



# **Examples of Minimum Tree Requirements Based on Lot Sizes**

For Montgomery County Urban Tree Bill Research

7,000 sq. ft. lot could accommodate 2 canopy trees and 1 understory tree



# City of Mineola, FL

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## Minimum Tree Requirements

All properties requesting development approval must meet the minimum Approved Tree requirements based on lot size:

<u>Lot Area (sq. ft)</u>	<u>Minimum # of Trees</u>
Less than 6,000	2
6,000 - 10,000	3
10,000 - 16,000	4
16,000 - 20,000	5
Over 20,000	6

Trees must be a minimum of two and one half (2-½) inches DBH and ten (10) feet tall at time of planting. At least one tree shall be planted as a street tree a maximum of ten (10) feet and a minimum of five (5) feet inside the front property line.



# City of Coconut Creek, FL

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## **How many trees are you supposed to have on your property?**

The minimum number of trees required on your property is based on the square footage of the lot and how the property is zoned. The majority of homes in the City require one (1) tree for every two thousand (2000) square feet (or any portion thereof) of property. For example, a 6000 sq. ft. lot would require a minimum of 3 trees.

<b>Lot size</b>	<b>Minimum # of required trees</b>
4,001 sq.ft. – 6,000 sq.ft	3 trees
6,001 sq.ft – 8,000 sq.ft.	4 trees
8,001 sq.ft. – 10,000 sq.ft.	5 trees
10,001 sq.ft. – 12,000 sq.ft.	6 trees

**Note: Corner lots require an additional tree be planted in the side yard.**

## **Do the trees that are referred to as “street trees” count toward your lot tree count?**

No, the trees that line the street creating a street tree theme are not considered lot trees. The “street trees” are the single species of tree that runs the length of your street that creates a consistent theme.



# Lake Forest Park, WA

The City has identified canopy coverage goals for varying properties in the City of Lake Forest Park based on the average tree canopy at the time of adoption. In order to maintain and improve the current tree canopy property owners are asked maintain these levels. When applying for Arborist Consult and Review permits the present tree coverage of your lot will be calculated and used to determine the required replacement.

<b>Lot Size and Use Category</b>	<b>Canopy Coverage Goal</b>	<b>Maximum Tree Removal with Arborist Consult Permit a 36-month period(1)</b>	<b>Maximum Tree Removal with Administrative Permit a 36-month period(2)</b>
<b>Single family Lots greater than 15,000 square feet</b>	58%	2 Significant or Landmark Trees	2 Significant Trees
<b>Single family Lots 10,000-15,000 square feet</b>	39%	2 Significant or Landmark Trees	2 Significant Trees
<b>Single family Lots less than 10,000 square feet</b>	28%	2 Significant or Landmark Trees	2 Significant Trees
<b>Multifamily Lots</b>	15%	1 Significant or Landmark Tree	1 Significant Tree
<b>Commercial Lots</b>	15%	1 Significant or Landmark Tree	1 Significant Tree
<p>(1) Required to remove any landmark tree (28" diameter or greater) or when proposed development activity will occur within the drip line or critical root zone of no more than two significant trees</p> <p>(2) Mandatory replacement plan including 1 replacement tree for each significant tree removed or equivalent payment into tree fund.</p>			



# Chapel Hill, NC

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The Town desires to maintain the maximum practical tree canopy cover across all land uses within the Town's jurisdiction. Through the provisions of this Article, the following minimum tree canopy coverage

Percentage for lots zoned for single- and two-family residential:

Lot Size	Minimum Canopy Coverage
▶ < 10,000 SF	20%
▶ 10,000 - 20,000 SF	30%
▶ 20,000 – 40,000 SF	40%
▶ 40,000 – 80,000 SF	50%
▶ 80,000 SF	60%



# Lacey, WA

Type of Development	Lot Size	Required New or Saved Trees	Tree Size **
Developing Single and Multi-Family Lots	Less than 3,500 sq ft	2	2.0" Caliper Deciduous 7-8' Tall Conifers
	3,500 sq ft to 4,999 sq ft	3	2.0" Caliper Deciduous 7-8' Tall Conifers
	5,000 sq ft to 6,499 sq ft	4	2.0" Caliper Deciduous 7-8' Tall Conifers
	6,500 sq ft or over	5	2.0" Caliper Deciduous 7-8' Tall Conifers
Developed Single-Family and Multi-Family Lots	All	4 trees per 5,000 sq ft*	2.0" Caliper Deciduous 7-8' Tall Conifers
Developing Commercial or Industrial	All	2 Trees per 10,000 sq ft*	2.0" Caliper Deciduous 7-8' Tall Conifers
Developed Commercial/ Industrial/Multifamily proposing an addition, tree removal, or other site disturbance	All	2 Trees per 10,000 sq ft	2.0" Caliper Deciduous 7-8' Tall Conifers
Class IV Forest Practice Activity	All	Replanting required when average stocking (basal area) falls below 80 sq ft per acre; Tree spacing required is 10 ft on center	Seedlings or transplants 1+1, 2-0, 2-1, P+1, or 1-2

\* In addition to all tree tract requirements and landscape ordinance requirements.

\*\* Tree species will be selected from the general tree list in the Lacey Urban Forest Management Plan.

# Virginia Beach

## Sec. 1.4.Application.

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The terms and provisions of this ordinance [appendix] shall apply to property as follows:

### A. Residential.

1. All residential lots shall have trees planted, or canopy cover provided, based upon the following minimum requirements by lot size:

a. 1--4,999 square feet:

(1) One small tree per attached townhouse interior lot.

(2) Two (2) small, or medium, trees for attached townhouse end lots.

(3) Two (2) small or medium trees for all other lots.

b. 5,000--7,499 square feet: 300 square-foot canopy cover.

c. 7,500--9,999 square feet: 400 square-foot canopy cover.

d. 10,000--14,999 square feet: 600 square-foot canopy cover.

e. 15,000--19,999 square feet: 750 square-foot canopy cover.

f. 20,000--29,999 square feet: 900 square-foot canopy cover.

g. 30,000--65,339 square feet: 1,000 square-foot canopy cover.

h. 65,340--87,119 square feet: 1500 square-foot canopy cover.

i. 87,200 square feet and greater: 2,000 square-foot canopy cover.

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# Chesapeake, VA

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## **Non-CBPA Site Residential Tree Canopy Landscape Plan (CZO 19-01.A.2)**

Lot Size \_\_\_\_\_ sf X 20% = \_\_\_\_\_ sf Canopy Required

Note: Canopy credit is 400 sf per Large Canopy Tree (LCT), 200 sf per Small Canopy Tree (SCT).

Canopy Provided (Number of LCT or SCT X sf Credit) = \_\_\_\_\_ sf

Note: A maximum of 18 LCT only for lots 36,000 square feet or larger. Total Canopy provided must meet or exceed canopy required. All trees must be a minimum 6' fall at planting, planted in accordance with CZO 19-600.

## **CBPA Site Residential Tree Canopy Plan (50% for RPA, 20% for RMA) (CZO 19-601.A.2)**

Lot Size \_\_\_\_\_ sf X (50% for RPA, 20% for RMA) = \_\_\_\_\_ sf Canopy Required

Note: Canopy credit is 400 sf per Large Canopy Tree (LCT), 200 sf per Small Canopy Tree (SCT).

Canopy Provided (Number of LCT or SCT X sf Credit) = \_\_\_\_\_ sf

Total Canopy provided must meet or exceed canopy required. All trees must be a minimum 6' tall at planting, planted in accordance with CZO 19-600.



# Chatham Township, NJ

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Uses a formula as below in a check sheet and a Certified Arborist or Landscape Architect to do plans.

Replacement Calculation:

Size of your lot \_\_\_\_\_ Number of existing trees 12" diam. & above  
\_\_\_\_\_

Calculated tree density for your lot \_\_\_\_\_

Number of trees 12" diam.& above you wish to take down \_\_\_\_\_

Number of replacements required \_\_\_\_\_

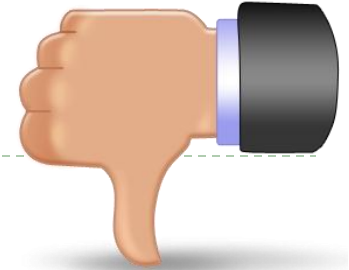
Total number of trees 12" diam. and above, and replacement trees on your lot you agree to maintain \_\_\_\_\_

An exception to replacement may be granted for one dead tree. The Town Forrester must first confirm that the tree is dead before this exception is given. This exception will not be given to lots containing few trees. Check here if you wish to apply for nonreplacement of a dead tree \_\_\_\_\_



# Houston, TX

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## **Planting Requirements for Single Family New Construction**

Lots less than 5,000 square feet will require one tree – new or preserved. A preserved tree may be on the building site or in the abutting street right-of-way. A new tree shall be planted in the right-of-way unless the building official authorizes it to be planted elsewhere on the building site. Lots 5,000 square feet or greater will require two trees – new and/or preserved.

One tree must be planted in the abutting street right-of-way. The other tree, new or preserved, may be on the building site or in the abutting right-of-way. Options include planting one 4 inch tree in the right-of-way in lieu of small trees, or preserving 2 trees. Trees must be of a species listed on the street tree or parking lot tree list. A final building inspection will not be approved until the required trees are planted or preserved.

The Planning Director may waive the planting or preservation requirement and allow the property owner to purchase credits if it is determined that the size and configuration of the property and the house do not afford sufficient space for the planting or preservation of even one tree.

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# Fulton County, GA

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The quantity of replacement trees into a site must be sufficient so as to produce a total site tree density factor of no less than 15 units per acre. If it has been determined by the County Arborist or designated agent(s) during the initial site visit that the property in question is completely barren of trees and has been for a long time (i.e., pasture land), then the units for replacement trees will be doubled. (For example, a 4 inch replacement tree is currently equivalent to 0.7 units; at a site determined to be barren of trees, the replacement units will be equivalent to 1.4 instead of 0.7 units.) The site will still be required to meet the 15 unit per acre site tree density requirement.

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# Fayette County, GA

**Table 1. Landscape Requirements.**

TYPE	SIZE OF AREA TO BE LANDSCAPED	REQUIRED TREES		REQUIRED SHRUBS	
		Number	Height	Number	Height
<b>Street Frontage</b>	Arterials: 20'	1 per 20'	10'	7 per tree	2'
	Collectors: 15'	1 per 20'	10'	7 per tree	2'
	Locals: 10'	1 per 20'	10'	7 per tree	2'
<b>Parking Lot</b>	Exterior Aisles 10'	1 per 30'	6'	5 per tree	2'
	Interior Aisles 7'	1 per 30'	6'	5 per tree	2'
	Buildings or Walls 5' (Excluding walls not visible from the street)			5 per 25 linear feet of building wall.	2'
	Landscape Islands 10' x 20'	1 per island	6'	5 per island	2'
<b>Side Yard</b>	Side Property Lines 6'	1 per 40'	6'	3 per tree	2'
<b>Zoning Buffer</b>	SEE APPLICABLE ZONING DISTRICT REGULATIONS FOR BUFFER WIDTH REQUIREMENTS	1 per 10'	6'	As needed to provide visual screen	4'



# Forsythe County, GA

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## Tree Density Requirements

The quantity of total Existing and Replacement Trees on a Site must be sufficient so as to produce a total Site Density of no less than:

- Fifteen (15) units per acre for property in Commercial and Industrial Zoning Districts;
- Twenty (20) units per acre for property in Residential Zoning Districts.

The Site Density Factor shall be calculated using the total acreage from Disturbed Areas.

If trees exist on the Site, the required density should be met with those trees. If this cannot be done, Replacement Trees are required.

Replacement Trees must be at least sixty percent (60%) overstory species.

Replacement Trees must be compatible in extent of crown and root systems at maturity with nearby utilities. Trees may not be located in Sewer Easements.

No more than 40% of the Replacement Trees can be composed of any one genus.

Ornamental species are acceptable for use in meeting density requirements only with prior approval from the Director and only for the replacement of understory trees.

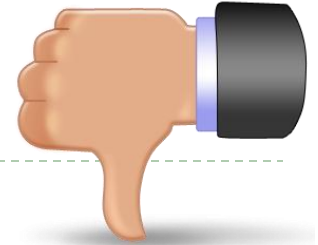
The Site Density Factor for development in Residential Zoning Districts shall be met by preserving or replacing trees in common areas, rear and exterior setbacks, and other areas that are not to be disturbed during house construction. Existing trees on building lots that will be removed during home construction shall not be counted toward the required site density

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# Harris County, TX (Houston area)

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## *Planting Requirements for Single Family New Construction*

- ▶ Lots less than 5,000 square feet will require one tree – new or preserved.
- ▶ Preserved tree may be on the building site or in the abutting street right-of-way.
- ▶ New tree should be planted in the front yard unless the building official authorizes it to be planted elsewhere on the building site.
- ▶ Lots 5,000 square feet or greater will require two trees – new and/or preserved of which one should be in the front yard.
- ▶ Trees must be of a species listed on the street tree or parking lot tree list.
- ▶ A final building inspection may not be approved until the required trees are planted or preserved.



<b>Size of Lot</b>	<b>Minimum number of trees required (Existing or planted) 1/3 of trees can be understory trees on a site.</b>
Less than or equal to 5,000 sq. ft.	2 trees
Over 5000 up to and including 10,000 sq. ft.	3 trees
Over 10,000 up to and including 15,000 sq. ft.	4 trees
Over 15,000 up to and including 20,000 sq. ft.	5 trees
Over 20,000 up to and including 22,500 sq. ft.	6 trees
Over 22,500 up to and including 25,000 sq. ft.	7 trees
Over 25,000 up to and including 27,500 sq. ft.	9 trees
Over 27,500 up to and including 30,000 sq. ft.	11 trees
Over 30,000 up to and including 32,500 sq. ft.	13 trees
Over 32,500 up to and including 35,000 sq. ft.	15 trees
Over 35,000 up to and including 37,500 sq. ft.	17 trees
Over 37,500 up to and including 40,000 sq. ft. Forest Conservation Law covers land area 40,000 sq. ft.+ >	18 trees

