

CITY OF ENNIS, TEXAS
UNIFIED DEVELOPMENT ORDINANCE
Article VIII: Landscaping and Open Space Standards

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8.1 APPLICABILITY OF THIS ARTICLE

8.1.1 General Applicability

Table 8.1-1 shall establish the applicability of the different standards in this section.

Table 8.1-1 Landscaping and Open Space Standards Applicability Matrix			
■ = section applies "blank cell" = section does not apply			
Section →	Landscaping & Buffering	Open Space	Comments
Development Request			
A. New Construction	■	■	
B. Change of use/expansion of existing use (with NO increase in building area)			
C. Any increase in value of improvements with NO increase in building area (interior remodel only)			
D. Expansion of Building Area			
i. 0% - 49% increase in building area 1. Standards in applicable sections shall apply only to the expansions	■	■	
ii. 50% or greater increase of building area 1. Standards in applicable sections shall apply to the site including retrofitting of the existing building and site, if non-conforming	■	■	City Commission may waive sections if it is unfeasible or impractical to retrofit the site through a Type II Site Plan process for non-single family residential sites.
E. Expansion of parking area only (not in conjunction with a building or use expansion)			
i. Up to 20 spaces			
ii. 21 or more additional spaces	■		

8.2 LANDSCAPING AND BUFFERING STANDARDS

8.2.1 Purpose

The standards of this section are intended to enhance the quality of development through the provision of appropriate landscaping and buffering. The landscaping regulations serve to safeguard and enhance property values while protecting public and private investment. The regulations encourage the preservation of the existing natural environment to aid in the stabilization of the environment's ecological balance whenever possible, and require property owners to provide landscape amenities, setbacks, and buffering that promote a positive image and pride for new development in the city. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. The results of this effort will be to attract and maintain quality businesses and residential neighborhoods in the City of Ennis.

8.2.2 Applicability

- (1) GENERAL: This section establishes minimum standards for landscaping and buffering for all new development and redevelopment in the City of Ennis as follows:
 - a. All single-family residential development in subdivisions with zoning change approved or preliminary platted after the adoption of this Ordinance and per Table 8.1-1 shall meet the standards in Section 8.2.3 on Residential Landscaping and Buffering.
 - b. All multi-family, non-residential development, and mixed use development in the KC and RMU districts per Table 8.1-1 shall meet the standards in Section 8.2.4 on Non-Residential and Multi-Family Landscaping and Buffering.
 - c. All surface parking lots per Table 8.1-1 and with 20 or more parking spaces shall meet the standards in Section 8.2.5 on parking lot landscaping.
- (2) PARCEL SPECIFIC: Landscaping and buffering requirements in other sections or parcel-specific development approvals:
 - a. Any use that is required to provide landscaping or buffering pursuant to Section 5.2, Additional Use Standards of Article V, shall comply with such requirements. In the event of a conflict between the additional use standards and the requirements of this section, the additional use standards shall control.
 - b. Any use that is required to provide landscaping or buffering pursuant to a parcel-specific ordinance, including PD or RMU zoning and/or approval conditions, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and/or conditions and the requirements of this section, the parcel-specific standards shall control.
- (3) LANDSCAPING AND BUFFERING PLAN: Prior to the issuance of a building or construction permit for any development other than single-family or duplex dwellings, a landscape plan reflecting all landscaping and buffering required under this section shall be submitted in conjunction with a site plan application. The landscaping plan may be combined with any site plan, screening plan, grading plan, or other plan required for compliance with other sections of this Ordinance. A Landscape Plan shall include the information required as indicated in the checklist maintained by the Administrator. .

8.2.3 Residential Landscaping and Buffering Requirements

This section shall apply to all single family detached and attached residential uses.

- (1) FRONT YARD LANDSCAPING:

- a. Purpose: Landscaping should be selected and placed in the front yards of residences to soften the effect of the built environment and create attractive streetscapes. An arrangement of vegetation such as trees, shrubs, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired.
- b. All residential lots shall have vegetation established per the requirements of this section prior to Certificate of Occupancy unless otherwise approved by Administrator because of weather conditions.
- c. Canopy Trees:
 - i. Trees selected from **Article 8.2.6 Approved Planting List** shall be planted on all single family residential lots based on the zoning district as specified in Table 8.2-1.
 - ii. Fifty percent of the required canopy trees or at least one canopy tree shall be placed in the front yard.

Table 8.2-1 Canopy Trees in Residential Districts	
Zoning District	Number of Canopy Trees Required per Residential Lot
R-10	2
R-5	1
NC	1
D	1
TH	1
MH	1

(2) RESIDENTIAL STREETSCAPE STANDARDS

- a. Purpose: The intent of this requirement is to provide for safe walkable streets with continuous sidewalks and walkways.
 Applicability: This section is applicable to internal residential streets within any development single-family detached dwelling units.
- b. Walkways: Separate walkways that connect the front doorway or porch to the sidewalk and to the driveway are recommended. These walkways shall be at least four feet wide.

8.2.4 Non-Residential and Multi-Family Landscaping and Buffering Requirements

(1) APPLICABILITY:

- a. This section shall apply to all non-residential, mixed use, and multi-family development per Table 8.1-1 with the exception of development in the Kaufman Corridor district.
- b. In the Kaufman Corridor district, only the following sections shall apply:
 - i. Parking Lot Landscaping: for all development with off-street parking lots fronting arterial roadways only
 - ii. Landscape Buffer: for all development with off-street parking lots fronting arterial roadways only

- (2) **PARKING LOT LANDSCAPING:** Any non-residential surface parking area that contains twenty (20) or more parking spaces shall provide interior landscaping, in addition to the required landscaped street buffer, as follows:
 - a. Where an existing parking lot area is altered or expanded to add twenty (20) or more spaces or results in a parking lot of thirty (30) spaces or more, interior landscaping shall be provided on the new portion of the parking lot in accordance with this Ordinance.
 - b. All surface parking lots shall incorporate the required landscaping as follows:
 - i. Provide one (1) canopy tree for every ten (10) cars of parking provided
 - ii. Canopy trees shall be located in landscape islands in the parking lot
 - iii. Landscape islands shall be a minimum of one hundred and fifty (150) square feet in area
 - iv. All landscaped areas shall be protected by a raised concrete curb. The Administrator may approve a curbless design per iSWM (integrated Stormwater Management Manual, NCTCOG) standards
 - c. No paving shall be permitted within four (4) feet of the center of a tree trunk.
 - d. In order to preserve a protected tree on-site, the Administrator may authorize up to a ten percent reduction in the required number of parking spaces or ten percent compact parking spaces, through the Administrative Modifications process, if the Administrator determines that reduction in the number or size of certain parking spaces could preserve a protected tree that would otherwise be removed to provide for required parking.
- (3) **LANDSCAPE BUFFERS:**
 - a. All development with any off-street surface parking between any building and any highway, frontage road, or arterial roadway shall provide a landscape buffer that is based on the roadway frontage specified in Table 8.2-2. A landscape buffer shall not be required when the building is located in a zoning district requiring 10 feet or less of a front yard setback.

Street Frontage/Type	Minimum width of Landscape Buffer along the Roadway
Highway Frontage Road	10 feet
Arterial	8 feet

- b. The landscape buffer area shall consist of living trees, turf, or other living ground cover shall be provided adjacent/parallel to the right-of-way on all properties per Table 8.2-2.
- c. One (1) Canopy Tree, three-inch (3") caliper minimum, shall be planted on fifty foot (50') centers within the required landscape buffer area. A minimum of six (6) shrubs with a minimum size of five gallons (5 gal.) each will be planted in the landscaped area for each fifty feet (50') of linear frontage.
- d. Where a non-residential development is adjacent to the property line of residentially zoned parcels (single-family, townhouse, and multi-family uses), or areas shown as residential use categories on the Future Land Use Plan, one (1) Canopy Tree, three-inch (3") caliper minimum, shall be planted on forty-foot (40') centers in an eight-foot (8') wide landscape area adjacent to the residentially

zoned properties. Vegetation used for perimeter buffering shall be plants selected from **Article 8.2.6 Approved Planting List**.

8.2.5 General Landscaping Standards

The following criteria and standards shall apply to landscape materials and installation:

- (1) All required landscaped areas shall be covered with living plant material. Mulch and other materials can be used around required shrub and tree plantings. Supplemental plantings, hardscape, or other design elements may be considered by the Administrator on a case-by-case basis. Landscape Plans must meet the minimum requirements of this Ordinance prior to approval. Other plant materials in excess of the quantities required in this Ordinance may be smaller than the required material.
- (2) Tree and plant materials shall be selected for energy efficiency and water efficiency; adaptability and relationship to the native environment; color, form and pattern; ability to provide shade; soil retention; and resistance to fire. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots, and streets, to achieve both an attractive environment and a desirable microclimate and minimize energy demand.
- (3) Trees and plants installed to satisfy the requirements of this section shall meet or exceed the plant quality and species standards of the North Central Texas SmartScape program.
- (4) Plants shall be nursery-grown and adapted to the local area. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects. No artificial plants or vegetation shall be used to meet any standards of this section.
- (5) New or proposed plant materials will be measured and sized according to the Texas Association of Nursery (TAN) standards.
- (6) The landscaping for every development shall consist of a combination of three or more of the following types of planting materials including, but not limited to grass, trees, shrubs, ground cover, and/or other forms of plant material.
 - a. Trees:
 - i. Canopy trees shall be of a minimum of three inches (3") in caliper as measured twelve inches (12") above natural soil level and seven feet (7') in height at time of planting.
 - ii. Canopy trees, measured from the center point of tree, shall be placed a minimum of three feet (3') from back of curb, sidewalks, utility lines, screening walls and/or other structures. Ornamental trees can be placed closer than three feet (3') with approval from the Administrator. Any reduction in spacing requires a root barrier approved by the city. Utility installation that includes common trench and conduit banks is exempt from the canopy tree planting distance requirements.
 - iii. Evergreen trees such as conifers intended for screening will have a minimum height of six feet (6') at the time of planting. Evergreen shrubs intended for required screening shall be a minimum of seven gallons (7 gal.) and be capable of attaining six feet (6') in height in two growing seasons.
 - iv. Ornamental trees may be substituted for canopy trees at the rate of two ornamental trees for each canopy tree. Ornamental trees will have a minimum size of one and one-half inch (1-1/2") caliper at the time of planting. This substitution shall not be allowed for required street trees.

- v. Trees shall be selected from **Article 8.2.6 Approved Planting List**.
 - vi. No single species of trees (canopy tree, evergreen tree, ornamental tree) shall represent more than 30 percent of the respective tree requirement.
- b. Tree Preservation Credits:
- i. Existing, healthy trees that are to remain in a living and growing condition may be used to satisfy the tree planting requirements. The Administrator shall consider the location, type and size of trees, their health, and the degree of protection received both during and after construction. Any credits for existing trees shall be indicated on the landscaping plan.
 - ii. Credit for existing trees shall be revoked if such trees are damaged due to, among other things, construction, broken branches, soil compaction or soil cut/fill.
 - iii. If existing trees are preserved, the minimum distance between parking spaces and the saved existing tree may need to be expanded, subject to approval by the Administrator.
 - iv. For the preservation of existing trees, extreme care shall be taken to prevent the compaction of soil and/or the placement of impermeable hard surfaces within the tree's dripline.
- c. Shrubs, Vines, and Grasses:
- i. Shrubs other than dwarf variety shall be a minimum of two feet (2') in height when measured immediately after planting. A screening hedge, where required, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three feet (3') in height within one (1) year after planting or a minimum of two feet (2') in height at the time of planting.
 - ii. All shrubs intended for public, non-residential, or multi-family developments should be at least two gallons (2 gal.) or more.
 - iii. Vines shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified.
 - iv. Ground covers used in lieu of grass must provide complete coverage within one (1) year of planting and/or growing season. Ground cover planting must provide and maintain adequate coverage.
- d. Ground cover:
- i. Grass may be sodded, plugged or sprigged except that solid sod shall be used in swales, berms or other areas subject to erosion.
 - ii. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting and/or growing season.
 - iii. Berms: Earthen berms, if used, shall not exceed a 3:1 slope; [three feet (3') of horizontal distance for each one foot (1') of height]. All berms will contain adequate drainage and preventive erosion measures. Berms will not include construction debris. Slippage or damage to the smooth finish grade of the berm must be corrected prior to any certificate of occupancy or acceptance of improvements.
- (7) SIGHT TRIANGLES: Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at driveway and street

intersections. Whenever a street or driveway intersects a public right-of-way, it shall meet the visibility requirements in Article VII.

8.2.6 Approved Planting List

- (1) The following plant list (see **Table 8.2-3**) shall be used to select plant materials as required by landscape standards in this Ordinance as well as city plantings in parkways and medians. The plants were chosen because they are native and/or are adapted to this region without being identified as a noxious weed, a prohibited exotic species, or an invasive plants (see website: https://www.texasinvasives.org/invasives_database/).
- (2) The appropriate plant for the specific location shall be selected by a registered landscape architect based on its mature size, growth habit, and soil, light, and water requirements. Other species that are drought tolerant and adaptive may be used for planting within the city. The use of alternative species may only be permitted with the approval of the Administrator.
- (3) The use of native plant material ensures the following:
 - a. Creates and maintains the unique character of Ennis
 - b. Ensures a native plant legacy
 - c. Limits water use
 - d. Reduces maintenance requirements
 - e. Promotes civic responsibility to support indigenous materials of the local ecology

Table 8.2-3 – Approved Planting List	
Canopy or Shade Trees	
Common Name	Botanical Name
Shumard Red Oak	<i>Quercus shumardii</i>
Live Oak	<i>Quercus virginiana</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Big Tooth Maple	<i>Acer grandidentatum</i>
Bald Cypress	<i>Taxodium distichum</i>
Bur Oak	<i>Quercus macrocarpa</i>
Red Maple "October Glory"	<i>Acer rubrum</i> 'October Glory'
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Texas Ash	<i>Fraxinus texensis</i>
Understory or Ornamental Tree	
Common Name	Botanical Name
Possumhaw Holly	<i>Ilex decidua</i>
Texas Redbud	<i>Cercis Canadensis</i> var. <i>texensis</i>
Flameleaf Sumac	<i>Rhus lanceolate</i>
Shantung Maple	<i>Acer truncatum</i>
Desert Willow	<i>Chilopsis linearis</i>
Chitalpa Tashkentensis	<i>Chitalpa Tashkentensis</i>
Mexican Buckeye	<i>Ungnadia speciose</i>
Yaupon holly	<i>Ilex vomitoria</i>
Wax Myrtle	<i>Myrica cerifera</i>
Eve's Necklace	<i>Sophora affinis</i>
Indigo Bush	<i>Amorpha fruticose</i>

Mexican Plum	<i>Prunus Mexicana</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Western Soapberry	<i>Sapindus saponaria var. drummondii</i>
Crape myrtle	<i>Lagerstroemia indica</i>
Mesquite Tree	<i>Prosopis glandulosa</i>
Evergreen Trees	
Common Name	Botanical Name
Cherry Laurel	<i>Prunus caroliniana</i>
Savannah Holly	<i>Ilex opaca X attenuata 'Savannah'</i>
Nellie R. Stevens Holly	<i>Ilex X 'Nellie R. Stevens'</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Shrubs	
Common Name	Botanical Name
Abelia 'Edward Goucher'	<i>Abelia x grandiflora 'Edward Goucher'</i>
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Soft Leaf Yucca	<i>Yucca recurvifolia</i>
Texas Sage	<i>Leucophyllum frutescent 'Compacta'</i>
Dwarf Wax Myrtle	<i>Myrica cerifera var. pumila</i>
American Beautyberry	<i>Callicarpa americana</i>
Common Elderberry	<i>Sambucus nigra ssp. Canadensis</i>
Smooth Sumac	<i>Rhus glabra</i>
Green Cloud Texas Sage	<i>Leucophyllum frutescens 'Green Cloud'</i>
Swamp Rose	<i>Rosa palustris</i>
Yellow Bells	<i>Tecoma stans</i>
Texas Lantana	<i>Lantana urticoides</i>
Earth Kind Rose	<i>Rosa hybrida</i>
Autumn Sage	<i>Salvia greggii</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Tall to Medium Ornamental Grass	
Common Name	Botanical Name
Miscanthus 'Adagio'	<i>Miscanthus sinensis 'Adagio'</i>
Morning Light	<i>Miscanthus Miscanthus sinensis 'Morning Light'</i>
Indian Grass	<i>Sorghastrum nutans</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Gulf Muhly	<i>Muhlenbergia capillaris</i>
Medium to Low Ornamental Grass	
Common Name	Botanical Name
Bushy Bluestem	<i>Andropogon glomeratus</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Weeping Love Grass	<i>Eragrostis curvula</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Big Bluestem	<i>Andropogon gerardii</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Yaka Jima Silver Grass	<i>Miscanthus sinensis 'Yaku Jima'</i>
Turf Grass	
Common Name	Botanical Name
Buffalo Grass	<i>Bucheloe dactyloides</i>
Common Bermuda Grass	<i>Cynodon dactylon</i>
Groundcovers and Vines	
Common Name	Botanical Name

Coral Honeysuckle	<i>Lonicera sempervirens</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Purple Wintercreeper	<i>Euonymus fortune</i> 'Coloratus'
Texas Wisteria	<i>Wisteria frutescens</i>
Crossvine	<i>Bignonia capreolata</i>

8.2.7 Irrigation Standards

- (1) RESPONSIBLE PARTY: The owner shall be responsible for the health and vitality of plant material through irrigation of all landscaped areas, turf and plant materials, and shall:
 - a. Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
 - b. Be in place and operational at the time of the landscape inspection for certificate of occupancy.
 - c. Be maintained and kept operational at all times to provide for efficient water distribution.
- (2) IRRIGATION METHODS:
 - a. Landscaped areas – One of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
 - i. Conventional system – An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
 - ii. Drip or leaky-pipe system – An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky-pipe system.
 - iii. Temporary and aboveground watering – Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.
 - b. Natural Areas and Undisturbed Areas: No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 - c. Compliance with state law – All irrigation systems shall comply with all applicable state laws (including rain and freeze shut-offs), as may be amended.

8.2.8 Landscape Maintenance

The owner, property manager, tenant and their agent, if any, shall be jointly responsible for the maintenance of all required landscaping. All required landscaping shall be maintained in a healthy and growing condition as is appropriate for the current season. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. Plant materials which die shall be replaced with plant material of similar variety and size of materials that died within 30 days or as approved by the Administrator due to weather conditions.

8.3 OPEN SPACE STANDARDS

8.3.1 Purpose

Common open spaces are set aside for the use and enjoyment of a development's residents, employees, or users. Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater resident access to open areas and recreation, reducing the heat island effect, enhancing stormwater quality, and providing public health benefits.

8.3.2 Applicability

All development subject to this article shall set aside the following minimum amounts of land area as common open space that meets the standards of this section unless alternative standards are established as part of a PD or RMU development ordinance for a specific development.

- (1) For multi-family development with more than forty units: at least five (5) percent of the total gross site area.
- (2) For non-residential and mixed-use buildings or developments with a gross floor area or cumulative area greater than 40,000 square feet: five (5) percent of total gross site area.

8.3.3 Common Open Space Standards

- (1) GENERAL: The following shall be credited toward the common open space requirement:

- a. Natural Features:

- i. Shall include any of the following:

- (i) Creeks, flood plains, buffer zones, and conveyance areas
 - (ii) Water features, including wetlands, and lakes
 - (iii) Retention/detention and drainage channels areas that are enhanced
 - (iv) Hillsides and exposed slopes of more than 15% slopes
 - (v) Wildlife habitat areas for threatened and endangered species

- ii. Design and Maintenance Requirements:

- (i) Where natural features exist, the developer or owner shall give priority to their preservation as common open space. Placement of a conservation easement over the protected natural feature areas is encouraged.
 - (ii) In reviewing the proposed location of common open spaces, the Administrator shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected.
 - (iii) Maintenance of natural areas should be limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.

- b. Active Recreational Areas:

- i. Shall include any of the following:

- (i) Pocket Park/Playgrounds
 - (ii) Sports Complex/Ball Fields/Tennis Courts
 - (iii) Trails and Pathways

- ii. Design Requirements

- (i) In no case shall active recreation constitute more than 25% of the total common open space area within a residential or mixed-use district.

- (ii) Land shall be compact and contiguous unless the land is used to link to an existing or planned open space resource.
 - (iii) Minimum frontage of the open space along a public street shall be based on the type of open space per Table 8.3-1. Landscaping shall be planned along all rights-of-way to provide a buffer to surrounding areas.
 - c. Plazas and Neighborhood Parks
 - i. Includes any of the following:
 - (i) Neighborhood Park
 - (ii) Pocket Park, Community Garden or Playground (even if located with a school facility)
 - (iii) Community Park
 - (iv) HOA/Private Park
 - (v) Squares, forecourts or plazas
 - ii. Design Requirements
 - (i) For size and design requirements, see Table 8.3-1: Palette of Open Space Types
 - (ii) Surrounding buildings shall be oriented toward the square, forecourt, or park when possible and a connection shall be made to surrounding development
 - d. The following may not be credited toward the open space requirement:
 - i. Property within the rear yard
 - ii. Vehicular paving
 - iii. Required parking lot landscape islands
 - iv. Building footprint
 - v. Utility yards
 - vi. Required landscape buffers
 - vii. Retention/detention and drainage channels with no amenities associated
- (2) PALETTE OF OPEN SPACE TYPES: Land set aside for required common open space shall meet the standards in Table 8.3-1 which provides a summary of Open Space Types and associated standards.

Table 8.3-1 Palette of Open Space Types					
Open Space Type	SIZE			Min. Perimeter Frontage along a public street (%)	Frontage Orientation
	Min. (acres)	Max. (acres)	Min. dim. (ft)		
Public or Private Open Space Types					
Regional Multi-purpose Open Space	2	4	NA	50%	None
Neighborhood Park	4	10	NA	50%	None
Pocket Park	0.25	3	NA	25%	None
Green	0.25	3	25' (width)	60%	Mid-block or street intersection, but in front of buildings
Square	0.25	3	25' (width)	60%	Mid-block or street intersection, but in front of buildings
Plaza	0.1	1	25' (width)	25%	Street intersection or vista terminus or at the entrance to a public/civic building
Pocket Plaza	300 sq.ft.	.1	15' (width)/ 20' max.	25%	Main or side building entrance
Streetscape Plaza			15' (width)	25%	Street intersection or terminated vista
Pedestrian Passage or Paseo	NA	NA	15' (width)	NA	None
Multi-use Trail	NA	NA	12' (width)	None	None
Greenway	1	NA	30' (width)	None	Along a creek or other natural feature
Family-friendly Play Area	400 sq.ft.	NA	20' (width)	None	None
Forecourt	NA	NA	25' (width)	50% of the building's frontage along that street	Mid-block
Courtyard	650 sq.ft.	NA	25' (width)	NA	None

- (3) GENERAL DESIGN STANDARDS FOR COMMON OPEN SPACE: In addition to meeting the standards in Table 8.3-1, land set aside for required common open space shall meet the following standards:
- a. Location: Where appropriate, open space shall be located to be readily accessible and useable by residents and users of the development. To the maximum practical extent, a portion of the open space should provide focal points for the development.
 - b. Configuration
 - i. The lands shall be compact and contiguous unless the land is used as a continuation of or link to an existing or planned adjacent open space resource or where specific natural or topographic features require a different configuration.
 - ii. Where open areas, trails, parks or other open space resources are planned or exist adjacent to the development, the open space shall, to the maximum

- extent practical, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.
- c. Orientation of Adjacent Lots and Buildings
 - i. Lots and buildings adjacent to required open space, not including perimeter landscape buffers, shall have at least one entrance facing the open space.
 - ii. Provision in Multi-Phase Developments:
 - (i) Development proposed in phases shall be considered as a single development for the purposes of applying the open space requirements.
 - (ii) Open space requirements and improvements shall also be phased proportionally with the development phases.
 - (iii) Development shall not be phased in such a manner as to place the burden of all the open space provision to the last phase.
 - d. Landscaping: Section 8.2 shall apply unless an alternative landscaping plan has been approved in conjunction with a City Commission approved Concept Plan or Development Plan.
- (4) DETENTION OR RETENTION PONDS AND DRAINAGE WAYS
- a. A detention or retention pond and drainage ways may count toward the open space requirement only if it meets the following:
 - i. Ponds located between the building and the street or in the front yard of the development
 - ii. Ponds viewable from public space or street
 - iii. At least 60% of the slope of the pond area does not exceed a 5 (horizontal):1 (vertical) slope
 - iv. Ponds and drainage ways accessible to the public
 - b. Detention or retention ponds and drainage ways must include the following amenities to be considered toward the usable open space requirement:
 - i. Seating area, public art, or fountain, trails/sidewalks and
 - ii. One tree or planter at least sixteen (16) square feet for every four (400) hundred square feet of open space, and be located within or adjacent to the detention or retention pond or drainage way