

Topic:	Landscaping; Tree Preservation & Protection
Resource Type:	Regulations
State:	Oklahoma
Jurisdiction Type:	Municipal
Municipality:	City of Tulsa
Year (adopted, written, etc.):	1997
Community Type - applicable to:	Urban; Suburban
Title:	City of Tulsa Landscape Requirements Ordinance
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Abstract

The purpose of this ordinance is to provide landscape requirements in order promote the beautification of the city, preserve valued trees and vegetation, stability the ecological balance, and achieve an urban forest. The requirements apply to all land in which a building permit is sought.

Resource

This ordinance intends to

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CHAPTER 10

LANDSCAPE REQUIREMENTS

Section 1000. Purpose.

Section 1001. Applicability and Exemptions.

Section 1002. Landscape Requirements.

Section 1003. Administration.

SECTION 1000. PURPOSES

The purposes of the landscape requirements are:

- A. To promote the beautification of the City of Tulsa and to enhance its aesthetic quality;
- B. To promote reasonable preservation and replenishment of valued trees and vegetation;

C. To aid in stabilizing the ecological balance by contributing to air purification, oxygen regeneration, ground water recharge and storm water runoff retardation; and

D. To achieve a meaningful urban forest while permitting economically feasible urban development to occur.

Ord. No. 18027

SECTION 1001. APPLICABILITY AND EXEMPTIONS

The landscape requirements herein established shall be effective January 1, 1994, and shall be applicable to all land for which a building permit is sought; provided, however, the landscape requirements shall not be applicable to the following:

A. Land used for single family or duplex dwellings where only one such structure is to be constructed on the lot;

B. Restoration of a building, constructed prior to January 1, 1994, which is damaged by fire, explosion, flood or other catastrophe;

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C. Interior remodeling; and

D. Land for which a detailed landscape plan has been approved by the Planning

Commission prior to January 1, 1994, pursuant to its review of a planned unit development or corridor development; provided, however, that landscaping is installed in accordance with the approved detailed landscape plan prior to January 1, 1995.

E. Construction of a structure, other than a building, which does not increase the developed area of a lot more than 30 square feet.

F. Developed area of a lot if all proposed new buildings and/or additions to buildings

contain less floor area than the floor area of existing buildings which remain on the lot after completion of the new construction.

For the purposes of this section, "developed area" shall mean the area of a lot which on

January 1, 1994, is covered by a structure, off-street parking or loading areas, paved access to off-street parking or loading areas, or other areas paved with an all-weather material, and "existing buildings" shall mean buildings completed and existing prior to January 1, 1994.

Ord. No. 18027

SECTION 1002. LANDSCAPE REQUIREMENTS

A. Frontage and Perimeter Requirements.

1. Not less than 15% of the street yard shall be established and maintained as landscaped area.
2. Within the lot, a landscaped area shall be established and maintained which is not less than five feet in width and which extends along the entirety of abutting street right-of-way, except at points of vehicular access.
3. Within the lot, off-street parking areas shall be separated from an abutting

residential district or residential development area in a PUD, by a landscaped area which is not less than five feet in width.

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4. In computing the landscaped area required in paragraph 1002.A.1., landscaped areas established as required by paragraphs 1002.A.2. and 1002.A.3., if located within the street yard, shall be included in the computation.
5. The requirements set forth in Subsection 1002.A. shall not be applicable to properties where no street yard exists.

B. Parking Area Requirements. Within surface off-street parking areas which

are not zoned Central Business District (CBD), landscaped areas shall be established and maintained as follows:

1. For lots 2.5 acres or less in size, no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet;
2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

C. Tree Requirements.

1. Within the street yard, trees shall be preserved or planted and maintained or

replaced as follows: One tree for each 1,500 square feet, or fraction thereof, of street yard.

2. For surface parking areas located outside the street yard, which are in zoning districts other than CBD, one tree for each 12 parking spaces, with at least one tree in each required landscaped area, shall be preserved or planted and maintained or replaced.
3. For surface parking areas located in the CBD zoning district which are designed for 20 or more spaces and which parking areas are within 25 feet of a public street right-of-way, trees shall be preserved or planted and maintained or replaced as follows:

- a. One tree for each 35 lineal feet of parking area located along and parallel to the street boundary which is within 25 feet of public street right-of-way; and

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- b. Required trees shall be located within ten feet of a public street right-of-way.

4. An existing or planted tree which is at least six inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirement of

Subsection 1002.C., provided there is no alteration of the soil grade under an existing tree's dripline.

5. Planted trees shall be planted in a pervious area not less than three feet in diameter.

6. Minimum tree sizes at time of planting shall be as follows:

- a. Ornamental trees shall be not less than six feet in height and one inch in caliper;

- b. Conifers/Evergreen trees, such as pine, spruce or cedar, shall be not less than five feet in height; and

- c. Canopy trees shall not be less than eight feet in height and 1-1/2 inch in caliper.

D. Miscellaneous Requirements.

1. Required landscaping shall not include artificial plants, trees or other artificial vegetation.

2. Required landscaping shall be irrigated by one of the following methods:

- a. An underground sprinkling system;

- b. A drip system; or

c. A hose attachment within 100 feet of all landscaped areas. No landscape plan submitted after June 30, 1996, shall use this method to irrigate required landscape areas without the prior approval of TMAPC.

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3. All landscaped areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.

4. Landscaping shall not obstruct traffic visibility at street intersections or at access points to streets.

5. Required landscaping shall be maintained in a live and healthy condition and shall be replaced as necessary to comply therewith.

6. Required landscaped areas shall be maintained free of debris and litter.

7. Required landscaping shall be installed in accordance with an approved landscape plan as set forth in Section 1003.

E. Incentive Credits. To encourage preservation of existing mature trees and/or

the planting of larger trees, each square foot of landscaped area which is permeable and within the dripline of a tree at least six inches in caliper, shall constitute 1.5 square feet of landscaped area for the purpose of meeting the requirement of 15% street yard landscaping and/or parking area landscaping, provided, however:

1. Overlapping dripline areas shall only be counted once;

2. At least one-half of the dripline area shall be permeable;

3. The original grade of the dripline area shall not be changed; and

4. The 1.5 square foot incentive credit shall not constitute more than 25% of the

landscape requirement.

F. Parking Credits. For all nonresidential development on lots of record as of

December 31, 1993, which are one acre or less in size, the following parking credit shall apply:

For each 300 square feet of street yard which is required to be landscaped by paragraph 1002.A.1, the required number of off-street parking spaces shall be reduced by one space.

Ord. Nos. 18027, 18795

SECTION 1003. ADMINISTRATION

A. Landscape Plan. All applications for a building permit for uses requiring landscaping, as set forth in Section 1001, shall include a landscape plan which provides the following:

1. The date, scale, north arrow, project name and name of the owner;
2. The location of property lines and dimensions of the tract;
3. The approximate center line of existing water courses, the approximate location of significant drainage features, the location and size of existing and proposed streets and alleys, existing and proposed utility easements and overhead utility lines on or adjacent to the lot, and existing and proposed sidewalks on or adjacent to the lot;
4. The location, size and type (tree, shrub, ground cover, or grass) of proposed landscaping and the location and size of the proposed landscaped areas;
5. Planting details and/or specifications;
6. The method of protecting the existing trees which are to be retained from damage during construction;
7. The proposed irrigation system, including a description of the type of irrigation system used for each required landscape area;
8. The schedule of installation of required landscaping and appurtenances, which shall specify installation of all required landscaping and appurtenances, except trees, prior to the issuance of a certificate of occupancy and further specify installation of required trees within the landscape plan within 120 days after issuance of the occupancy permit; (Planned Unit Developments may require that all landscaping and appurtenances be installed prior to issuance of a certificate of occupancy); and
9. For developments which are not part of a Planned Unit Development (PUD), written certification by an architect, landscape architect or engineer licensed to do business in the state of Oklahoma, that the landscape plan is in conformance with the requirements of Section 1002, or an Alternative Compliance Plan approved by the Planning Commission. For Ch. 10, Pg. 7 Title 42 - Zoning and Property Restrictions (1/1/1997) developments which are within a PUD, evidence that the landscape plan has been approved by the Planning Commission or its designated staff.

B. Certification of Installation. Within a Planned Unit Development (PUD), certification of the installation of required landscaping shall be provided as required by the special

provisions of that PUD, if any exist. In all other cases, within 120 days of the issuance of the occupancy permit, written certification by the owner of the property, an architect, landscape architect or engineer licensed to do business in the state of Oklahoma shall be submitted to the City stating that all landscaping and appurtenances have been installed in accordance with the approved landscape plan.

C. Administrative Review. After receipt of a landscape plan, the designated administrative official shall:

1. Approve the landscape plan as complying with the requirements of this chapter;
2. Approve the landscape plan with conditions which bring it into compliance with the requirements of this chapter; or
3. Reject the landscape plan as failing to comply with the requirements of this chapter.

D. Alternative Compliance. If the administrative official rejects the landscape

plan, the applicant may request, after payment of a fee, that the Planning Commission review the plan and determine that, although not meeting the technical requirements of this chapter, it is equivalent to or better than the requirements of this chapter.

The Planning Commission shall submit its determination in writing to the Development Services Division of the City of Tulsa and the applicant.

E. Appeal From Planning Commission Action. In accordance with the provisions of Section 1605, an appeal to the Board of Adjustment may be taken by any person aggrieved by a determination of the Planning Commission as set forth in Subsection 1003.D. above.

Ord. Nos. 18027, 18795