

**LANDSCAPE ORDINANCE (AS AMENDED)**  
**EFFECTIVE MAY 11, 2006**

---

CHAPTER 59. ZONING

\* \* \*

ARTICLE VI. GENERAL REGULATIONS

\* \* \*

§ 59-6600. Sightproof screening and landscaping.

*6600.1. 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 values of landscaping in achieving the following goals: promote the enhancement of Oklahoma City's urban forest; promote the reestablishment of vegetation in urban areas for health, ecological, and aesthetic benefits; provide new planting in concert with natural vegetation and careful grading; encourage the preservation of existing trees; establish and enhance a pleasant visual character and structure to the built environment, which is sensitive to safety and aesthetics issues; promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting properties; unify development, enhance and define public and private places; provide an overall planting scheme that will reduce soil erosion and the volume and rate of discharge of storm-water runoff; aid in energy conservation by shading and sheltering structures from energy losses caused by weather and wind; mitigate the loss of natural resources; provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods; provide shade, comfort and seasonal color; reduce glare, noise and heat; and provide greater perceptual clarity along major streets and roads by more consistent planting of properly sized street trees. 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. These regulations are intended as a minimum standard 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.

*6600.2. DEFINITIONS.* For the purpose of this section the following words, terms and phrases, when used in this section, shall have the meaning ascribed to them in this section, except when the context clearly requires otherwise.

- A. *Berm.* An earthen mound designed to provide visual interest, screen undesirable views and /or decrease noise.
  
- B. *Caliper.* Diameter of a tree trunk. The term "caliper" is used for trees less than 12 inches in diameter. For trees less than four inches in diameter, it is measured six inches from the ground. For trees between four inches and 12 inches in diameter, it is measured 12 inches

from the ground.

- C. *City Department.* Any and all departments of The City of Oklahoma City.
- D. *DBH.* Diameter at Breast Height. The term “DBH” is used for trees with a diameter greater than 12 inches and is measured 4½ feet above the ground.
- E. *Deciduous.* A plant with foliage that is shed annually.
- F. *Developed Area.* The area of a lot that is disturbed for the purpose of developing structures, parking facilities, loading or storage areas, paved access to off-street parking or loading areas or other areas paved with an all-weather material, or landscaped areas. For the purpose of calculating landscape points, it may be submitted in the form of the legal description of the property, or a scaled, dimensioned and well-defined area of development that is referenced on the site plan.
- G. *Developer.* The legal or beneficial owner of a lot or parcel or any land proposed for development and/or inclusion in a development, including the owner of an option, contract to purchase, or lease.
- H. *Evergreen.* A plant with foliage that persists and remains green year-round.
- I. *Groundcover.* An evergreen or deciduous planting less than 24 inches in height. Turf grass is excluded.
- J. *Irrigation System.* A permanent underground piping and sprinkler head system designed using industry standard methods to provide uniform irrigation coverage over a landscaped area.
- K. *Landscape Architect.* As defined in Section 46.3.J. of the Oklahoma State Architectural Act (59 O.S. Section 46.1 et seq.), a person registered to practice Landscape Architecture as provided in the State Architectural Act. Landscape Architecture means the performance of professional services such as planning, design, preparation of construction drawings and specifications, including the design and layout of roadways, service areas, parking areas, walkways, steps, ramps, pools, the location of buildings and other structures, and the grading of land, surface and subsoil drainage, erosion control, planting reforestation, and the preservation of the natural landscape, in accordance with accepted professional standards.
- L. *Landscape Buffer.* A combination of living vegetation, such as trees, shrubs, grasses or ground cover material, planted to achieve the same point values as Residential Buffers.
- M. *Landscape Designer.* Any person submitting a landscape plan who is not a licensed landscape architect, architect or engineer, as defined in Section 46.28.6 in the Oklahoma State Architectural Act (59 O.S. SS 46.1 et seq.), shall be “limited to consultation and preparation of plans and specification with respect to choosing types of plants and planning the location thereof.”

- N. *Landscape Plan.* The preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural and manmade features such as plantings, ground and water forms, circulation, walks, structures, and other features to comply with the provisions of this ordinance.
- O. *Landscaped Area.* Any area that contains trees, shrubs, and/or groundcover that have been claimed for point credits.
- P. *Mulch.* An organic material such as seed hulls, pine needles or tree bark used to control weed growth, reduce soil erosion and reduce water loss.
- Q. *Parking Lot.* Any off-street, unenclosed ground level facility used for the purpose of temporary storage of motor vehicles. Enclosed parking facilities, such as single or multi-story garages or parking facilities constructed within the confines of a larger building or structure, or parking facilities associated with single family and duplex residential development are not included within this definition.
- R. *Parking Lot Planting.* Plantings of hardy trees, shrubs, and /or ground cover required due to the construction of impervious surface parking to be planted within and / or around the perimeter of the parking lot area, excluding parking garages, decks and covered parking.
- S. *Parking Lot Island.* A planting area used for fulfilling Parking Lot landscaping requirements that is contained completely within the confines of a parking lot.
- T. *Parking Lot Perimeter.* The area within ten (10) feet of the boundary of a parking lot.
- U. *Parking Peninsula.* A planting island used for fulfilling Parking Lot landscaping requirements that extends out into the parking area, and is bounded on at least one side by the outer edge of the paving or a building.
- V. *Planting Plan.* The preparation of graphic and written criteria of plant placement, plant specification of type, size and spacing, and other features to comply with the provisions of this ordinance.
- W. *Planting Season.* The most favorable time to plant trees in Oklahoma City, established as the months including and between October and April.
- X. *Right-of-way.* A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.
- Y. *Sight-proof Fence.* A solid opaque fence or wall that is a minimum of 6 feet but no more than 8 feet in height, made of wood, masonry, or other suitable material in compliance with the Building Code.
- Z. *Sight Triangle.* The area on either side of an access way at its junction with a street forming a

25' triangle, measured from the property line, within which clear visibility of approaching vehicular or pedestrian traffic shall be maintained.

- AA. *Significant Tree*. Any existing tree with a caliper of 6 inches or greater that is determined to be in good health by a qualified professional (i.e. Urban Forester, Certified Arborist) following guidelines established by the International Society of Arboriculture.
- BB. *Shrub*. A living self-supporting woody deciduous or evergreen species no less than 8 inches in height, and no greater than 15 feet in height, which will remain full and attractive throughout the year.
- CC. *Tree*. A living self-supporting woody or evergreen plant that normally grows to a minimum height of 15 feet, and which has one or several self-supporting stems or trunks and numerous branches.
- DD. *Tree Classification Terms*. The terms “Small Tree”, “Medium Tree”, and “Large Tree”, which refer to the size of a tree at the time it is installed or retained (as outlined in §59-6600.3. J.), regardless of its species.
- EE. *Turf Grass*. Existing or installed grass that has been sodded, sprigged, seeded, or hydro-mulched. Turf grass eligible for point credits must be located within the property lines of a development. The maximum credit for turf is 25% of the total landscape points required for any site. All turf credited for points shall completely cover all exposed areas of soil after one full growing season.
- FF. *Xeriscape*. A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

6600.3. *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. *Substitution of Landscaping for Parking Spaces*. A maximum of 10% of the number of required parking spaces may be replaced with landscaping. Ten (10) 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 Code's Zoning Regulations. Plantings within the site 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% 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 groundcovers 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 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; and
- (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 §59-7100.2.

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 requirements shall be guilty of a Class “A” offense against the City and shall be punished by a fine not less than \$100 per violation, excluding costs and fees. The penalty prescribed by §59-7200.7B(2) shall not apply to violations of the Landscape Ordinance.

**6600.4. STEPS REQUIRED FOR APPROVAL OF THE LANDSCAPE PLAN.**

<i>STEP 1.</i>	<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 §59-6600.5.)
<i>STEP 2.</i>	<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 §59-6600.5.A.(2))
<i>STEP 3.</i>	<i>Determine Additional Requirements.</i> Determine whether Residential, Subdivision or other buffers apply to the development. (Reference §59-6600.5.)
<i>STEP 4.</i>	<i>Develop a Landscape Plan.</i> Develop a Landscape or Planting Plan with plantings that meet point requirements, including any applicable buffer(s). (Reference §59-6600.6.)

**6600.5. 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.

Type of Plant Material	Minimum Size (at time of planting)		Point Value
	<i>Deciduous Trees</i>	<i>Evergreen Trees</i>	
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	5 gallon and 24-inch height at planting		3
Medium Shrub	3 gallon and 12-inch height at planting		2
Small Shrub	2 gallon and 8-inch height at planting		1
Ornamental Grasses	1 gallon		½
Groundcover	1 gallon		½
	4-inch pots		¼
Existing Significant Tree	6-inch caliper (§ 6600.8. <i>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		¼ per s.y.

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 ground cover 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 (1) medium tree planted and/or maintained for every 75 feet, or fraction thereof, of frontage with a minimum of one (1) tree per lot.

C. *All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Non-Residential, Horticultural, Office, Civic (excluding Use Units 2302.1, 2302.2, and 2303), 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 ground cover 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 the Developed Area

Size of Developed Area	Number of Points Required
500 - 5,000 sq. ft.	Site Points = 25 Parking Lot Points = Two (2) points per required parking space and one (1) point for each proposed additional parking space
More than 5,000 sq. ft.	Site Points = One (1) point for each 200 sq. ft. of Developed Area plus Parking Lot Points = Two (2) points per required parking space and one (1) point for each proposed additional parking space

- (b) When only a portion of a large tract is developed (e.g. one (1) acre of a 10 acre tract), only the Developed Area shall be considered when determining the number of points required.
- (c) Example of Retail Development.

DESCRIPTION OF PROPERTY	Developed Area = 20,000 sq. ft.	
	Required Parking Spaces = 20	Proposed Parking Spaces = 30
REQUIREMENTS	<ul style="list-style-type: none"> <li>• Site Points for sites over 5,000 square feet require one (1) point for each 200 square feet.</li> <li>• Parking Lot Plantings require two (2) points for each required parking space and one (1) point for each additional parking space.</li> </ul>	
CALCULATION OF POINTS	Site Points (for Developed Area exceeding 5,000 sq. ft.)	100
	(20,000 ÷ by 200)	
	-----	
	Parking Lot Points	
	<i>Required parking spaces (20 x 2 = 40) plus</i>	
	<i>Additional parking spaces (10 x 1 = 10)</i>	
		50
	Total Points Required	
	(100 Site Points + 50 Parking Lot Points)	
		150

- (4) A minimum of 60% of Site Points shall be used for landscaping in the front and side yards.
- (5) A minimum of 25% of required points shall be used for evergreen plantings.
- (6) A maximum of 25% of required points may be used for turf grass (turf located within the street right-of-way is excluded).
- (7) Any addition to existing building(s) or alterations to an existing site with a Developed Area exceeding 500 square feet shall be required one (1) point of landscaping for every 200 square feet of developed area, with a minimum of ten (10) points, plus two (2) points of landscaping for every parking space installed 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 Units 2302.1, 2302.2, and 2303.*

- (1) For each required parking space, three (3) 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% 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 (1) 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 (3) 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 (1) 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% of required points for Parking Lot Plantings shall be used for evergreen plant material.
- (5) Any addition to existing building(s) or construction with a Developed Area exceeding 500 square feet 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 (1) 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 (1) 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), Non-Residential, 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, C-HC, I-1, I-2, I-3, HP, NBD, NC, SYD, SPUD, PUD, C-CBD, and C-CBD-F.*

The purpose of Parking Lot Islands and/or Parking Lot Peninsulas is to help reduce glare and heat buildup; to promote interior islands for pedestrian safety and traffic separation; to visually break up large expanses of pavement; and to 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 required, two (2) 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 (1) point of landscaping. These

points must be used for Parking Lot Plantings. The plantings may be located

- (a) Around the perimeter of the lot to provide a uniform and attractive design, and/or
  - (b) Within Parking Lot Islands, Peninsulas, and/or Landscaped Areas 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 (5) feet.
  - (3) Each Parking Lot Island and/or Peninsula shall contain a minimum of one (1) 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. Bumper blocks shall not be used for boundaries around the landscaped area.
  - (7) Each tree shall be planted a minimum of two (2) feet away from the outside of any permanent barrier of a landscaped area or edge of the parking area.
  - (8) Ground cover or grasses shall be planted to cover each Parking Lot Planting area within three (3) years from the date of issuance of the Certificate of Occupancy. All Ground Cover shall have a mature height of not more than 24 inches. Loose rock, gravel, decorative rock or stone, or mulch shall not exceed 20% of the Parking Lot Planting area.
  - (9) Space devoted to required Parking Lot Planting areas shall be in addition to any required front, side, and rear yard buffer requirements.
  - (10) Stand-alone parking lots shall require three (3) 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 of existing parking facilities in excess of 500 square feet shall be required to come into compliance with landscape requirements as follows:
    - (a) One (1) point of landscaping for every 200 square feet of developed area, with a minimum of ten (10) points, plus
    - (b) One (1) 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 (2201.9)
- (3) Display areas for uses in the following use units:
  - (a) §59-2411. Automotive Sales and Rentals
  - (b) §59-2412. Automotive and Equipment: Sales and Rentals, Light Equipment.
  - (c) §59-2413. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment.
- (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 (8) 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 (6) 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 property line.
- (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 (5) 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 on 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; or
  - (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 (2) 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: A Landscaped Buffer between the developed area and the property line(s) of the developing property is required.

- (1) 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 (5) feet in width, with either:
      1. A minimum of nine (9) points of landscaping installed for every 25 linear feet of abutment; or
      2. Trees spaced a maximum of 25 feet on center.
    - (b) A landscaped buffer no less than six (6) feet in width, planted with a series of evergreen plantings at least six (6) feet in height and spaced in a manner to provide an impervious visual barrier; or
    - (c) A natural, undisturbed wooded area at least 20 feet in width.
  - (2) 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 (4) points for every 20 feet of frontage.
  - (2) If the buffer is provided within the right-of-way, it shall be located within 10 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 (RA and AA districts) shall be exempt from Subdivision Buffer requirements.

*6600.6. 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, §6600.2.M.);
- (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. 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) Detailed sprinkler diagram or irrigation plan showing 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; and
  - (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. *Completion Requirement.* 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 (6) 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.

*6600.7. 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 (3) years only.
- D. Landscape plans shall indicate, by a detail, a 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).

6600.8. *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:

Size of Existing Significant Tree:	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-inch DBH	50

- B. Trees for which an owner/developer wishes to receive credit must be in the developed area, however, no more than 25% 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.