shall be kept free from refuse, debris and weeds.
- Replacement of dead landscaping materials required by this ordinance is the responsibility of the property owner. Replacement must occur within one hundred twenty (120) days, season permitting, upon notification of the City Planner. Replacement material should be of reasonably similar character to planting material being replaced. At a minimum, replacement-landscaping material shall be sufficient to satisfy the minimum requirements of this ordinance. Failure to replace dead landscaping shall constitute a violation of this section of the ordinance.

Landscape Plan Requirements

- A landscape plan, or a sufficiently detailed site plan, shall be submitted to the City Planner as a part of the application for a Building Permit, Presubmission Proposal, or Certificate of Occupancy if: 1) compliance with any of the requirements of Sections 9-107 through 9-112 is required and 2) the proposed development is not exempted from the requirements of Sections 9-107 through 9-111 by Section 9-112 or Chapter 43.

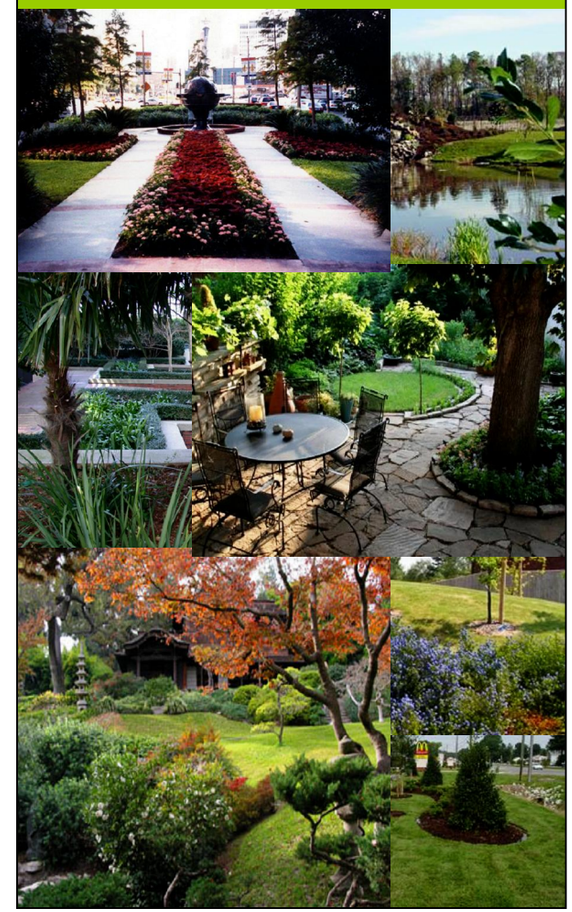
- The landscape plan submission shall consist of a minimum of four prints. The plan must have a scale of 1:50, or greater and be depicted on a standard twenty-four (24) inch by thirty-six (36) inch page. A plan which cannot be drawn in its entirety on a twenty-four (24) inch by thirty-six (36) inch sheet must be drawn with appropriate match lines on two (2) or more sheets. The landscape plan may be incorporated as a part of the site plan required by Section 7-200.

- The landscape plan may be provided by any individual, provided that the landscape plan is legible and clearly denotes compliance with the requirements of this ordinance. Plans that do not clearly demonstrate compliance with this ordinance, or that do not comply with all applicable regulations, will be returned unapproved.

Landscape Plan Minimum Requirements

- Scale and north arrow,
- Location and dimensions of boundary lines,
- Planting schedule, including the location, height and dimensions of proposed landscaping, buffer yard location and height, materials, or detail of proposed fencing and berms.
- Description of proposed plantings, including names, locations, quantities, container or caliper sizes, heights, spacing at the time of installation,
- Identification of the names, locations and caliper of existing trees to be preserved to satisfy the requirements of Section 9-110 of the Zoning Ordinance,
- Description of measures to protect existing healthy trees proposed to be retained from construction damage,
- Submittal of irrigation plan, and
- Plans may include elevations, cross-sections or renderings demonstrating that the proposed development will comply with all the requirements of Sections 9-107 through 9-111.

Landscape Requirements



Introduction

The purpose of the landscape ordinance is to:

- Balance preservation of the City of Longview's natural landscape with the promotion of development.

Landscape Requirements Applicability

These landscape requirements apply to all new commercial building construction, development of undeveloped property, a use intensification from residential to non-residential, institutional uses or expansion of an existing commercial building inclusive of parking areas that will either:

a. Increase the existing building square footage and/or parking lot coverage of a lot by twenty-five (25) percent or more over the square footage existing.

b. Increase the number of stories of a building, which adds twenty-five (25) percent or more total square footage to the building.

Landscape Requirements for Commercial Subdivision Development.

As a requirement for presubmission approval all trees preserved under Article VII Ch. 43 must be maintained until site plan approval and building permit application.

New Landscape Requirements

Landscape Area Requirements for commercial developments including those institutional uses allowed in Single Family (SF) and Two Family (TF) zoning.

- The minimum required area for landscaping shall be ten (10) percent of the total lot area.

- The minimum required area for landscaping for uses requiring Industrial zoning (I-1 and I-2) shall be five (5) percent of the total lot area. One hundred (100) percent of the required landscaping shall be located in the street yard. When a lot abuts more than one street, landscaping shall be reasonably dispersed so that each street yard includes a reasonable quantity of landscaping.

- For a lot abutting one street, a minimum of thirty (30) percent of the landscaping area shall be located in the street yard. The remaining percentage of landscaping shall be reasonably dispersed throughout the lot.

- When a lot abuts two streets, a minimum of sixty (60) percent of the landscaping area shall be located in the front street yards evenly dispersed on each frontage. The remaining percentage of landscaping shall be reasonably dispersed throughout the lot.

- For lots abutting three or more streets, landscaping shall be reasonably dispersed so that each street yard includes a reasonable quantity of landscaping.

- For lots with parking spaces adjacent to ROW/front property lines a minimum 5-foot setback is required for parking to allow for landscape area in front of parking.

- For uses requiring Industrial zoning (I-1or I-2) required landscaping areas shall contain one (1) tree per seven thousand (7,000) square feet, or fraction thereof of total lot area and two (2) shrubs per seven thousand (7,000) square feet, or fraction thereof of total lot area. To satisfy these requirements trees planted shall be a minimum size of ten (10) gallons and shrubs shall be a minimum size of three (3) gallons.

- Required landscaping areas for all uses excluding Single-family, Two-family, and Industrial (SF, TF, and I) shall contain one (1) tree per three thousand five hundred (3,500) square feet, or fraction thereof of total lot area and two (2) shrubs per three thousand five hundred (3,500) square feet, or fraction thereof of total lot area. To satisfy these requirements trees planted shall be a minimum size of ten (10) gallons and shrubs shall be a minimum size of three (3) gallons.

- Existing canopy trees may be preserved to fulfill the tree planting regulations above if such trees are in a healthy and growing condition and are properly protected. Trees counted for preservation are applied with the following ratio:

Existing Tree Caliper	Ratio (existing: required)
1ò-6ò	1:1
>6ò-12ò	1:2
>12ò	1:3

- Trees planted to satisfy the requirements can only be a maximum of 50 percent ornamental or non-canopy.

- Every non-residential development shall be required to install an automatic irrigation system for all required landscaped areas.

- Landscaping islands are required in parking areas that are in excess of 80 parking spaces. Each separate landscape island should contain a minimum area of one hundred and fifty (150) square feet; should have a minimum width of nine (9) feet; and should include at least one canopy tree or two ornamental trees. The remaining area should be landscaped with grass, groundcover and/or shrubs, with shrubs limited to a maximum height of three (3) feet from grade. Landscaping area for parking islands are counted toward the 10 percent required landscape area.

Landscape Requirements for New Single Family and Two Family Dwellings.

- The builder/developer of all new Single Family (SF) and Two Family (TF) dwellings shall be required one (1) tree per lot in order to receive a Certificate of Occupancy. This can be accomplished either through preservation of a minimum 6-caliper inch tree or replanting a minimum 10 gallon tree.

- This requirement does not restrict the end homeowner of such from claiming exemption under Chapter 43 Sec. 43-64 of the Municipal Code Flood Damage Prevention and Tree Preservation Ordinance.

- In an effort to circumvent compliance with this section the builder/developer cannot claim the exemption under Chapter 43 Sec. 43-64 of the Municipal Code Flood Damage Prevention and Tree Preservation Ordinance.