

ARTICLE XI. LANDSCAPING AND SCREENING REGULATIONS

§ 59-11100. Purpose.

The purpose of these regulations is to use landscape elements, particularly plant materials, in proposed developments in an organized and harmonious fashion that will enhance, protect and promote the economic, ecological and aesthetic environment of the City of Oklahoma City for the safety, comfort and enjoyment of its citizens. The City recognizes the value of landscaping in achieving the following goals:

- A. Promote the enhancement of Oklahoma City's urban forest.
- B. Promote the reestablishment of vegetation in urban areas for health, ecological and aesthetic benefits.
- C. Provide new planting in concert with natural vegetation and careful grading.
- D. Encourage the preservation of existing trees.
- E. Establish and enhance a pleasant visual character and structure to the built environment which is sensitive to safety and aesthetic issues.
- F. Promote compatibility between land uses by reducing the visual, noise and lighting impacts of specific development on users of the site and abutting properties.
- G. Unify development, and enhance and define public and private places.
- H. Provide an overall planting scheme that will:
 - (1) Reduce soil erosion, and the volume and rate of discharge of stormwater runoff.
 - (2) Aid in energy conservation by shading and sheltering structures from energy losses caused by weather and wind.
 - (3) Mitigate the loss of natural resources.
 - (4) Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 - (5) Provide shade, comfort and seasonal color.
 - (6) Reduce glare, noise and heat.
 - (7) Provide greater perceptual clarity along major streets and roads by more consistent planting of properly sized street trees.
- I. It is further recognized that good landscaping increases property values, attracts potential residents and businesses to Oklahoma City, and creates a safer, more attractive and more pleasant living and working environment for all residents and visitors of Oklahoma City.
- J. These regulations are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed this standard in seeking more creative solutions, both for the enhanced value of their land and for the collective health and enjoyment of all citizens of Oklahoma City.

§ 59-11150. General regulations.

All rules, regulations, conditions and requirements set forth in this section are applicable as follows:

- A. Any development or construction shall comply with these regulations.
- B. A final landscape plan shall not be required for individual single-family or duplex lots.
- C. If the site (including proposed buildings and parking areas) meets or exceeds current landscape standards, additional landscaping shall not be required.
- D. Specific landscaping requirements may be imposed on developments within the Neighborhood Conservation, Planned Unit Development, Simplified Planned Unit Development, Community Unit Plan and Historic Preservation Districts, or properties affected by special permit, special exception or variance. These requirements may be more or less restrictive than the requirements of this chapter.
- E. A maximum of ten percent of the number of required parking spaces may be replaced with landscaping. Ten points of landscaping shall be required for each substituted parking space.
- F. An inspection of all plantings to ensure compliance with the submitted landscape plan is required prior to the issuance of a Certificate of Occupancy.
- G. Nothing herein shall affect in any way the rights of, or exercise by, any public utility or City department of its present and future acquired rights to clear trees and other growth from lands used by the public utility or City department. The utility or City department shall cooperate and coordinate with the City when clearing or pruning in the rights-of-way.
- H. Nothing herein shall reduce the lines of sight and traffic visibility standards adopted in this chapter's zoning regulations. Plantings within the sight triangle shall not exceed a height of 18 inches.
- I. All pervious surface areas of public and private parks, playgrounds, playing fields, and other outdoor recreation facilities shall be excluded from the calculation of Site Points as required by these regulations.
- J. Property owners in all zoning districts shall be responsible for landscaping the area within the street right-of-way between the curb-line and the property line.
 - (1) A maximum of 25 percent of required landscape points may be claimed within the street right-of-way.
 - (2) The type and location of vegetation shall not interfere with utilities and the safe and efficient flow of street traffic. Approval by the appropriate City departments responsible for street and utilities shall be required.
 - (3) Any turf grass planted in the street right-of-way shall be sodded and is excluded from turf point credits.
 - (4) The use of gravel shall not satisfy this requirement for landscaping. In addition, this area shall not be hard-surfaced, other than a permitted driveway or sidewalk, and it shall not be used for parking or display.
- K. *Quality and Coverage Requirements.*
 - (1) All plant material planted to meet the minimum requirements of these regulations shall be in a healthy condition at the time of planting and shall meet quality standards set forth by the American Standard for Nursery Stock.
 - (2) Turf grass shall be planted, seeded or re-seeded as necessary, watered and

maintained in such a manner as to completely cover all exposed areas of soil after one full growing season.

(3) No disturbed ground shall be left exposed. Grass and other approved and appropriate groundcover or mulch shall cover all non-paved and non-built developed areas.

L. *Maintenance.* It shall be the responsibility of the property owner(s), or his/her assigned agent(s) to:

(1) Maintain and keep all sight-proof screening and fencing in good repair at all times.

(2) Maintain the landscaping by keeping lawns mowed, all plants properly groomed and maintained as disease-free, and planting beds groomed, except in naturally occurring dense growths of shrubs or undergrowth.

(3) Replace any required planting(s), which have been removed, are diseased or no longer living, within one year or the first planting season, whichever occurs first, except those in naturally occurring dense growths of shrubs or undergrowth.

M. *Enforcement and Appeal.* When it is determined that improvements required by these regulations are not being met, it shall be the duty of the Director or designee to give notice, in writing, to the property owner. Such notice shall specify any deficiencies or violations and a date for compliance. Any person who is aggrieved by the decision of the Director may file an appeal within 30 days from the decision of the Director with the Clerk of the Board of Adjustment in accordance with the provisions of Section 59-4250.9 (Appeals).

N. *Violations and Penalties.* Failure to provide the improvements required by these regulations, or failure to maintain improvements in the manner prescribed by these regulations, shall constitute an offense and violation of this chapter. Each day a violation exists shall be a new and separate violation.

Upon conviction, the person who has violated the landscaping requirement shall be guilty of a Class "A" offense against the City and shall be punished by a fine not less than \$100.00 per violation, excluding costs and fees. The penalty prescribed by Section 59-4350.2 (Penalty) shall not apply to violations of the Landscape Ordinance.

§ 59-11200. Steps required for approval of the landscape plan.

TABLE INSET:

STEP 1	<i>Calculate Points.</i> Determine the number of Site Points, Parking Lot Points, or frontage tree requirements that apply to the development based on its Use Unit Classification and Zoning District. (Reference Section 59-11250)
STEP 2	<i>Determine Plant Requirements.</i> Determine the percentages and location of plantings, quantity, type, and size of plant materials needed to meet point requirements. (Reference Section 59-11250)
STEP 3	<i>Determine Additional Requirements.</i> Determine whether Residential, Subdivision or other buffers apply to the development. (Reference Section 59-11250)
STEP 4	<i>Develop a Landscape Plan.</i> Develop a landscape or planting plan with plantings that meet point requirements, including any applicable buffer(s). (Reference Section 59-11300)

§ 59-11250. Landscape requirements.**A. Planting Requirements/Point System.**

(1) The developer may use any combination of plantings to obtain the necessary number of Site Points and/or Parking Lot Points required for the development. Different lots and landscapes will lend themselves to different types of plantings. These regulations attempt to encourage creativity and diversity in landscaping.

(2) Different types of plantings are worth different point values.

TABLE INSET:

TABLE 11250.1: POINT VALUES FOR VARIOUS PLANTINGS			
Type of Plant Material	Minimum Size (at time of planting)		Point Value
	Deciduous Trees	Evergreen Trees	
Large Tree	8-inch or greater caliper	22 ft. and over	26
	7-inch caliper	19--21 ft. height	24
	6-inch caliper	16--18 ft. height	22
	5-inch caliper	13--15 ft. height	20
	4-inch caliper	11--12 ft. height	18
	3-inch caliper	9--10 ft. height	15
Medium Tree	2-inch caliper	7--8 ft. height	12
Small Tree	Single Trunk: 1-inch caliper	5--6 ft. height	9
Ornamental Tree	Multiple Trunk (minimum 3 trunks): Smallest trunk 1-inch caliper	5--6 ft. height	9
Large Shrub/Perennial	5 gallon and 24-inch height at planting		3
Medium Shrub/Perennial	3 gallon and 12-inch height at planting		2
Small Shrub/Perennial	2 gallon and 8-inch height at planting		1
Groundcover/Perennial	1 gallon 4-inch pots		1/2 1/4
Existing Significant Tree	6-inch caliper (<i>Section 59-11400 (Existing Tree Credits)</i>)		22 to 50
Landscaped Berm	30-inch height; 10-foot length, 3:1 slope		1 per 5 l.f.
Turf Grass	N/A		1/4 per

	s.y.
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B. Landscaping Requirements for Single-Family Residential, Duplex, and Mobile Home Residential Use Units in the Following Districts: R-1, R-1ZL, R-MH-1, R-2, R-3, R-3M, R-4, R-4M, HP, NC, SPUD, and PUD.

(1) All required perimeter yards shall be landscaped. The landscaping of these yards shall, at a minimum, consist of a combination of living vegetation, such as trees, shrubs, grasses or groundcover materials, planted or transplanted and maintained, or preserved as existing natural vegetation areas (e.g. woods or thickets).

(2) Within the perimeter yards, there shall be at least one medium tree planted and/or maintained for every 75 feet, or fraction thereof, of frontage with a minimum of one tree per lot.

C. All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Horticultural, Office, Civic, (excluding Use Unit Heavy Public Protection and Utility (8250.9)) and Commercial Use Units in the Following Districts: R-1, R-1ZL, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, O-1, O-2, C-1, C-2, C-3, C-4, C-HC, I-1, I-2, I-3, HP, NC, SPUD, and PUD.

(1) All required front, side and rear yards shall be landscaped, except walkways, parking, pertinent equipment, drainage utilities and other accessory structures permitted by this chapter. The landscaping of these yards shall consist of a combination of living vegetation, such as trees, shrubs, grasses or groundcover materials, planted and maintained, or preserved as existing natural vegetation areas (e.g. woods or thickets).

(2) All trees and shrubs shall be planted and maintained in accordance with the standards of the American Association of Nurserymen (a copy of which is on file in the Planning Department). All newly planted trees and shrubs shall be mulched and maintained to give a clean and weed-free appearance.

(3) Landscaping within any Developed Area must equal or exceed a minimum number of points in order to obtain approval. Site Points are determined by the size of the Developed Area, and Parking Lot Points are determined by the number of parking spaces.

(a) Number of points required for Developed Area exceeding 500 square feet:

1. Site Points: One point for each 200 square feet of Developed Area with a minimum of 25 points.
2. Parking Lot Points: Two points for each required parking space and one point for each additional parking space.

(b) When only a portion of a large tract is developed (e.g. one acre of a ten acre tract), only the Developed Area shall be considered when determining the number of points required.

(c) Example of Retail Development

TABLE INSET:

DESCRIPTION OF PROPERTY	Developed Area = 20,000 square feet Required Parking Spaces = 20 Proposed Parking Spaces = 30
	Site Points: One point of landscaping for each 200 square feet of

REQUIREMENTS	Developed Area. Parking Lot Points: Two points of landscaping for each required parking space and one point for each additional parking space
CALCULATION OF POINTS	Site Points <i>(20,000 ÷ by 200) 100 ----- Parking Lot Points Required parking spaces (20 x 2 = 40) plus Additional parking spaces (10 x 1 = 10) 50</i>
	<i>Total Points Required (100 Site Points + 50 Parking Lot Points) 150</i>

(4) A minimum of 60 percent of Site Points shall be used for landscaping in front and side yards.

(5) A minimum of 25 percent of required points shall be used for evergreen plantings.

(6) A maximum of 25 percent of required points may be used for turf grass. Turf located within the street right-of-way is excluded.

(7) A maximum of 15 percent of required Site Points may be used for Perennial plantings.

(8) Any addition to existing building(s) or alterations to an existing site with a Developed Area exceeding 500 square feet shall require one point of landscaping for every 200 square feet of developed area, with a minimum of ten points plus two points of landscaping for every parking space constructed for the building addition.

D. Required Landscaping for Industrial Use Units, and Transportation Facilities: Surface Goods (both Restricted and General) Use Units in the C-2, C-3, C-4, C-HC, I-1, I-2, I-3, SPUD, and PUD Zoning Districts, and Civic Use Unit: Heavy Public Protection and Utility (8250.9).

(1) For each required parking space, three points shall be used to plant Parking Lot Plantings.

(a) If the parking lot is located in the rear of the building, up to 50 percent of the parking lot points may be used along public frontage or around the building.

(2) For development abutting a street designated as a freeway or expressway by the Functional Classification Plan, landscaping shall be provided according to the following:

(a) For each 20 linear feet, or fraction thereof, of that portion of the developed area abutting a freeway/expressway right-of-way, at least one medium tree shall be planted on the developed area. The tree shall be planted within 20 feet of the right-of-way.

(b) A vegetative buffer consisting of trees, shrubs and/or berms shall be provided around all parking lots and outside storage areas not screened by buildings from the freeway/expressway. The vegetative buffer shall be at least three feet in height and shall be placed along the freeway/expressway frontage of the parking lots and outside storage areas.

(3) For development abutting a street other than a freeway or expressway, landscaping shall be provided according to the following:

(a) For each 40 linear feet, or fraction thereof, of that portion of the developed area abutting a street right-of-way, at least one medium tree shall be planted on the developed area. The tree shall be planted within

20 feet of the right-of-way.

(4) A minimum of 25 percent of required points for Parking Lot Plantings shall be used for evergreen plant material.

(5) Any addition to an existing building(s) or construction with a Developed Area exceeding 500 square feet shall be required to provide three points of Parking Lot Plantings for each newly constructed required parking space and shall be required to plant frontage trees within 20 feet of the right-of-way as follows:

(a) If construction is adjacent to a street designated as a freeway or expressway, at least one medium tree shall be planted for each 20 linear feet, or fraction thereof, that portion of the development abutting the right-of-way.

(b) If construction is adjacent to a street other than a freeway or expressway at least one medium tree shall be planted for each 40 linear feet or fraction thereof that portion of the development abutting the right-of-way.

E. Automotive Parking Lot Landscape Requirements for All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Office, Civic, Commercial Use Units and the Horticultural Use Unit in the Following Districts: R-1, R-1ZL, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, NC, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, I-3, HP, NBD, NC, SYD, SPUD, PUD, BC, C-CBD, DBD, DTD-1, DTD-2 and C-HC. The purpose of Parking Lot Islands and/or Parking Lot Peninsulas is to help reduce glare and heat buildup, promote interior islands for pedestrian safety and traffic separation, visually break up large expanses of pavement, and reduce surface runoff. All non-covered, street-level parking facilities established and governed by this chapter shall be landscaped in accordance with the following requirements:

(1) In addition to the number of Site Points, if required, two additional points are added to the site for each required parking space. Any proposed parking space in excess of the number of required spaces shall require one point of landscaping. These points must be used for Parking Lot Plantings. The plantings shall be located:

(a) Within the Parking Lot Perimeter to provide a uniform and attractive design, and/or

(b) Within Parking Lot Islands and/or Peninsulas within the developed parking lot.

(2) Each Parking Lot Island and/or Peninsula shall be a minimum of 130 square feet with a minimum average width of five feet.

(3) Each Parking Lot Island and/or Peninsula shall contain a minimum of one medium tree.

(4) The distance between any parking space and a Landscaped Area shall be no more than 75 feet.

(5) Required Parking Lot Plantings shall be in-ground and not placed upon a paved surface.

(6) All Parking Lot Planting areas shall be protected with concrete curbs, or equivalent barriers.

(7) Each tree shall be planted a minimum of two feet away from the outside of any permanent barrier of a Landscaped Area or edge of the parking area. Trees shall be adequately protected from car doors and bumpers.

(8) Groundcover or grasses shall be planted to cover each Parking Lot Planting area within three years from the date of issuance of the Certificate of Occupancy. All groundcover shall have a mature height of not more than 24 inches. Loose rock, gravel, decorative rock or stone, or mulch shall not exceed 20 percent of the parking lot planting area.

(9) Plantings applied to satisfy Parking Lot Planting requirements shall be in addition to any required front, side and rear yard buffer requirements.

(10) Stand-alone parking lots shall require three points of landscaping for each parking space and shall be exempt from Site Points for the Developed Area.

(11) Any construction within, expansion or reconstruction in excess of 500 square feet of existing parking facilities shall be required to come into compliance with landscape requirements as follows:

(a) One point of landscaping for every 200 square feet of proposed developed area of the parking facility, with a minimum of ten points.

(b) One point of landscaping to be used for Parking Lot Plantings for every additional parking space provided.

F. *Exceptions to Automotive Parking Lot Landscaping Requirements.* The requirements of this subsection shall not apply to:

(1) Parking garages or parking decks.

(2) Model Home Accessory Parking Lots (8200.9)

(3) Display areas for uses in the following use units:

(a) Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18)

(b) Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (59-8300.19)

(c) Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles (59-8300.20)

(4) Parking lots of existing developments, legally established prior to the adoption of these regulations.

G. *Sight-Proof Screening and Security Fences.*

(1) A security fence in the front yard, not to exceed a height of eight feet, may be erected when permitted in industrial zoned districts, an industrial SPUD and/or PUD. Such security fences may be topped with strands of barbed wire when the height of the barbed wire is over six feet from grade.

(2) All industrial uses located within an industrial zoned district, SPUD or PUD separated by a local residential street from any residential district or use shall erect a sight-proof fence along the frontage within the required front yard setback, providing all outdoor work, sales, display, and/or storage in the required front yard is located behind the fence.

(3) Where permitted, sight-proof screening or fencing may be erected, provided that required sight triangles are maintained at access points and street intersections.

(4) A five-foot wide landscape buffer shall be required on the outside of any sight-proof screening or security fences:

(a) For any multi-family, office or commercial use where the fence is located along the front property line and/or side property line(s) abutting a street.

(b) For any industrial SPUD or PUD in an industrial zoning district when such screening or fencing is located across any street from residential, office or commercial zoned districts.

(c) For any property within an industrial zoned district, SPUD or PUD that is separated from a residential district or use by any street where there is any outdoor work, sales, display and/or storage areas in the required front yard.

(5) Sight-proof screening or fencing required for any landscape buffer may be credited with two landscape points per every 20 linear feet if constructed of upgraded building materials, such as masonry (limited to brick, split-face concrete block, stone or cultured stone), decorative pre-cast concrete fence systems, or decorative iron.

H. *Residential Buffers and Screening.* The purpose of residential buffers and screening is to create a smooth transition between residential and non-residential areas by providing an attractive physical buffer between these uses. Such buffering and screening minimizes the potential for disruptive light, noise, odor, dust and unsightly appearances, and intrusive activity relative to the residential environment. Landscape buffering and screening shall be designed to create compatible relationships of scale and appearance with neighboring features.

Where screening is required in individual zoning districts, said screening shall be in accordance with the following:

(1) A Landscape Buffer between the proposed Developed Area and the property line(s) of the adjacent property is required.

(2) The buffer shall run the entire length of the abutting lot line(s). The type of buffer may consist of any or all of the following:

(a) A sight-proof fence and a Landscape Buffer, minimum five feet in width, with either:

1. A minimum of nine points of landscaping installed for every 25 linear feet of abutment.

2. Trees spaced a maximum of 25 feet on center.

(b) A landscaped buffer no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

(c) A natural, undisturbed wooded area at least 20 feet in width.

(3) The Director may exempt Residential Buffers and Screening when the residential zoned properties abut railroad, drainage or similar rights-of-way, providing any adjacent residential properties are screened in accordance with the requirements of the individual zoning districts.

I. *Subdivision Buffers.* All residential developments adjacent to arterial streets shall provide a landscaped buffer, located on the outside of any subdivision fence, consisting of any combination of trees, shrubs, grasses, groundcovers, earthen berms and/or rock or stone accents, arranged in a manner to achieve visual continuity. A separate landscape plan shall be submitted with all final plat applications of preliminary plats approved after January 30, 2004.

- (1) The buffer shall contain a minimum of four points for every 20 feet of frontage.
- (2) If the buffer is provided within the right-of-way, it shall be located within ten feet of the property line along the entire adjacent public street frontage, exclusive of driveways and accessways at points of ingress and egress. No trees, shrubs, fences, berms or other landscape improvements that would impede visibility shall be located in sight triangles.
- (3) The type and location of plantings within the public rights-of-way shall not interfere with utilities. Plantings whose mature height exceeds 15 feet shall not be planted beneath overhead utility lines. Approval by the appropriate City departments responsible for street and utilities shall be required.
- (4) Rural residential developments located in AA districts shall be exempt from Subdivision Buffer requirements.

§ 59-11300. Landscape plans.

At the time of submission for a Building Permit, and for all PUDs, SPUDs, and Conditional Use Permits, a landscape plan, separate and apart from other required plans, shall be submitted and made a part of the file. No landscape plans are required for individual single-family or two-family residential lots.

A. *Preparation of Plans.* Landscape plans may be prepared by any of the following:

- (1) A Planting Plan may be submitted by any person, provided the plan is limited to plant specification and placement only. (See definition of Landscape Designer, Article II, Definitions)
- (2) A Landscape Architect registered in the State of Oklahoma.
- (3) A licensed Architect or professional Engineer licensed in the State of Oklahoma, provided the services are incidental to the performance of his or her normal practice as an architect or engineer.

B. *Landscape Plan Content.* All landscape plans shall include the following information:

- (1) North arrow and scale.
- (2) The location of existing property lines and dimensions of the tract, accurately drawn to scale.
- (3) Exact locations and outline of all rights-of-way, both existing and proposed by the Functional Classification Plan of Streets of the City of Oklahoma City.
- (4) The location of all existing and proposed buildings, and parking areas, including the exact number of parking spaces provided.
- (5) The location and size of any permanent fixture or structure including, but not limited to, sidewalks, walls, fences, trash enclosures, project storage, lighting fixtures, signs and benches, which are relevant to the landscape plan.
- (6) The location, size and type of all above-ground and underground public utilities with notation, where appropriate, as to any safety hazards to avoid during installation of landscaping. Alternatively, a letter of no objection provided by the utility company may be provided.
- (7) The location, size, type, spacing (on center), and quantity of all proposed

plant materials and existing plant materials credited for points shall be graphically represented and referenced on the plan by a common name and/or scientific name, or an appropriate key of all plant species.

(8) Indicate the method of irrigation on plans and define the area of coverage. If an automatic irrigation system is not proposed, the location of all required hose connections and other watering sources shall be noted.

(9) All screening required by these regulations.

(10) A table listing the square footage of the developed area, number of proposed parking spaces, and all plant materials by scientific and common name, size, type, quantity, and point value and totals.

C. Consideration should be given to the location of trees, so that when they reach mature height they do not interfere with utility wires. In addition, as required in other sections of the City Code, property owners shall keep vegetation trimmed so that it does not obstruct the free, convenient and safe travel over and along streets.

D. A Certificate of Occupancy, for any use, shall not be issued until the required landscaping has been installed in accordance with the Landscape Plan, and it shall be illegal for any person, firm or corporation to occupy or operate a business in any new structure or building addition for which landscaping, as shown by the plans, is not provided, except that if a structure and all site improvements are complete except for the required landscaping, and it is not the Planting Season, temporary occupancy may be permitted for a period of six months, or until the next Planting Season, whichever comes first. If the required landscaping has not been completed by the required time, the property owner shall be in violation of this chapter and subject to the penalties set forth herein.

§ 59-11350. Landscape irrigation requirements.

A. The property owner shall be responsible for the irrigation of all required landscape areas and plant materials, with exception of natural areas and xeriscape plantings, utilizing one or a combination of the following methods:

(1) An automatic or manual underground irrigation system (conventional spray, bubbler, etc.), equipped with a rain and freeze sensors.

(2) An automatic water-saving irrigation system (drip, porous pipe, leaky pipes, etc.) equipped with a rain and freeze sensors.

(3) A hose attachment within 100 feet of all required landscape areas and plant materials.

B. The irrigation method used shall be in place and operational at the time of the landscape inspection for Certificate of Occupancy, and shall be maintained and kept operational at all times to provide for efficient water distribution.

C. Landscape areas utilizing xeriscape plants and installation techniques may use a temporary and aboveground system, and shall be required to provide irrigation for the first three years only.

D. Landscape plans shall indicate, by a detail, drawing or by specification in a note on the site plan, the type and location of irrigation that will be used. Plans should be specific enough to show that adequate irrigation would be provided to all required landscape areas and plant materials.

E. No irrigation shall be required for undisturbed natural areas or undisturbed existing

trees.

F. The Director may allow alternate irrigation systems provided the property owner can show that compliance is not feasible. Alternate irrigation systems may include the use of "gator bags" or water trucks, provided maintenance agreements are in place to assure proper use of the proposed system(s).

§ 59-11400. Existing tree credits.

In order to encourage the preservation of Oklahoma City's older trees, credits toward required points may be given in the event existing trees are preserved. Eligible trees include any Significant Tree within the developed area that is determined to be preserved through protection from possible impacts of construction.

A. Landscape points shall be applied for each existing Significant Tree of the following sizes:

TABLE INSET:

TABLE 11400.1: POINTS FOR EXISTING SIGNIFICANT TREES	
SIZE	LANDSCAPE POINTS APPLIED
6 inch caliper	22
7 inch caliper	24
8 inch to 10 inch caliper	26
10.1 inch caliper to 15 inch DBH	30
15.1 inch to 20 inch DBH	35
20.1 inch to 25 inch DBH	40
Over 25 DBH	50

B. Trees for which an owner/developer wishes to receive credit must be in the developed area, however, no more than 25 percent of the total points may be located within the public rights-of-way.

C. Any Significant Tree claimed for points that dies during construction, or as a result of construction, shall be replaced with a tree (or trees) to equal or exceed the point of value of the lost tree.