

AN ORDINANCE REVISING CHAPTER 30, “ZONING”, SECTION 30.900 f., “LANDSCAPING REQUIREMENTS” TO CREATE TREE PRESERVATION REGULATIONS FOR EXISTING OCCUPIED RESIDENTIAL LOTS

NOW, THEREFORE BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

1. Section 30.900 f., “Landscaping Requirements”, is here by revised as follows:

“(4) An overall percentage of a residential lot (see Appendix A,) in a residential zoning district, and an overall percentage of the street yard area, within the property line of all other zoning districts, shall be landscaped according to the use of the property and not necessarily the zoning of the property, as follows:

A. R-1 Single-Family, R-2 Two-Family, R-3 Multiple-Family, R-3A Multiple-Family Retirement, R-4 Townhouse, and R-6 Garden Home projects—thirty-five percent (35%). R-5 Manufactured Home – twenty-five percent (25%). In the R-1 and R-6 districts, a minimum of two trees shall be planted and maintained in living condition at all times. In the R-2 district, a minimum of four trees per lot shall be planted and maintained. In the R-3, R-3A, R-4 and R-5 districts, a minimum of two trees for every 8400 square foot shall be planted and maintained. Such trees shall be of a species or type as prescribed by Appendix “A”, Approved Tree Planting List, and shall be maintained as per the American Standard for Nursery Stock ANSI Z60.1-2004.

B. Building(s) for which sixty percent (60%) or more of the available interior space is used or proposed to be used for office—twenty percent (20%) of the street yard area. See Section 30.900 j. for tree preservation and planting requirements.

C. All other retail and commercial uses, including all uses allowed in the B-1, B-2, or B-3 zoning districts in the City--twenty percent (20%) of the street yard area. See Section 30.900 j. for tree preservation and planting requirements.

D. Light Industrial, I-1 -- twelve percent (12%) of the street yard area. See Section 30.900 j. for tree preservation and planting requirements.

E. The landscaping requirements of this Chapter shall apply to governmental, educational, institutional uses and churches. Where such uses are located in any residential district, not less than thirty-five percent (35%) of the total area of the lot upon which such use occurs shall be devoted to landscaping. Where a governmental, educational, institutional use or church, is located in any nonresidential district, the landscaping requirements of such district shall apply. See Section 30.900 j. for tree planting requirements.

F. If a project consists of more than one (1) building (use) type the percentage of landscaped area should be that derived by prorating the linear street frontage used by each particular building type.”

2. This ordinance shall become effective on and after its passage, approval and publication, as provided by law.

PASSED and APPROVED, this the 4th day of September, 2007.

Chris Riley
Mayor

ATTEST:

Maile Feely
City Secretary



APPROVED AS TO FORM:

Adolph D. Jacobson
City Attorney