

City of Glenn Heights

LANDSCAPING AND SCREENING ORDINANCE

Adopted in May 2013

City of Glenn Heights Planning and Permit Department



LANDSCAPING AND SCREENING ORDINANCE

ORDINANCE NO. O-08-13

CITY OF GLENN HEIGHTS LANDSCAPING AND SCREENING ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, REPEALING CITY OF GLENN HEIGHTS ORDINANCE NO. 604-97, ORDINANCE NO. 636-98, ORDINANCE NO. 645-98, AND ARTICLE XVII, SECTION 1, SECTION 2, SECTION 5 OF ZONING ORDINANCE, ORDINANCE NO. O-03-09 AS AMENDED AND CODIFIED AS ARTICLE 15.02, LANDSCAPE AND SCREENING REGULATIONS, CONTAINED IN CHAPTER 15, DEVELOPMENT REGULATIONS OF THE CITY'S CODE OF ORDINANCES IN ITS ENTIRETY; REPLACING THE FOREGOING WITH THE LANDSCAPE AND SCREENING REGULATIONS ATTACHED TO THIS ORDINANCE AND INCORPORATED HEREIN; PROVIDING A PURPOSE AND INTENT; ESTABLISHING APPLICABILITY REQUIREMENTS; ESTABLISHING DEFINITIONS; ESTABLISHING LANDSCAPING REGULATIONS; ESTABLISHING FENCE AND SCREENING REGULATIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Glenn Heights, Texas ("City Council") enacted Ordinance Nos. 604-97, 636-98, 645-98, and Article XVII, Section 1, Section 2, Section 5 of Zoning Ordinance, Ordinance No. O-03-09 relative to the regulation of landscape and screening within the City of Glenn Heights; and

WHEREAS, the City Council has investigated and determined that it would be in the best interest to the citizens of the City of Glenn Heights, Texas, to replace the City's current landscaping and screening regulations with the provisions contained in this ordinance regulating landscaping and screening within the City of Glenn Heights; and

WHEREAS, the City of Glenn Heights Planning & Zoning Commission and the City of Glenn Heights City Council in accordance with the Charter of the City of Glenn Heights, State Law, and all applicable ordinances of the City, have given the required notices and have held the required public hearings regarding the amendment hereinafter described; and

WHEREAS, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the City Council of Glenn Heights, Texas, has determined it is in the public's best interest and in furtherance of the health, safety, morals and general welfare of the citizens of the City of Glenn Heights that the Code of Ordinances be amended as described below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

LANDSCAPING AND SCREENING ORDINANCE

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City Council of the City of Glenn Heights hereby repeals Ordinance Nos. 604-97, 636-98, 645-98, and Article XVII, Section 1, Section 2, and Section 5 of the Zoning Ordinance, Ordinance No. O-03-09, as currently codified under Article 15.02 et seq, Landscape and Screening Regulations, in its entirety and replaces it with the contents of the Landscape and Screening regulations attached hereto as Exhibit 1, and incorporated herein for all purposes, which ordinance shall be codified as Article 15.02 and entitled "Landscape and Screening Ordinance".

SECTION 3. REPEAL OF CONFLICTING ORDINANCES. All ordinances, orders or resolutions previously passed and adopted by the City Council of the City of Glenn Heights, Texas, are hereby repealed to the extent that such ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

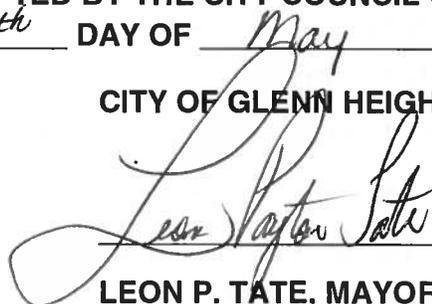
SECTION 4. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. PENALTY. Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Glenn Heights, Texas, shall be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

**PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
GLENN HEIGHTS, TEXAS ON THE 7th DAY OF May, 2013.**

CITY OF GLENN HEIGHTS



LEON P. TATE, MAYOR

ATTEST:



OTHEL MURPHREE, CITY SECRETARY

LANDSCAPING AND SCREENING ORDINANCE

Table of Contents

Article I. In General	6
Section 1.01 Title	6
Section 1.02 Intent/Purpose	6
Section 1.03 Applicability and Scope	6
Section 1.04 Conflict & Compliance	7
Section 1.05 Enforcement	7
Section 1.06 Waiver	7
Article II. Definitions	7
Article III. Landscaping Review and Inspections	10
Section 3.01 Review Process	10
Section 3.02 Landscape and Irrigation Plan Requirement	10
1) Qualifications to Prepare Plans	10
2) Landscape Plan Requirements	10
3) Irrigation Plan Requirements	11
4) Other Irrigation Requirements	11
Section 3.03 Maintenance	12
Section 3.04 Inspection	12
Article IV. Landscaping Regulations	12
Section 4.01 General Provisions	12
Section 4.02 Landscaping Design Requirements	13
Section 4.03 Landscaping area and location requirements	17
I. Interior Landscaping	17
II. Perimeter Landscaping	18
III. Parking Lot Interior Landscaping	19
Section 4.04 Incentives	21
Article V. Fence and Screening Regulations	22
Section 5.01 General Provisions	22
Section 5.02 Permit Required and Application Process	23
Section 5.03 Material and Construction Detail	24
Section 5.04 Fence and screening requirements in residential zoning	25

LANDSCAPING AND SCREENING ORDINANCE

I. Developer installed screening in single family subdivisions.....	25
II. Fence and Screening Regulations in Residential Zoning.....	25
III. Fence and Screening Regulations in Non-Residential Zoning (including Multi-family and Manufactured Home Zoning District)	26
Section 5.05 Fence/Screening Construction within easements.....	26
Section 5.06 Mechanical equipment screening	26
Section 5.07 Trash/Recycling Receptacle Screening.....	27
Section 5.08 Outdoor Storage Screening.....	27
Section 5.09 Loading area screening.....	27
Section 5.10 Salvage & Junk Yards	28
Section 5.11 Maintenance	28
Article VI. Appendices:.....	29
Section 6.01 Plant Material Size Standards.....	29
Section 6.02 Approved Plant List	29
Section 6.03 Picture of Different Xeriscaped Yards.....	32

LANDSCAPING AND SCREENING ORDINANCE

Article I. In General

Section 1.01 Title

These regulations shall be known as the City of Glenn Heights Landscaping and Screening Ordinance, may be cited as such, and will be referred to herein as "this Ordinance."

Section 1.02 Intent/Purpose

It is the intent of this Ordinance to

1. Establish minimum requirements for the installation and maintenance of landscaping and screening elements that preserve and improve the natural and urban environment. Recognize that the use of landscaping elements can contribute to the processes of air purification, oxygen regeneration, groundwater recharge, provision of habitats for wildlife, and enhance the aesthetic qualities of the City of Glenn Heights.
2. Protect and conserve the community's soils and prevent soil erosion and silting of drainage structures and water bodies, as well as reducing the impact of development on the community's storm drainage system.
3. Reduce the negative effects such as increase in noise, heat, and glare, and the spread of dust and debris caused by expanses of impervious and non-vegetated surfaces creating an urban heat island within the urban environment.
4. Assure an acceptable degree of transition and reduce incompatibility between abutting or nearby uses of different character by providing visual buffering between such uses.
5. Indirectly influencing rise in property value by eliminating nuisance, increasing security, and improving general appearance of the City of Glenn Heights.

Section 1.03 Applicability and Scope

The landscaping standards and criteria contained within this Ordinance are deemed to be minimum standards and shall apply to all new developments and existing developments that are expanding or redeveloping thirty percent (30%) or more land or building or both within the City of Glenn Heights. Home Owner Associations (HOA's) and Covenants, Codes and Restrictions (CCR's) for residential developments shall not over rule the provisions of this Ordinance by penalizing or restricting water conserving landscapes, or requiring landscape materials that do not comply with this Ordinance.

Any new fence, wall, boundary enclosure, or screening device (commonly referred to herein as "fence") erected or altered in the City of Glenn Heights shall be in conformance with the standards and requirements of this ordinance. Any fence constructed prior to the adoption of this ordinance shall be required to be in compliance with this ordinance whenever the fence is repositioned, upgraded, or replaced. Regular maintenance of a fence erected prior to the adoption of this ordinance that costs more than 50% of the total market price of the fence shall be required to be in compliance with this ordinance. A pre-existing non-conforming fence that has become unsafe, dilapidated, or a public nuisance, then the non-conforming fence shall be repaired or replaced in compliance this ordinance and any permits required by the City of Glenn Heights.

LANDSCAPING AND SCREENING ORDINANCE

Section 1.04 Conflict & Compliance

In the event of conflict between this Ordinance and other laws, the most restrictive standard applies.

Section 1.05 Enforcement

The provisions of this Ordinance shall be administered and enforced by the Code Enforcement Officer of City of Glenn Heights as appointed by the City Manager or his/her designee.

a) Violation

Failure to comply with the provisions of this Ordinance shall constitute a violation of this Ordinance. Each and every day a violation occurs or continues to occur, shall constitute a separate offense.

b) Penalty

Any person, firm or corporation who violates any provision of this Ordinance shall be guilty of a misdemeanor and shall be punished by a fine upon conviction in an amount not to exceed five hundred dollars (\$500.00).

Section 1.06 Waiver

Request for a waiver from any provision of this Ordinance shall be processed in the manner provided by Section 15.5 of Development Regulations chapter (Chapter 15, Glenn Heights Code of Ordinances).

Article II. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Automatic Controller: A mechanical or electronic timer, capable of operating valve stations to set the days and length of time of a water application.

City means the City of Glenn Heights.

Dilapidated fence means a fence which is decayed, deteriorated, or fallen into partial ruin.

Easement means a right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another. It is either for the benefit of appurtenant land such as for the right to cross, or egress, such as a public utility easement, or in specific, such as an exclusive utility easement. An easement may or may not have descriptive bounds.

Emitter: Devices which are used to control the applications of irrigation water. This term is primarily used to refer to the low flow rate devices used in micro-irrigation systems.

Ground Cover: Plants, other than turf grass, normally reaching an average maximum height of not more than twenty four (24) inches at maturity.

Infiltration Rate: The rate of water entry into the soil expressed as a depth of water per unit of time (inches per hour).

LANDSCAPING AND SCREENING ORDINANCE

Irrigator A person who holds a license to practice irrigation in the State of Texas.

Irrigation System: A permanent artificial watering system that is designed to transport and distribute water to plants.

iSWM Integrated Storm Water Management, a site development design manual developed by the North Central Texas Council of Governments (NCTCOG).

Landscape Architect A person who holds a license to practice landscape architecture in the State of Texas.

Landscaped Area: The entire parcel less the building, footprint, driveways, non-irrigated portions of parking lots, landscapes such as decks and patios, and other non-porous areas.

Landscaping: Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

Mechanical equipment screening wall or mechanical equipment screening fence means a wall, fence, or architectural extension, that may be part of the structure or stand alone, that screens from view the stand alone mechanical systems of a structure, mechanical roof mounted equipment and similar type installations so that visibility through the wall shall be prevented from the exterior side of the wall or architectural extension.

Micro-irrigation (low volume): The frequent application of small quantities of water directly on or below the soil surface, usually as discrete drops, tiny streams, or miniature sprays through emitters placed along the water delivery pipes (laterals). Micro-irrigation encompasses a number of methods or concepts including drip, subsurface, bubbler, and spray irrigation, previously referred to as trickle irrigation, low volume, or low flow irrigation.

Mulch: Living, organic or synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Native Vegetation: Any plant species with a geographic distribution indigenous to all, or part, of the State of Texas.

Naturally Occurring Existing Plant Communities: See Vegetation, Native.

Outside storage means the storage of commodities, goods and/or refuse outside of an enclosed building.

Pervious Paving Materials: A porous asphaltic or concrete surface and a void aggregate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to, paved surfaces.

Plant Communities: A natural association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.

Public right-of-way means a strip of land which is used as a roadbed for a street, alley or highway intended for use by the public at large, or land set aside as an easement or in fee, either by agreement or condemnation.

LANDSCAPING AND SCREENING ORDINANCE

Rain Sensor Device: A low voltage electrical or mechanical component placed in the circuitry of an automatic lawn irrigation system which is designed to turn off a sprinkler controller when precipitation has reached a pre-set quantity.

Rainwater Harvesting Zone A landscape zone that is designed for the purpose of capturing, filtering, reusing or infiltrating rainwater with the intended purpose of protecting and conserving water resources.

Rear yard means a yard extending across the full width of the lot, the depth of which is the horizontal distance between the rear lot line and a line parallel to it at the building line.

Runoff: Water or liquid that is not absorbed by the soil or landscape to which it is applied and flows from the area.

Site Specific Plant: A selection of plant material that is particularly well suited to withstand the physical growing conditions that are normal for a specific location.

Soil Texture: The classification of soil based on the percentage of sand, silt, and clay in the soil.

Structural Soil A soil medium, which is designed to meet or exceed pavement load bearing requirements while remaining root penetrable and supportive of tree growth.

Temporary Irrigation An irrigation system that is used to establish native and adapted plants species and is removed after a one year establishment period.

Turf and/or Turf grass: Continuous plant coverage consisting of grass species suited to growth in the City of Glenn Heights

Valve: Device used to control the flow of water in the irrigation system.

Water Use Zone: A grouping of sprays, sprinklers, or micro-irrigation emitters so that they can be operated simultaneously by the control of one valve according to the water requirements of the plants used.

Visibility triangle.

- (1) Intersections where an alley intersects a public street right-of-way - The areas on both sides of the intersection of an alley and a public street shall have a triangular visibility area with two (2) sides of each triangle being a minimum of ten feet (10') in length from the point of intersection, and the third side being a line connecting the ends of the other two (2) sides.
- (2) Street intersection or intersection of private driveway onto a public street - These areas shall have a triangular visibility area with two (2) sides of each triangle being a minimum of twenty-five feet (25') in length along the right-of-way lines (or along the driveway curb line and the street right-of-way line) from the point of the intersection, and the third side being a line connecting the ends of the other two (2) sides.

LANDSCAPING AND SCREENING ORDINANCE

Article III. Landscaping Review and Inspections

Section 3.01 Review Process

The required landscape documents as outlined under Section 3.02 of this Ordinance shall be submitted for review with the complete Site Plan Application required by the City of Glenn Heights Zoning Ordinance (O-03-09), **Article VIII. Concept Plan and Site Plan Review Process**. Permits for building, paving, utilities, or construction shall not be issued prior to an approval and construction release of required landscape documents by the City.

Section 3.02 Landscape and Irrigation Plan Requirement

1) Qualifications to Prepare Plans

For all lots greater than or equal to one acre, Landscape plans shall be prepared by a Registered Landscape Architect. For lots less than one (1) acre, A Landscape Designer or Landscape Contractor, knowledgeable in plant materials and landscape design may prepare the landscape plan. Irrigation plans shall be prepared by a Licensed Irrigator or Professional Engineer (P.E).

2) Landscape Plan Requirements

Proposed landscape plans shall be prepared by a Landscape Architect (if applicable), be submitted on (24"x36") sheets of paper and shall include the following information:

- Acceptable scale: 1"=10', 1"=20', 1"=30', or as approved.
- North arrow, graphic and written scale
- Appropriate title (i.e. "Landscape Plan")
- Title block, including street address, legal description, and date of preparation.
- Name and address of owner
- Name, address and telephone number of person preparing plan
- Property line shown with dimensions
- Existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)
- Width and type of bufferyards labeled on all sides
- Location, caliper size and species of all existing trees 6" caliper or greater which are to be preserved.
- Location of all plants and other landscape materials, a legend with botanical and common names, and sizes of plant materials.
- Size of all plant material to be used at time of planting, appropriate spacing shall be indicated on plan
- Details and specifications for tree planting, soil preparation, and other applicable planting work.
- Landscape tabulations showing how landscape requirements have been met.
- Maintenance Note
- Label type of any enhanced pavement proposed.
- Visibility triangles shown
- Seal and dated signature of Landscape Architect (if applicable)

LANDSCAPING AND SCREENING ORDINANCE

- Soil Analysis

3) Irrigation Plan Requirements

A detailed irrigation plan shall be prepared by an Irrigator or Professional Engineer (P.E), at a scale that matches the Landscape Plan and shall be submitted on (24"x36") sheets of paper that include the following information:

- Acceptable scale: 1" = 10', 1"=20', or 1"=30', or as approved (Must be at same scale as landscape plan)
- North arrow, graphic and written scale
- Appropriate title (i.e. "Irrigation Plan")
- Title block including street address, legal description, and date of preparation.
- Name and address of owner
- Name, address and telephone number of person preparing plan.
- Property line with dimensions
- All pipes labeled as to size
- All sprinkler heads labeled as to type (key is acceptable)
- Backflow prevention device labeled with type and size
- Location of water meter and connection to water service
- Legend summarizing the type and size of all components of the system, including manufacturer name and model numbers.
- Static water pressure in pounds per square inch at the point of connection to the public water supply.
- Flow rate in gallons per minute and design operating pressure in pounds per square inch for each valve.
- Seal of a licensed irrigator or PE.
- Topography.
- Meter and Point of Connection
- Installation details for irrigation components.
- Any existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)
- Note indicating that installation must be inspected by the City of Glenn Heights Certified Irrigation Inspector.
- Maintenance Note

4) Other Irrigation Requirements

The City of Glenn Heights encourages water conservation through the use of native and/or adapted plant materials. Landscaping using plants from Approved Plant List (Section 6.02) designated as having low water demand (LW) do not require permanent irrigation. Temporary irrigation may be necessary during the initial period of plant establishment. Landscapes using non-native species or a mixture of native and nonnative species require an irrigation system to maintain plant viability. The City's Licensed Irrigation Inspector has the ultimate authority to determine whether an irrigation system is required or not. Irrigation systems should be installed with rain sensors and drip irrigation to promote efficient use of water.

LANDSCAPING AND SCREENING ORDINANCE

Section 3.03 Maintenance

- 1) The owner, and tenant, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. 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. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.
- 2) **PLANT REPLACEMENT:** The owner and/or tenant shall be responsible for replacing all plant materials displaying dead branching over 75 percent or more of the normal branching pattern. Plant materials which die shall be replaced with plant material of similar variety and similar initial size. The owner and/or tenant shall make such necessary replacements within 30 days of notification by the City to replace any plant. The owner and/or tenant shall maintain all irrigation system equipment so as to avoid damage to any landscaping caused by lack of irrigation.

Section 3.04 Inspection

After installation of any approved landscape plan, the City of Glenn Heights Certified Irrigation Inspector shall inspect and approve the installation prior to the issuance of a Certificate of Occupancy (C.O) for any building on the property. It is the owner's responsibility to request an inspection prior to the issuance of a C.O. If a CO is sought during a time of year in which the City determines that it would be impractical to plant trees, shrubs or grass, or install turf, the owner shall place in escrow with the City a sum of money equal to the cost of installing all or the remaining portion of the approved landscaping. Under such circumstances the landscaping as shown and approved on the landscape plan shall be installed within five (5) months of final acceptance of the development by the City or issuance of the first CO within the development.

Article IV. Landscaping Regulations

Section 4.01 General Provisions

- 1) For purposes of establishing compliance with the minimum area requirements for landscaping in this Ordinance, no land within the 100-year flood plain shall be used to determine the total area of the site, nor shall be counted as fulfilling the minimum landscape area requirements.
- 2) The best professional practices of the American Society of Landscape Architects, the International Society of Arboriculture and the American Nursery and Landscape Association regarding planting, installation, trimming, and fertilization, shall be followed as a guiding principle.
- 3) Nursery standards shall meet the current American Standard for Nursery Stock.
- 4) **TREE PLANTING STANDARDS**

LANDSCAPING AND SCREENING ORDINANCE

- Tree plantings shall not include more than forty-five percent (45%) of the same tree species.
- Trees shall not be planted within four (4) feet of any right-of-way (ROW) concrete pavement, utility lines, screening walls, or other structures unless approved by the City.
- Trees and shrubs shall not overhang or encroach upon walkways, drives, parking areas, and traffic signs to the extent that they interfere with the intended use of these facilities.
- Tree limbs shall be trimmed up to a height of at least eight feet (8') above the sidewalk level. Tree limbs which overhang the public street shall be trimmed to the height of at least thirteen feet (13') above the street level.

5) PLANT MATERIALS

- Quality Standard: All plant material shall be of No. 1 grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current edition of the American Standard for Nursery Stock.
- Plant materials shall be appropriate for the region and local soil conditions and shall be planted in accordance with good horticultural practice. Plants selected should require only low maintenance and should be temperature and drought tolerant. The applicant is encouraged to refer to the Texas Smartscape website (www.txsmartscape.com) for additional information on native and adapted species.
- Tree measurement: Canopy and understory trees with single trunks shall be measured by caliper size one foot (1') above the ground line. Multi-trunk trees shall be measured by the height of the tree.

6) PLANT SIZE AND MATERIALS

- Size of plant material at the time of installation shall comply with Section 6.01 Plant Material Size Standards and the list of approved plant material provided in Section 6.02 Approved Plant List.

Section 4.02 Landscaping Design Requirements

Landscaping practice on all non-residential (including multi-family and manufactured home zoned properties) applicable properties shall follow the 'seven steps of xeriscape' principles as outlined below to achieve the stated purpose and intent of this Ordinance (Section 1.02). Compliance with these "xeriscape principles" is optional for all Single Family Residentially zoned applicable properties.

a) Site Planning and Design

Site plans shall identify all vegetated areas to be preserved. Installed trees and plant materials shall be grouped together into zones according to water use needs. The water use zones shall correlate to the water use zone designations of plants listed in the Recommended Plant List (Section 6.02) of this Ordinance. Plants with similar water and cultural (soil, climate, sun, and light) requirements should be grouped together and irrigated based on their water requirements. The water use zones shall be shown on the Landscape Plan. Newly installed plants may require

LANDSCAPING AND SCREENING ORDINANCE

regular, moderately applied watering for the first year to become established. Installed trees and vegetation shall be spaced and located to accommodate their mature size on the site. The Water Use Zones are as follows:

High Water Use Zone (HW): High water use zone shall be limited to a maximum of fifty percent (50%) of the total required landscaped area. Plants and turf types within this area are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes shallow rooted turf grass varieties.

Seven Steps of Xeriscape

1. **Planning & Design** - These are two principle elements to a seven step Xeriscape design, the site analysis and the planting plan.
 - Group plants with similar water requirements.
 - Increase shade areas to decrease the water needs of plants.
 - Preserve areas of native vegetation.
2. **Soil Analysis** - Add organic matter to flower or vegetable gardens before planting to increase the water retention ability of the soil.
3. **Appropriate Plan Selection** –
 - Select plants appropriate for the soil.
 - Natural zone plants require only natural rainfall.
 - Drought-tolerant zone plants require minimal irrigation.
 - Oasis zone plants require frequent watering. Limit these areas as much as possible.
4. **Using Turf Wisely** - Consolidate area or consider alternatives to ease maintenance and water requirements.
5. **Efficient Irrigation** –
 - Set the time on each irrigation zone to correspond to the needs of the plants grouped within that zone.
 - Check the system weekly to insure it is operating properly.
6. **Use of Mulches** –
 - Use mulches for walkways as well as within the planting beds.
 - Mulches reduce watering needs, weeds, erosion, etc.
7. **Appropriate Maintenance** –
 - Water and fertilize plants only as needed. Excessive amounts promote pest problems and increases pruning and mowing requirements.
 - Raise lawn mower blade(s) to promote more extensive root growth.
 - Prune shrubs to natural height and shape.

Moderate Water Use Zone (MW): Plants within this zone survive on natural rainfall with supplemental water during seasonal dry periods. This zone includes deep rooted turf grass varieties. This zone sometimes is referred to as Rainwater Harvest Zone where landscape areas are strategically located to capture and utilize storm water runoff as a source of water for

LANDSCAPING AND SCREENING ORDINANCE

trees and other landscape plants. Following design principles shall be used for rainwater harvesting:

1. Design bio-retention beds, rain gardens, and filter strips etc. to capture runoff from impervious surfaces pursuant to iSWIM guidelines.
 - Coordinate with Civil Drainage and Storm Sewer Plans and provide detention volume calculations subject to the Director of Public Works' approval.
 - Locate trees and other appropriate plants that are adapted to flood and drought conditions.
 - Wheel stops or curb cuts shall be provided to allow storm water to flow into rainwater harvest areas.
2. Design a system that stores and reuses storm water in a pressurized irrigation system subject to the Director of Public Works' approval. Retention ponds shall not count toward landscaping area requirements.

Low Water Use Zone (LW): Plants within this zone survive on natural rainfall without supplemental water. This zone is designed with landscapes that emulate indigenous plant communities and select and locate appropriate plants that are adapted to the conditions of the site and do not require supplemental water from irrigation, except for establishment and periods of extreme drought. Because of the relatively high water requirements of turf grass, no presently available varieties are included in this category.

Impervious surfaces and materials within a landscaped area shall be limited to borders, sidewalks, step-stones, and other similar materials not to exceed twenty percent (20%) of the total required landscaped area.

b) Soil Analysis

Soils will vary from site to site and even within a given site. A soil analysis based on random sampling is required and will provide information that will enable proper selection of plants and, if needed, soil amendments. When appropriate, soil amendments can enhance the health and growing capabilities of the landscape by improving water drainage, moisture penetration, and a soil's water and nutrient holding capacity.

A soil analysis satisfying the following conditions shall be submitted as part of the Landscape Plan.

- Determination of soil texture, indicating the percentage of organic matter.
- An approximate soil infiltration rate (either measured or derived from soil texture/infiltration rate tables). A range of infiltration rates should be noted where appropriate.
- Measurement of PH and total soluble salts.

The soil tests may be done prior to submittal for site plan review. It is the responsibility of the applicant to have the soil test analyzed. The applicant shall deliver a copy of the "official" soil test information to the City of Glenn Heights Planning & Permit Division as part of the Site Plan submittal. The applicant shall note on the submitted plans the types of soil found on the site and

LANDSCAPING AND SCREENING ORDINANCE

the specifications for soil amendments. When feasible, community generated solid waste compost materials may be utilized.

c) Appropriate Plant Selection

Plant selection should be based on the plant's adaptability to the landscape area, desired effect, color, texture, and ultimate plant size. Plants shall be grouped in accordance with their respective water and maintenance needs. Plant material shall be selected that is best suited to withstand the soil and physical growing conditions which are found in the microclimate of each particular location on a site. Plant species that are freeze and drought tolerant are preferred. Plants having similar water use shall be grouped together in distinct water use zones.

d) Using Turf Wisely

The type, location, and shape of turf areas shall be selected in the same manner as with all the other plantings. Turf shall not be treated as a fill-in material but rather as a major planned element of the landscape. Since many turf varieties require supplemental watering at frequencies different than the other types of landscape plants, turf shall be placed so that it can be irrigated separately. While turf areas provide many practical benefits in a landscape, how and where it is used can influence water use. The use of drought tolerant turf is preferred over the traditional turf grass varieties. If drought tolerant varieties are used, then turf areas are considered as part of the moderate water use zones thereby increasing ground coverage limits as set forth in Section 4.02 above. Large turf areas, not subject to erosion, such as playfields, may be grassed with methods other than sod if previously approved during plan review.

Turf grass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, or provide soil erosion control such as on slopes or in swales and where turf grass is used as a design unifier, or other similar practical use. Turf areas shall be identified on the landscape plan.

e) Efficient Irrigation

If a landscape requires regular watering or if an irrigation system is desired, the system should be well planned and managed. Water can be conserved through the use of a properly designed and managed irrigation system. The irrigation system shall be designed to correlate to the organization of plants into zones as described in Section 4.02 above. The water use zones shall be shown on the Irrigation Plan. Irrigation shall be required as follows:

- **High Water Use Zone:** All portions of high water use zones shall be provided with central automatic irrigation systems.
- **Moderate Water Use:** Zone All portions of moderate water use zones shall be provided with a readily available water supply within 25 feet.
- **Low Water Use Zone:** All portions of low water use zones shall be provided with a readily available water supply within 50 feet.
- Retained trees, shrubs and native plant communities shall not be required to be irrigated, unless determined necessary by the Planning & Permit Division of the City of Glenn Heights.

LANDSCAPING AND SCREENING ORDINANCE

- Turfgrass areas shall be irrigated on separate irrigation zones from tree, shrub, and ground cover beds.
- Reclaimed or non-potable water may be used for irrigation if an acceptable source is determined to be available by the Public Works Director of the City of Glenn Heights.
- Moisture sensor and/or rain shut-off switch equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Said equipment shall consist of an automatic mechanical or electronic sensing device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- The use of low volume emitters or target irrigation is required for trees, shrubs and ground covers so as to minimize irrigation overthrow onto impervious surfaces.

f) Use of Mulches

Mulches applied and maintained at appropriate depths in planting beds will assist soils in retaining moisture, reducing weed growth, and preventing erosion. Mulch can also be used in places where conditions aren't adequate for, or conducive to, growing quality turf or ground covers. Mulches are typically wood bark chips, wood grindings, pine straw, nut shells, small gravel, and shredded landscape clippings.

A layer of organic mulch to a minimum depth of 3" shall be specified on the landscape plans in plant beds and around individual trees in turf grass areas. Mulch shall not be required in annual beds.

g) Appropriate Maintenance

A regular maintenance schedule shall be submitted as part of the Landscape Plan. Landscaping shall be maintained to ensure water-efficiency. A regular maintenance schedule shall include but are not be limited to checking, adjusting, and repairing irrigation equipment; resetting the automatic controller according to the season; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning, and weeding in all landscaped areas. Repair of irrigation equipment shall be done using the originally specified materials or their equivalents.

Section 4.03 Landscaping area and location requirements

Landscaping requirements on a site is divided into three groups, interior landscaping, parking lot landscaping, and perimeter landscaping where applicable. Perimeter landscaping requires landscaped buffer yards to provide visual and physical buffer from site features such as parking lots, high intensity use from low intensity use and between conflicting zoning districts, for example where residential zoning district abuts non-residential zones.

I. Interior Landscaping

(i) Residential

Residential Zoning District	Tree Requirements*	Landscaped Area Requirements
SF-E	Minimum 5 large shade trees and 3 medium shade trees.	30% of total lot area.

LANDSCAPING AND SCREENING ORDINANCE

Residential Zoning District	Tree Requirements*	Landscaped Area Requirements
SF-1	Minimum 3 large shade trees and 2 medium shade trees.	20% of total lot area.
SF-2, SF-3, SF-4	Minimum 2 large shade trees and 2 medium shade trees.	20% of total lot area.

(ii) Residential Subdivisions - Developer Installed Landscaping

All new homes shall follow the interior landscaping requirements as provided in Section 4.03.I.(i). All basic landscape packages installed by the developer for individual lots shall be drought tolerant and able to survive stage three drought restrictions pursuant to the City of Glenn Heights Drought Contingency Plan. Bermuda will be allowed as a drought tolerant turf; however, alternative drought tolerant grasses which will remain green while using 50% less water shall be offered as an option. Developer shall provide landscape water conservation information to all new home owners.

(iii) Non-Residential (including Multi-Family and Manufactured Home Park)

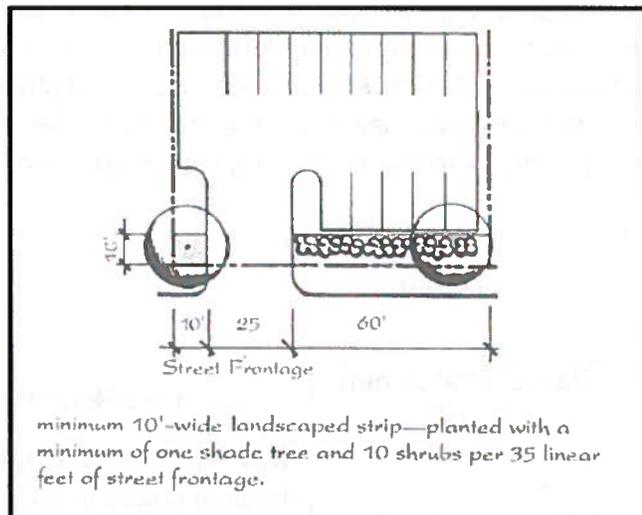
Zoning District	Tree Requirements*	Landscaped Area Requirements**
O - Office, NS - Neighborhood Services	Minimum 1 shade tree per 10,000 square feet of lot area.	20% of total lot area.
R - Retail, TC – Town Center	Minimum 1 shade tree per 10,000 square feet of lot area.	20% of total lot area.
C - Commercial	Minimum 1 shade tree per 7,000 square feet of lot area.	30% of total lot area.
I - Industrial	Minimum 1 shade tree per 5,000 square feet of lot area.	30% of total lot area.

* Trees shall be selected from the approved plant material list (Section 6.02)

** 50% of required landscaping area shall be located in the designated front yard.

II. Perimeter Landscaping

Perimeter landscaping is required when any non-residentially zoned property (including multi-family and manufactured home zoned properties) or any non-residential use abuts a residentially zoned property or use. Perimeter landscaping shall be installed within the property limits of the non-residentially zoned property. Landscaping shall be installed and maintained by the property owner of the more intensive use. Any parking lot of more than thirty (30) parking spaces within



LANDSCAPING AND SCREENING ORDINANCE

private property shall provide minimum ten feet (10') wide perimeter landscaping on three sides (excluding driveways and entry/exit points) except the parking lot side adjacent to the primary building. Perimeter landscaping area cannot be counted towards interior landscaping area requirements. Trees can be informally grouped and shall follow the xeriscape design principles as outlined in Section 4.02. Perimeter landscaping may contain Moderate Water Use zones as defined in Section 4.02. Perimeter landscaping is not required when the stated more intense zoning or use is separated by a thoroughfare or a major arterial street from the residentially zoned use or district.

Zoning District/use abutting Residential zoning/use	Perimeter Landscape Width	Tree Requirements*
O – Office or NS – neighborhood Services	Minimum 10'	Minimum 1 shade tree and 10 shrubs per 35 linear feet of lot length adjoining the Residential zoned Lot.
R -Retail or C – Commercial or TC – Town Center	Minimum 15'	Minimum 1 shade tree 12 shrubs per 35 linear feet of lot length adjoining the Residential zoned Lot.
I - Industrial	Minimum 15'	Minimum 1 shade tree 12 shrubs per 35 linear feet of lot length adjoining the Residential zoned Lot.

III. Parking Lot Interior Landscaping

- (i) For parking lots with less than 30 parking spaces, planter islands shall be provided in parking areas with a minimum of fifteen (15) square feet of landscape area for each parking space. Planter islands should have a minimum area of one hundred and fifty square feet (150 sf.). Each row of parking stalls shall provide the required landscape area; however in situations where it would be beneficial to combine more than one islands into a larger island may be considered by the applicant and shall be reviewed by the City for approval. Planter islands shall have a minimum width of 8 feet back to back, if curbed, or 9 feet edge to edge if no curb is provided. Parking lot landscaping does not count toward the total required interior landscape area.

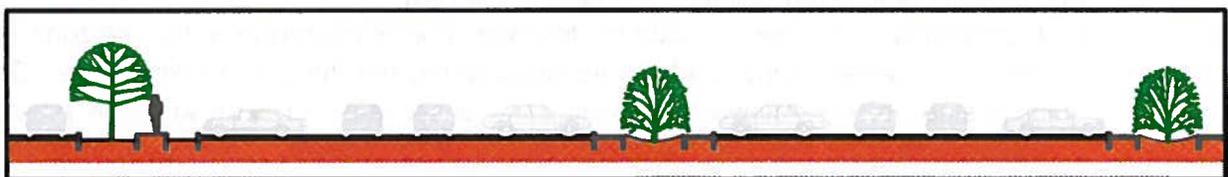
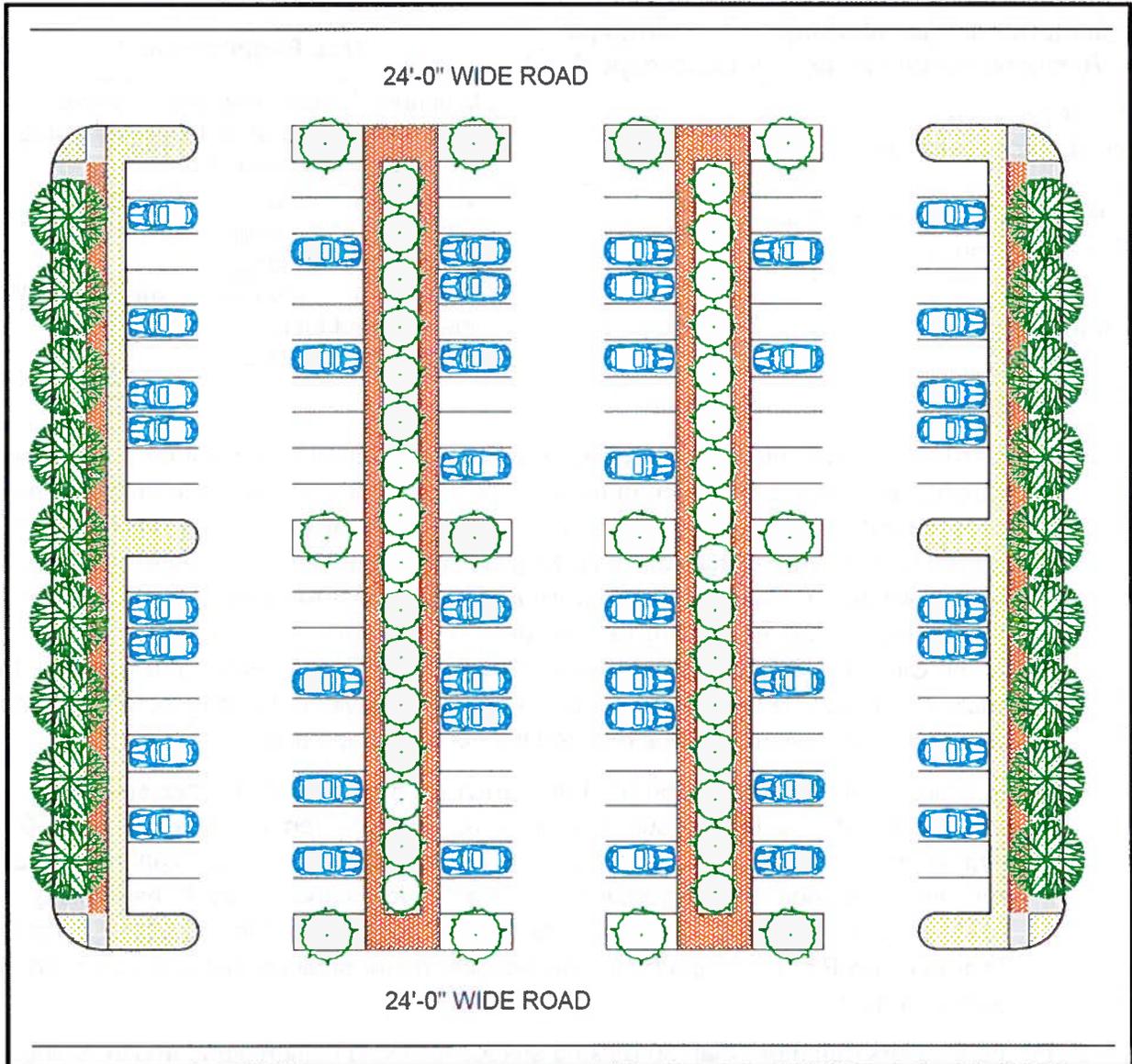
A minimum of fifty percent (50%) of all planter islands in parking areas shall contain a minimum of one large/medium shade tree with the remaining area in shrubs, ground cover, grasses or seasonal color. Planter islands which have light poles may substitute two understory/accent trees for the required canopy tree. If the parking lot faces a thoroughfare or major arterial (as defined in the City of Glenn Heights Thoroughfare Plan) then perimeter landscaping buffer shall be installed as stated in Section 4.03.II.

- (ii) For parking lots with more than 30 parking spaces following design standards including area, location and layout guidelines shall be followed:
 - a. A continuous nine feet (9') wide landscaping strip of moderate water use zone or rainwater harvest zone shall be installed within two head-in parking rows. On both sides of the rainwater harvest zone a six feet (6') wide at-grade paved walkway shall be installed for the entire row of the parking. This paving material

LANDSCAPING AND SCREENING ORDINANCE

should be porous in nature to support natural storm water infiltration. Site grading and slope should be designed such that storm water should naturally drain into these rainwater harvest zones. To support the landscaping during no-rain seasons, drip irrigation should be installed in these landscaping strips. Wheel stops shall be installed next to the paved walkways to prevent cars entering the pavement or landscaping. The overall layout and design principle of parking lot landscaping is shown in the graphics x and y.

- b. One medium shade tree every ten feet (10') shall be installed in the continuous



LANDSCAPING AND SCREENING ORDINANCE

- landscape strip with drought tolerant ground cover at the base.
- c. Approximately at the midway of the parking aisle and at both ends, landscape islands shall be installed as shown in graphic x and y.
 - d. Water usage in parking lot landscaping shall be restricted to seasons when rain water is not abundant. Drip irrigation shall be installed to prevent water wastage.

Section 4.04 Incentives

- A. Any state licensed landscape professional or licensed irrigator or landscape contractor who attends a water-efficient landscaping workshop or short course organized by any agency recognized by the City of Glenn Heights shall receive a ten percent (10%) reduction of their occupational license fee upon their next renewal date.
- B. Any development/landscape plan which incorporates the minimum water-efficient design principles and standards established by this Ordinance will be granted special staff consideration and will be expedited through the landscape review portion of the site-plan review process.
- C. In addition to a streamlined processing, any development/landscape plan which exceeds the minimum water-efficient design principles and standards established by this ordinance will receive ten percent (20%) reduction in the City permit application fee.
- D. Any individual home owner or resident who is not required to submit a development/landscape plan, yet voluntarily applies the minimum water-efficient design principles and standards established by this ordinance will be eligible for a twenty percent (20%) reduction applied as a credit against their monthly water consumption charges, provided that the landscaped areas continue to comply with the minimum maintenance requirements and the total monthly water consumption is reduced by minimum ten percent (10%) as calculated on an annual average consumption rate. To be eligible for these credit the water efficient design principles and standards as proposed by the home owner/resident needs to be submitted to the City's Planning & Permit Division for review. Once the landscape and irrigation plan are approved by the City, the credit in water fee shall be effective after 6 months of landscaping installation once the reduction in water consumption has been established in gallons. The credit shall be applicable for the six month (6) evaluation period as well and will be prorated back. This incentive shall be offered for maximum three (3) years to any particular property.

LANDSCAPING AND SCREENING ORDINANCE

Article V. Fence and Screening Regulations

Section 5.01 General Provisions

I. **Acceptable Materials** - Acceptable materials for constructing fence and screening device include wood, stone, preformed concrete block, concrete, brick, masonry, natural and treated woods, ornamental metal or wrought iron.

II. **Prohibited Materials**

1. Chain link fence shall only be permitted in Agricultural (A) zoning districts for the following uses

- Electrical transmission line
- Farm, ranch, garden, orchard
- Railroad track or right-of-way
- Sewage pumping station
- Stable or barn, private
- Telephone exchange, switching, relay or transmission station
- Water pumping station

2. Corrugated metal panels or materials having similar properties shall not be permitted.

3. Barbed wire fences are prohibited in the city except in Agricultural (A) zoning districts for the following uses

- Farm, ranch, garden, orchard
- Stable or barn, private

4. Except as provided below, electrical fencing is prohibited within the city:

- Electric fences and fence charging devices are allowed only in within Industrial (I) and Agricultural (A) zoning districts in conjunction with agricultural and related activities for the purposes of containing horses and livestock, or for the security of crops grown on the premises, and shall be plainly labeled for ease of identification.
- Must be located at least six (6) inches inside a non-electric fence.
- Shall be Underwriter Laboratories (UL) listed and installed and maintained as per manufacturer's instructions.
- Shall have posted signs on all sides spaced at not more than fifty (50) foot intervals: "DANGER, ELECTRIC FENCE."
- Electric fences not in compliance with the above are hereby declared a nuisance per se and must be immediately removed.

III. **Temporary Fences** – Temporary fences are required for properties under construction, demolition, repair, or maintenance with the following standards

1. Property Undergoing New Construction –

- Prior to the initiation of construction and upon obtaining a required fence permit, a temporary security fence of six (6) feet is required to be erected with sufficient anchoring to secure the new construction site.
- The temporary security fence is to be removed after the construction completion and prior to occupancy of the site.

LANDSCAPING AND SCREENING ORDINANCE

2. Property Undergoing Demolition and/or Repair or Maintenance –
 - i. Prior to the initiation of demolition, dismantling, removing, or extensively (as determined by Development Review Committee/DRC) repairing of a building or structure abutting a street, alley, or sidewalk; and, upon obtaining a required fence permit, protection in the form of a temporary security fence shall be provided for the site being affected.
 - ii. For buildings exceeding forty (40) feet in height, the temporary security fence installed with sufficient anchoring shall not be less than four (4) feet high with approved and appropriate cautionary signage, barricades and/or ribbon taping. The fence shall be minimum seven feet (7') away from the building line. The temporary security fence shall be removed after completion of the demolition or repair.
 - iii. For buildings exceeding forty (40) feet in height, the temporary security fence shall not be less than six (6) feet high and shall be located minimum fifteen feet (15') away from the building line. Where such protection is located, a special acknowledgement shall be noted on the issued permit.
- IV. All mandatory or permitted fencing/screening shall be erected and maintained so as not to interfere with or obstruct the view of traffic or constitute a traffic hazard on any public or private street, alley or driveway.
- V. No fence, screen, wall, or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street or roadway intersection.
 1. Where an alley intersects with a street, no fence or plant taller than 30 inches may be placed within a sight visibility triangle.
- VI. All required screening walls shall be equally finished on both sides of the wall.
- VII. No person shall place, erect, install, build, construct, add as a repair item, use and/or maintain any fence or barrier with spikes or nails or any other sharp objects imbedded on the top or sides of a fence or barrier within any zoning district of the city.

Section 5.02 Permit Required and Application Process

If applicable per Section 1.03, permit is required to construct, repair, or replace a fence or any part of a fence within the City of Glenn Heights. A permit application and any required fees shall be submitted to the City along with structural drawings, plans, and specifications with the seal and stamp of a licensed professional engineer. City's Planning & Permit Department will review the application and process it through plan review process. Permits are valid for hundred and sixty (160) days upon approval. Construction shall begin within ninety (90) days from the date of issuance of the permit. If construction does not commence within ninety (90) days from the date of issuance of any permit, the permit shall become null and void and a new permit application shall be required. The City of Glenn Heights Planning & Permit division staff may extend the time for construction for the applicant for a period not exceeding ninety (90) days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No applications shall be granted more than one extension and in no instance shall an extension exceed the original expiration date of the permit issued.

LANDSCAPING AND SCREENING ORDINANCE

The City of Glenn Heights may, in writing, suspend or revoke a permit issued under the provisions of this chapter when the permit was issued in error, on the basis of incorrect information, or in violation of any applicable law.

Section 5.03 Material and Construction Detail

All fences and screening devices, whether required or optional, shall be constructed in the manner described below:

A. Wooden Fence

1. Fence planks or panels must be at least five-eighths of one inch (5/8") in thickness.
2. Fence picket material cannot be pine; must be either spruce or cedar.
3. If adjacent to any public street, a wooden fence shall have its backside oriented away from public view. For the purposes of this Section, the backside of the fence shall be the side with exposed posts or rails.
4. Metal vertical posts shall be spaced every 6' - 8' center to center.
5. Vertical slats shall be nailed or screwed to horizontal bracing stringers (bottoms and top nailer boards) running from vertical post to post. One stringer will be required for every two feet (2') in height. The stringers shall be bolted to steel posts with non-corrosive metal anchor straps and one-fourth (1/4") non-corrosive bolts or screws.
6. All nails or fasteners shall be of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank or, ring shank) that when properly driven will not work free due to wind, vibration, or shrinkage of members.
7. In no case, however, shall ground-to-fence separation exceed four inches (4").

B. Masonry walls, fences and screening devices shall be limited to the following materials and standards:

1. Materials: Brick, stone or decorative, split-face block, or reinforced concrete wall provided it has a finished appearance similar to masonry.
2. Masonry columns shall be spaced a maximum of twelve feet (12') apart on-center (o.c.); the capstone of columns shall not exceed nine feet (9') in height; columns shall extend at least eight inches (8") above the remainder of the screening wall; and, columns shall extend horizontally at least three inches (3") from the vertical plane of the wall.
3. Masonry walls and their foundations shall be engineered and have the certification or seal of a State of Texas registered engineer.
4. It is intended that all masonry walls erected pursuant to this section be constructed in such a manner to last thirty (30) years with minimal maintenance required during said period and are resistant to sunlight and moisture.

C. Wrought iron or tubular steel, provided that shrubs are placed within two feet (2') parallel to the fence and planted three feet (3') on center the entire length of the fence.

LANDSCAPING AND SCREENING ORDINANCE

Section 5.04 Fence and screening requirements in residential zoning

I. Developer installed screening in single family subdivisions

The developer of all single-family detached and two-family attached duplex residential development shall be required to construct a continuous solid masonry screening wall of eight feet (8') height surrounding the subdivision with openings at designated entry exit points or at roadways passing through the subdivision. The material and standards shall conform to Section 5.03.B. The developer shall construct these walls at his sole expense in accordance with the standards set forth below.

- Structural plans and specifications for subdivision masonry screening wall are to be submitted at the same time as construction plans for other subdivision infrastructure improvements are required. Said plans and specifications shall be prepared and sealed by a registered professional engineer and shall consider the site's soil characteristics, wind loadings, and other environmental considerations.
- All masonry screening walls shall be placed at least nine feet (9') from any existing or proposed City water line. To provide the nine feet (9') distance, if needed, the developer shall be required to provide up to an additional nine feet (9') of right-of-way.
- All masonry screening walls required herein shall be placed on or within private property and outside of the public right-of-way.
- A plat note describing the location of the proposed masonry wall shall be included on the preliminary plat and the final plat. A fence schematic shall be provided along with the final plat.
- Prior to the City's issuance of a final certificate for residential occupancy, the developer must complete the subdivision screening wall required herein. The wall are permitted to be developed in phases as they are final platted.
- It shall be the responsibility of any person, firm, corporation, or other entity who shall own or occupy any lot or lots on which a screening wall was constructed pursuant to the terms of this ordinance to adequately maintain the wall and to prevent it from becoming dilapidated or unsightly.

II. Fence and Screening Regulations in Residential Zoning

A fence is not required for residential property abutting residential property. If a fence is installed by property owner for privacy or security reasons then a wooden or decorative wrought iron fence not-to-exceed six feet (6') is allowed only in the designated rear-yard and side yard with a side yard fence not extending beyond the actual front building line. Wooden fences must meet the requirements set forth in Section 5.03.A. When a rear or side-yard of a residential property is adjacent to a public right-of-way then a continuous solid masonry screening wall not to exceed six feet (6') height or a wooden fence not to exceed six feet (6') in height is required to be installed along the side and rear yard of the residential property. Design and construction of such a wooden fence or masonry wall shall follow standards set forth in Section 5.03.A and 5.03.B respectively of this Ordinance.

LANDSCAPING AND SCREENING ORDINANCE

III. Fence and Screening Regulations in Non-Residential Zoning (including Multi-family and Manufactured Home Zoning District)

- A. A minimum six feet (6') tall solid masonry screening wall is required on any non-residential property adjacent to residential property. The masonry wall shall be constructed at the sole expense of the property owner and/or tenant of the non-residentially zoned (including Multi-Family and Manufactured Home Park) property and shall be maintained by the same. Design and construction of such a masonry wall shall follow standards set forth in Section 5.03.B of this Ordinance. If the screening fence is required to screen a multifamily use from a single-family residential use or any non-residential use, the fence shall be comprised of brick only and installed and maintained by the property owner/tenant of the property with the more intensive use.
- B. When a non-residential property is adjacent to a public right-of-way, no screening is required except in order to screen mechanical equipment, trash receptacle, outdoor storage, or loading area in accordance with Sections 5.06, 5.07, 5.08, or 5.09 as applicable.
- C. Any industrial use or Industrial (I) zoned property shall have a solid, opaque masonry screening wall on all three sides except the side or sides facing the public right-of-way. The height of this wall shall be between eight feet (8') and twelve feet (12'). The material and standards shall conform to Section 5.03.B.

Section 5.05 Fence/Screening Construction within easements.

- A. The City of Glenn Heights and/or any utility company may require the removal of any fence built upon a drainage or utility easement. The owner of the fence shall be responsible for the removal and rebuilding of the fence at the owner's expense.
- B. The owner of a fence shall be responsible for the design, construction and maintenance of the fence and shall be so as not to interfere with utility lines or normal drainage.
- C. Permission to build a fence upon a utility easement may only be granted by the City of Glenn Heights Public Works Director.
- D. Where a fence is to be placed in an easement containing underground utilities the owner or occupant shall sign a release indemnifying the City from any damages for removal of the fence and damage to the fence as a result of the need to repair or replace said utilities.

Section 5.06 Mechanical equipment screening

Solid, opaque screening of mechanical equipment shall be required within the City under the following provisions:

- A. Mechanical equipment located on the roof of any building shall be completely shielded from view on all the sides. Mechanical equipment on the ground shall be screened with landscaping or hard screening with any approved material listed under Section 5.03 preferably of consistent color, material and design as the main structure. The Development Review Committee (DRC) may approve the use of landscaping or live screen if the intent of building a mechanical screen can be accomplished to achieve an aesthetic, comparable finish as required by this section.

LANDSCAPING AND SCREENING ORDINANCE

- B. All equipment must be shielded from view of adjacent properties for a distance of two hundred (200) feet from the property line, at a point six feet (6') above grade.
- C. All screening material shall be of consistent color, material and design with the primary structure.
- D. Mechanical equipment shall not include exhaust fans, vents or drains.
- E. Total screened areas of the roof-mounted equipment shall not exceed twenty-five percent (25%) of the roof area of the structure.
- F. When the total screened area(s) of roof mounted structures exceeds twenty-five percent (25%) of the roof area, a parapet wall of consistent color, material and design as the main structure, at least as high as the roof-mounted equipment shall be constructed along the sides of the roof of the building where such views exist.

Section 5.07 Trash/Recycling Receptacle Screening

Screening of trash/recycling receptacles or any garbage, refuse and trash/recycling collection and storage areas within non residential zones (including Multi-Family and Mobile Home districts) shall be required within the city under the following provisions:

- A. Any trash/recycling receptacles or any garbage, refuse and trash/recycling collection and storage areas visible from public right-of-way shall be screening by minimum six feet (6') tall solid, masonry wall on all three sides with an opaque metal gate on the fourth side that to be used for garbage pickup services and secure the trash storage area.

Section 5.08 Outdoor Storage Screening

Where outdoor storage is permitted in nonresidential districts it shall be subject to the following provisions

- A. Shall consist of any combination of fences, walls, berms and landscaping that is at least six (6) feet in height
- B. Shall provide a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area.
- C. Evergreen plant materials are encouraged as screening. The plants shall be irrigated, pruned and maintained.
- D. The primary outdoor storage of living plant material stored on the ground is not subject to the screening requirements.
- E. All equipment, tools, vehicles etc. associated with upkeep, maintenance of living plant material that are stored outdoors are subject to screening.
- F. A periodic market held in open area such as farmer's or flea market where a group of individual sellers offer goods for sale are not subject to outdoor storage screening regulations.
- G. General construction activity is not subject to outdoor storage screening regulations.
- H. Outdoor display areas are exempted from screening requirements.

Section 5.09 Loading area screening

Screening for loading docks and/or truck berths visible from public right-of-way is required in accordance with the following provisions:

LANDSCAPING AND SCREENING ORDINANCE

- A. Loading docks and/or truck berths shall be screened by opaque walls, wooden fences, landscaped berms, or landscape areas
- B. Shall be at least eight feet (8') in height.
- C. Must screen loading dock areas from view from the public street right-of-way with the greatest pavement width parallel to the trailer berths; and
- D. Shall be of sufficient length to screen the maximum size trailer which can be accommodated on-site and shall be parallel to trailer berths. Example: Docks and berths that accommodate a 50-foot trailer shall be screened with a 50-foot wall parallel to the berth.

Section 5.10 Salvage & Junk Yards

All wrecking yards and salvage yards with open storage of wrecked or salvaged automobiles, machinery, appliances, or other used commodities and equipment shall be screened as follows:

- 1. A solid, opaque masonry screening wall shall surround such open storage area. The height of this wall shall be between eight feet (8') and twelve feet (12'). The material and standards shall conform to Section 5.03.B.
- 2. In no instance will any automobile, machinery, appliances, or any other material be allowed to be stacked to a height that exceeds the height of the screening wall.

Section 5.11 Maintenance

- A. Any fence or screening device shall be maintained by the property owner. The owner shall replace broken, damaged, removed or missing parts of a fence within ten (10) days upon receipt of notice from the City with the same material, or material with comparable composition, color, size, shape and quality of the original fence to which the repair is being made.
- B. In case of shared fence between uses of differing intensity, the property owner of the more intensive use shall be responsible for maintenance of the entire fence.
- C. Fence/screening device shall be maintained in sound structural condition. The property owner shall maintain fences, including those existing prior to the adoption of this section, at all times in a state of good repair, safe and secure condition, with all braces, bolts, nails, supporting frame and fastenings free from deterioration, termite infestation, rot, rust or loosening, and able to withstand at all times the wind pressure for which they were designed.
- D. Property owners shall be responsible for maintaining all fence supports, gates, structural members and exterior surfaces in good repair free of rusting, peeling or blistering paint or other surface damage.
- E. Property owners shall not maintain graffiti, writings and other symbols on a fence.

LANDSCAPING AND SCREENING ORDINANCE

Article VI. Appendices:

Section 6.01 Plant Material Size Standards

Description	Size	Height	Spacing	Standard
Large Shade Trees	3" caliper	12 feet	50' spacing	40' crown at maturity
Medium Shade Trees	3" caliper	12 feet	30' spacing	20' crown at maturity
Small Ornamental Trees	3" caliper	7 feet	15' spacing	10' crown at maturity
Live Screen	7 gallon	6 feet	8' spacing	6' high in two growing seasons
Shrubs	5 gallon	2 feet	varies	2' high at planting

Section 6.02 Approved Plant List

Plants shall be selected for the appropriate Landscape Zone as noted in the following tables. Artificial plants are expressly prohibited.

Large Shade Trees		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
Oak, Burr	<i>Quercus macrocarpa</i>	Native	●	●	
Oak, Chinkapin	<i>Quercus muhlenbergii</i>	Native	●		
Oak, Live	<i>Quercus virginiana</i>	Native	●		
Oak, Red	<i>Quercus shumardii</i>	Native		●	
Pecan	<i>Carya illinoensis</i>	Native	●	●	
Medium Shade Trees		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
Ash, Texas	<i>Fraxinus texensis</i>	Native	●	●	
Bald Cypress*	<i>Taxodium distichum</i>	Native	●	●	●
Elm, Cedar	<i>Ulmus crassifolia</i>	Native	●	●	●
Elm, Allee Lacebark	<i>Ulmus parvifolia</i> 'Elmer II'	Adapted	●	●	●
Elm, Bosque Lacebark	<i>Ulmus parvifolia</i> 'UPMTFI'	Adapted	●	●	
Oak, Durand	<i>Quercus sinuata</i> var. <i>sinuata</i>	Native	●		
Persimmon, Common	<i>Diospyros virginiana</i>	Native	●		
Pistachio, Chinese	<i>Pistacia chinensis</i>	Adapted	●	●	●
Black Locust	<i>Robinia pseudoacacia</i>	Adapted	●		

LANDSCAPING AND SCREENING ORDINANCE

Small Ornamental Trees		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
American Smoke Tree	<i>Cotinus obovatus</i>	Native	•		
Buckeye, Mexican	<i>Ungnadia speciosa</i>	Native	•		
Carolina Buckthorn	<i>Rhamnus caroliniana</i>	Native	•	•	
Desert Willow	<i>Chi/apsis linearis</i>	Native	•		
Crape Myrtle	<i>Lagerstroemia indica</i>	Adapted	•		•
Dogwood (Roughleaf)	<i>Comus drummondii</i>	Native	•		
Eastern Red Cedar	<i>Juniperus virginiana</i>	Native	•		
Eve's Necklace	<i>Sophora affinis</i>	Native	•	•	
Flameleaf Sumac	<i>Rhus lanceolata</i>	Native	•		
Goldenball Lead Tree	<i>Leucaena retusa</i>	Native	•		
Holly, Yaupon	<i>Ilex vomitoria</i>	Native	•		•
Mexican Plum	<i>Prunus mexicana</i>	Native	•	•	
Oak, Bigelow	<i>Quercus sinuata</i> var. <i>sinuata</i>	Native	•		
Oak, Lacey	<i>Quercus laceyi</i> (<i>Q. glaucoides</i>)	Native	•		
Persimmon, Texas	<i>Diospyros texana</i>	Native	•		
Possum haw	<i>Ilex decidua</i>	Native	•		
Rusty Blackhaw	<i>Viburnum rufidulum</i>	Native	•	•	
Texas Redbud	<i>Cercis Canadensis</i> var 'texensis'	Native	•	•	•
Trees for live screen		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
Arizona Cypress	<i>Cupressus arizonica</i>	Adapted	•		
Eastern Red Cedar	<i>Juniperus virginiana</i>	Native	•		
Holly, Burford	<i>Ilex cornuta</i> 'burfordii'	Adapted			•
Holly, Foster	<i>Ilex x attenuata</i> 'Foster'	Adapted			•
Holly, Nellie R. Stevens	<i>Ilex x 'Nellie Stevens'</i>	Adapted			•
Holly, Yaupon	<i>Ilex vomitoria</i>	Native	•		•
Magnolia, 'Little Gem.'	<i>Magnolia 'Little Gem'</i>	Adapted		•	•
Mahonia, leather leaf	<i>Mahonia bealei</i>	Adapted	•		•
Myrtle, Wax	<i>Myrica cerifera</i>	Native	•	•	•
Pine, Mendell	<i>Pinus eldarica</i>	Adapted	•		

LANDSCAPING AND SCREENING ORDINANCE

Shrubs		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
Abelia	Abelia grandiflora	Native		•	
Agarito	Berberis trifoliata	Native	•		
American Beauty berry	Calycarpa americana	Native	•	•	
Apache Plume	Falugia paradoxa	Native	•		
Aromatic umac	Rhus aromatica	Native	•		
Black Dalea	Dalea frutescens	Native	•		
Damianita	Compositae Chrysactinia mexicana	Native	•		
Desert poon	Dasyliion heeleri	Native	•		
a thorn, Indian	Raphiolepis indica	Adapted			•
olly, Burford	Ilex cornuta 'Burfordii Nana'	Adapted			•
Flame Anisacanthus	Anisacanthus q. rightii	Native	•		
Texas idney ood	Eysenhardtia texana	Native	•		
Red ucca	esperaloe parviflora	Native	•		
Texas age ilverado	Leucophyllum f ' ilverado'	Native	•		
oft leaf ucca	ucca recurvifolia	Native	•		
T ist leaf ucca	ucca rupicola	Native	•		
Grass/Turf		Xeriscape Zone			
Common Name	Botanical Name	Remarks	LW	MW	HW
Big Blue tem	Andropogon gerardii	Native	•	•	
Blue rama	Bouteloua gracilis	Native	•		
Buffalograss	Buchloe dactyloides	Native	•		
Bermuda grass	Cynodon dactylon	Adapted			•
Eastern amagrass	Tripsacum dactyloides	Native seed		•	
reen prangletop	Leptochloa dubia	Native	•	•	
Muhly, eep	Muhlenbergia reverchonii	Native	•	•	
Muhly, Deer	Muhlenbergia rigens	Native	•	•	
Muhly, Lindheimer	Muhlenbergia lindheimeri	Native	•		
Indian rass	orghastrum nutans	Native	•	•	
Little Blue tem	chi achyrium scoparium	Native	•		
Prairie Dropseed	porobolus heterolepis	Native	•		
Prairie ild Rye	Elymus canadensis	Native seed		•	
ideoats rama	Bouteloua curtipendula	Native	•		
itch rass	Panicum virgatum	Native	•	•	

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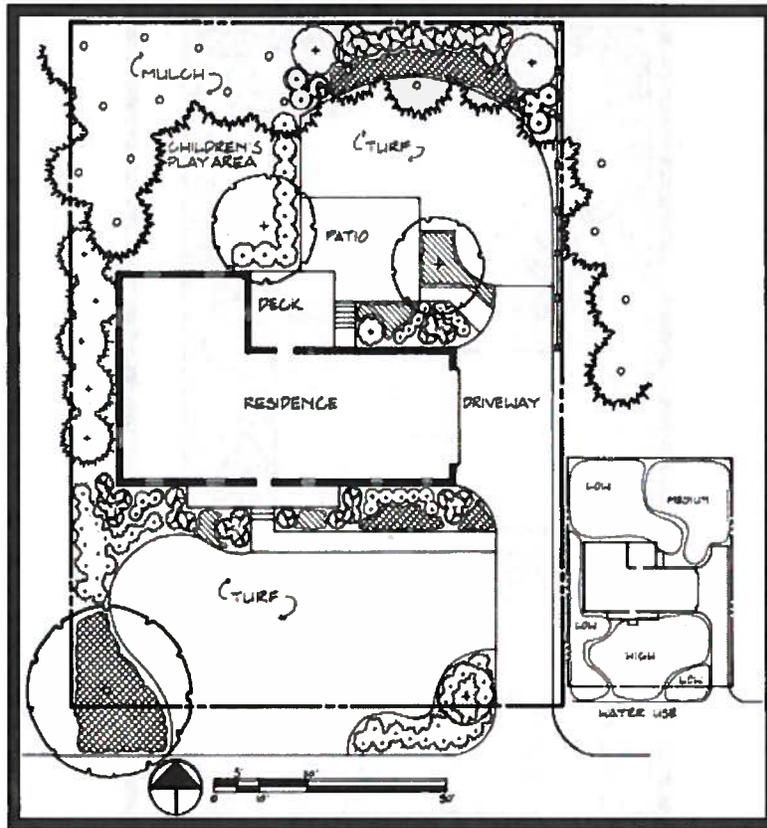
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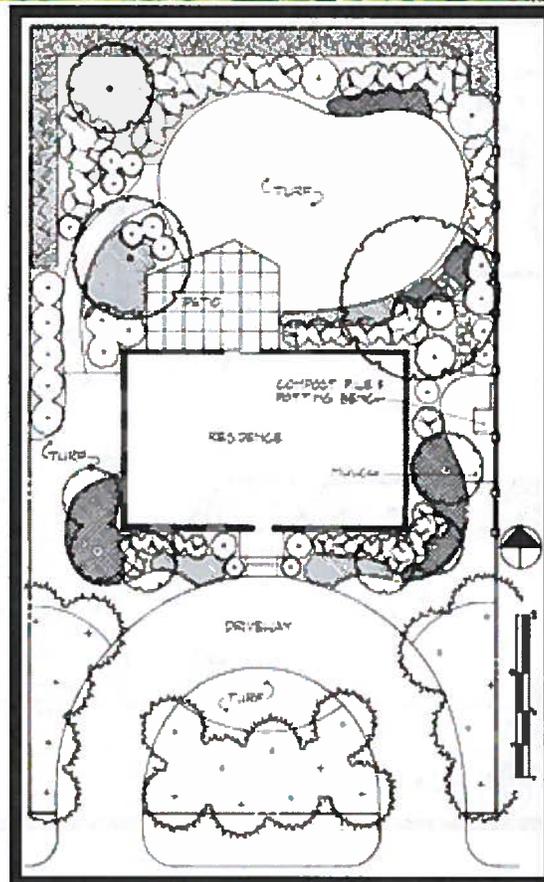
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