

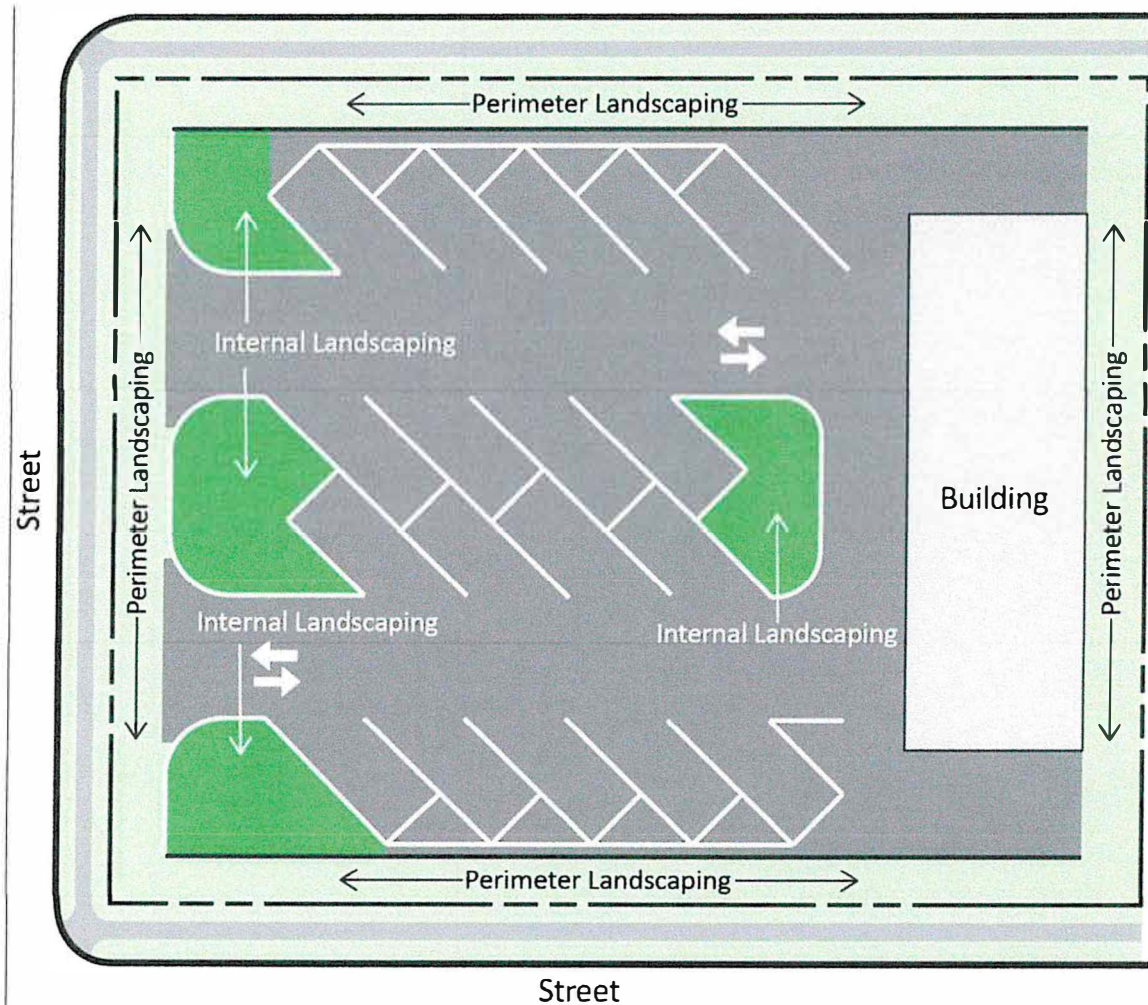
Ordinance #23-00446

LANDSCAPING.

Section 1. Nonresidential Landscaping Requirements. (GB-1, LR, LI, HI, AG, P) ** AG District regulations

Landscaping shall be required according to the following sections for all nonresidential uses.

Figure 1. Location of Perimeter Landscaping versus Internal Landscaping



(a) Landscaping Along the Perimeter

All nonresidential uses shall comply with the following streetscape requirements:

(1) Perimeter Landscaping

Perimeter Landscaping shall be provided adjacent to all streets.

(A) The Perimeter Landscaping shall be the following minimum widths, exclusive of street Right-of-Way.

- (i) Adjacent to Toll Road 130 and 45: Twenty-Five (25) feet
- (ii) Adjacent to State Highway 21 and 183, High Road: Twenty (20) feet.
- (ii) Adjacent to Arterial Street: Fifteen (15) feet.
- (iii) Adjacent to Collector Street: Ten (10) feet.
- (iv) Adjacent to Local Street: Ten (10) feet.
- (v) Heavy Industrial (HI) District Forty (40) feet.
- (vi) Light Industrial (LI) District Thirty (30) feet.
- (vii) General Business-1 (GB-1) District Twenty (20) feet.
- (viii) Local Retail (LR) District Ten (10) feet.

(B) Plantings within the Perimeter Landscaping shall be determined by the following:

- (i) Along all Freeways, Parkway Streets, Arterial Streets, and Collector Streets at least one (1) Shade Tree for every forty (40) feet of frontage shall be installed. One existing tree may be substituted for each new tree provided the existing tree is in good health and form. New trees must be planted within five (5) feet of the front lot line along the street and in line with other trees but not in conflict with utilities. The City Planner and/or City Engineer may permit additional minor setbacks or other adjustments to the planting strip to accommodate future right-of-way expansions, sidewalks, and utility lines.
- (ii) Complete coverage of natural landscape materials shall be provided with Shrubs, Groundcover, Ornamental grass with a Rock/Crushed Rock Landscape Base, or Ornamental grass with a Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this Ordinance.

(C) Required Landscape Buffering (Outside Storage and Screening of Light and Heavy Industrial Vehicles)

- (i) For buildings less than twenty-four (24) feet in height, a row of Shade Trees shall be planted on thirty (30) foot centers along the property line adjacent to the single-family use or district.
- (ii) For buildings twenty-four (24) feet in height or greater, two (2) alternating rows of Shade Trees shall be planted on thirty (30) foot centers adjacent to the single-family use or district.

(2) Shrub Buffer

Where parking lots, drives, and access easements abut the Perimeter Landscaping, Shrubs (5-gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.

(A) Shrubs shall be planted in planting beds with a Rock/Crushed Rock Landscape Base or Mulch Base.

(B) A berm may be placed within the Perimeter Landscaping in lieu of the required Shrubs unless needed for a headlight screen.

(i) The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs.

(ii) The slope of the berm shall not exceed a 33 percent (33%) grade.

(C) If the parking lot is located fifty (50) feet or more from the street Right-of-Way line, no Shrubs or berms will be required unless needed for a headlight screen.

Figure 2. Example of a Shrub Buffer



(3) The City Planner and/or City Engineer may reduce the width (but not contents) of the required Perimeter Landscaping during the Site Plan review when the reduction is required for a Public Improvement Right-of-Way acquisition.

(b) Internal Landscaping

(1) Internal Landscaping refers to all areas within the paved boundaries of the parking lot.

(2) Any nonresidential parking area that contains more than ten (10) parking spaces shall provide Internal Landscaping in addition to the required Perimeter Landscaping.

(3) Only landscaped areas within the parking lot shall be used to meet the Internal Landscaping requirement.

(4) Plantings within the Internal Landscaping shall be determined by the following:

(A) Ten (10) square feet of Internal Landscaping for each parking space or fraction thereof.

(B) One (1) Shade Tree or two (2) Ornamental Trees for every fifteen (15) parking spaces or a fraction thereof. At least one (1) shade tree at the end of the parking row.

(C) All parking spaces must be within eighty (80) feet of a Shade Tree.

(D) Complete coverage of natural landscape materials, such as Groundcover, or Ornamental Grasses with a Rock/Crushed Rock Landscape Base or Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this Ordinance.

Figure 3. Example of Internal Landscaping



(c) Stormwater Drainage

All landscaped areas shall be protected by a raised six (6) inch concrete curb.

(d) Redevelopment Sites

(1) Noncompliance with Landscaping Requirements

If a use is deemed nonconforming due to noncompliance with landscaping requirements, the following shall apply:

(A) If an existing building or use is altered (i.e., at least 20 percent (20%) of the original floor area), then the standards and criteria contained within this Ordinance shall apply.

(B) If an existing building is altered by less than 20 percent (20%), then the standards and criteria contained in this Ordinance shall not apply.

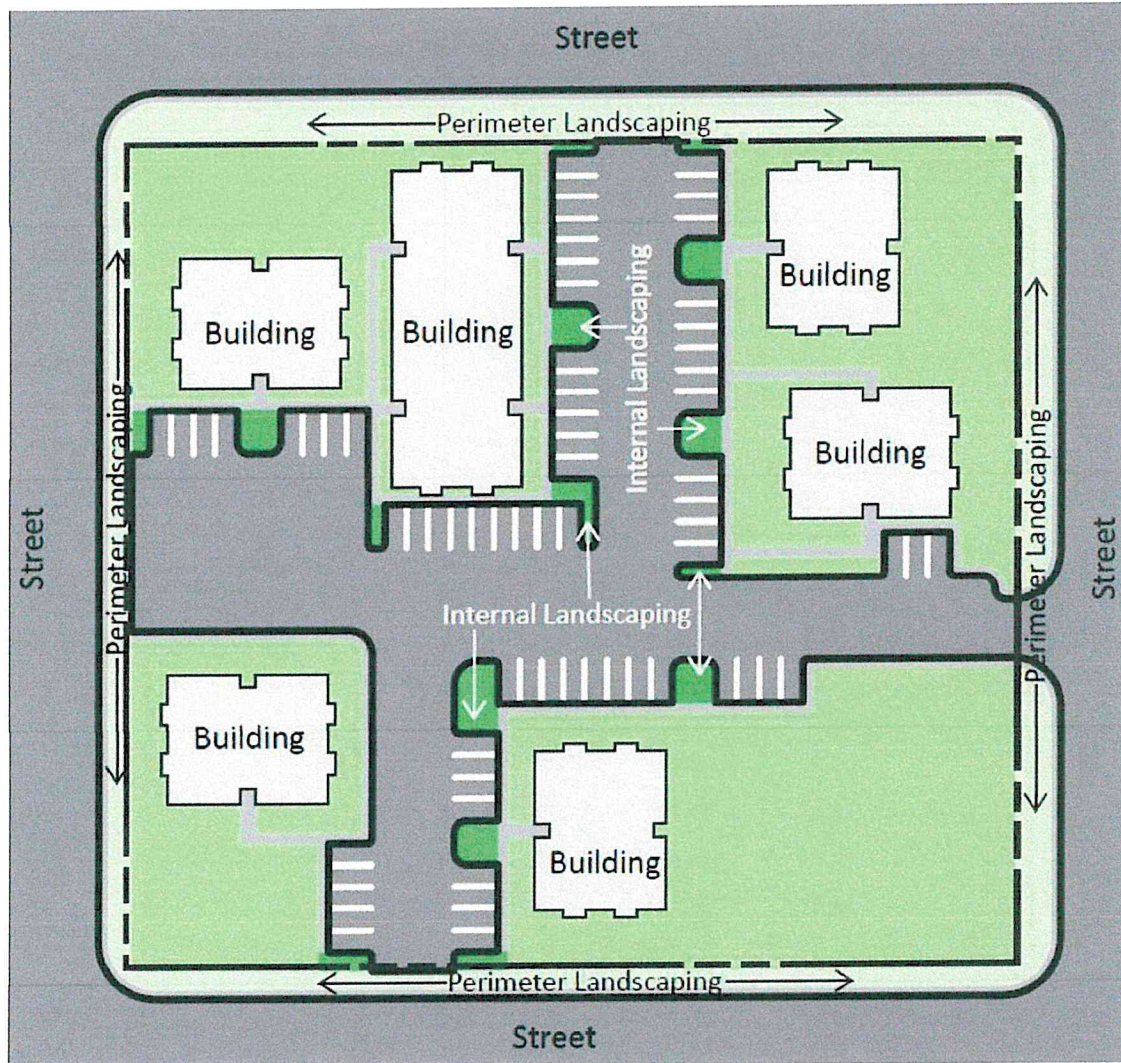
(C) Additionally, any use requiring a Specific Use Permit or a Planned Development

zoning designation must comply with this Ordinance unless special landscaping standards are otherwise provided for in the ordinance establishing the SUP or PD district.

Section 2. Residential Landscaping Requirements.

Landscaping shall be required according to the following sections for all residential uses.

Figure 4. Location of Perimeter Landscaping versus Internal Landscaping



(a) Multi-Family Landscaping Requirements

(1) Perimeter Landscaping

Perimeter Landscaping shall be provided adjacent to all streets with a minimum width of ten (10) feet, exclusive of street Right-of-Way.

(A) Plantings within the Perimeter Landscaping shall be determined by the following:

- (i) Along all Freeways, Parkway Streets, Arterial Streets, and Collector Streets at least one (1) Shade Tree for every forty feet (40) of frontage shall be installed. One existing tree may be substituted for each new tree provided the existing tree is in good

health and form. New trees must be planted within five (5) feet of the front lot line along the street and in line with other trees but not in conflict with utilities. The City Planner and/or City Engineer may permit additional minor setbacks or other adjustments to the planting strip to accommodate future right-of-way expansions, sidewalks, and utility lines.

(ii) Complete coverage of natural landscape materials shall be provided with Shrubs, Groundcover, Ornamental Grasses with a Rock/Crushed Rock Landscape Base, or Ornamental Grasses with a Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this Ordinance.

(B) The City Planner and/or City Engineer may reduce the width of the required Perimeter Landscaping during the Site Plan review when the reduction is required for a Public Improvement Right-of-Way acquisition.

(C) For buildings less than twenty-four (24) feet in height, a row of Shade Trees shall be planted on thirty (30) foot centers along the property line adjacent to the single-family use or district.

(D) For buildings twenty-four (24) feet in height or greater, two (2) alternating rows of Shade Trees shall be planted on thirty (30) foot centers adjacent to the single-family use or district.

(2) Shrub Buffer

Where parking lots and drives abut the Perimeter Landscaping, Shrubs (5-gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.

(A) Shrubs shall be planted in planting beds.

(B) A berm may be placed within the Perimeter Landscaping in lieu of the required Shrubs unless needed for a headlight screen.

(i) The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs.

(ii) The slope of the berm shall not exceed a 33 percent (33%) grade.

(C) If the parking lot is located fifty (50) feet or more from the street Right-of-Way line, no Shrubs or berms will be required unless needed for a headlight screen.

(3) Internal Landscaping

(A) Internal Landscaping is required within parking areas in addition to the required Perimeter Landscaping.

(B) Plantings within the Internal Landscaping shall be determined by the following:

(i) Twenty (20) square feet of internal landscaping for each parking space.

(ii) One (1) Shade Tree or two (2) Ornamental Trees per ten (10) parking spaces.

(iii) All parking spaces must be within eighty (80) feet of a Shade Tree.

(iv) Complete covering of natural landscape materials, such as Groundcover or Ornamental Grasses with a Rock/Crushed Rock Landscape Base or Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this Ordinance.

(4) Multiple Building Landscaping Requirements (MF-1, MF-2, RD, SF-T)

If more than one Dwelling, Multi-Family (Apartment) building is placed upon a single lot, the following areas shall be landscaped:

(A) A twenty (20) foot strip along the front or rear of the buildings as measured from the foundation.

(B) A ten (10) foot strip along all other sides of the buildings as measured from the foundation.

(C) Landscaping strip may consist of Shrubs, Groundcover, Ornamental Grasses with a Rock/Crushed Rock Landscape Base, or Mulch Base, or Turf Grass.

(D) Areas for driveways shall be exempt from this requirement.

(5) Stormwater Drainage

(A) All landscaped areas shall be protected by a raised six (6) inch concrete curb.

(B) Pavement shall not be placed closer than five (5) feet from the trunk of a tree unless a City-approved root barrier is utilized.

(6) Redevelopment Sites

(A) If an existing building or use is altered (i.e., at least 20 percent (20%) of the original floor area), then the standards and criteria contained within this Ordinance shall apply.

(B) If an existing building is altered less than twenty 20 percent (20%), then the standards and criteria contained in this Ordinance shall not apply.

(C) Additionally, any use requiring a Specific Use Permit or a Planned Development zoning designation, must comply with this Ordinance unless special landscaping standards are otherwise provided for in the ordinance establishing the SUP or PD district.

(b) Landscaping Requirements for Single Family Developments (SF-L, SF-M, SF-S, SF-Z, and SF-C)

(1) At least two (2) Shade Trees or Ornamental Trees shall be provided in residential subdivisions for each lot, which may be achieved by existing trees consistent with the approved plant list.

(2) All required trees must be planted, and yard completely revegetated to prevent erosion and sedimentation prior to request for final building inspection of the dwelling unit.

(3) Single-family lots created prior to the effective date of this Ordinance shall be exempt from this requirement.

Section 3. Approved Plant Materials.

- (a) The City Planner and/or City Engineer shall be responsible for maintaining a list of approved plant materials. All required plants must be selected from the list.
- (b) If more than five (5) trees are required, at least two (2) types of tree species shall be incorporated.
- (c) The City Planner and/or City Engineer is authorized to limit species and placement to protect above-ground and underground infrastructure.

Refer to the City of Austin Plant List

https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=APXNCI AUPRPLLI

Irrigation / Mitigation

12 inches to 25 inches for protective trees 1:1 \$150 an inch
25 inches and over for heritage trees 1:2 ratio \$300 an inch

Landscape and Irrigation/Mitigation Plans must be prepared by a Landscape Architect or Licensed Arborist

Section 4. Additional Requirements.

- (a) This Section 4 shall not apply to individual single-family lots for single-family structures.
- (b) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- (c) Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.
- (d) An automatic irrigation system with rain and freeze sensors is required for all landscaping.

(1) Exemption

The City of Mustang Ridge may waive the automatic irrigation system requirement for portions of or the entire landscaped area, subject to a supplemental watering plan prepared by a registered Landscape Architect verifying that an irrigation system is not needed to support the survival of the landscape materials.

- (e) Any Developer desiring to install and maintain landscaping materials and irrigation facilities within the City Right-of-Way must first receive written approval from the City of Mustang Ridge.
- (f) Replacement of dead landscaping shall occur prior to the issuance of a Certificate of Occupancy.
- (g) A landscape plan prepared by a Landscape Architect is required for all applicable developments.

Section 5. Alternative Compliance Option.

(a) Alternative Compliance

(1) Purpose and Applicability

(A) Purpose

The purpose of the Alternative Compliance process is to allow for different standards that are in agreement with the City's Comprehensive Plan and will produce a substantially equivalent effect or enhanced level of results as intended by the original development standards.

(B) Applicability

(i) A request for Alternative Compliance from certain provisions, as specifically cited within this UDC, may be submitted for review and approval along with the Site Plan for a project, or along with the project's initial development Application (as applicable for the project).

(ii) All Alternative Compliance requests shall be clearly delineated graphically or in narrative format, as appropriate, on the Site Plan (or on the project's initial development Application), including a reference to the specific section within this UDC that allows consideration of such alternative standard(s).

(iii) The applicable zoning district standards for a project shall not be reduced or varied using the Alternative Compliance process unless such standard(s) is specifically cited as qualifying for Alternative Compliance consideration in its respective section of this UDC.

(2) Alternative Compliance Evaluation Criteria

The proposed standard(s) shall meet all of the following criteria:

(A) Be in agreement with and promote the recommendations and policies within the Comprehensive Plan;

(B) Does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards of other requirements; and

(C) Does not modify the land uses allowed in the zoning district in which the subject property is located.

(3) Alternative Compliance Allowed

(A) The City is not obligated to grant Alternative Compliance for any Application.

(B) Alternative Compliance shall be granted only as indicated for each regulation.

(C) Alternative Compliance shall be considered for approval as indicated in Table 1. Alternative Compliance Decision-Makers:

Table 1. Alternative Compliance Decision-Makers

Section	Regulation	Director of Planning / City Engineer	City Council	City Council
2.07.03.	Modified Area Regulations and Standards	Recommend	Decide	Appeal
2.09.01.	Landscaping	Recommend	Decide	Appeal
2.09.02.	Fencing and Screening	Recommend	Decide	Appeal
2.09.03.	Off-Street Parking	Recommend	Decide	Appeal
2.09.05.	Building Materials	Recommend	Decide	Appeal
2.09.11.	Nonresidential Design	Recommend	Decide	Appeal
2.10.11.	Development in the Rural Heritage Overlay (O-R) District	Recommend	Decide	Appeal

(b) Minor Reductions of the Perimeter Landscaping and Buffers

(1) Minor changes to the width of the required Perimeter Landscaping and buffers, which are considered to be up to 50 percent (50%) of the required width, may be requested if along a street frontage where the adjacent properties on both sides (at side property lines) have a smaller or no landscape buffer strip, in order to maintain consistency between existing parking lot and drive aisle alignments.

(2) If an alternative Perimeter Landscaping or buffer is granted, an equal amount of landscaped area and trees shall be provided elsewhere on the site as may be deemed appropriate by the decision-maker.

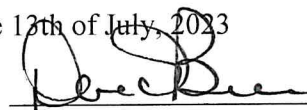
(c) Grouping of All Required Landscaping within One or Two Areas (New Development adjacent to existing residential)

(1) In order to provide flexibility in site design, an Applicant may request Alternative Compliance to group all required landscaping (e.g., the landscape buffer and parking lot landscaping) into one or two areas.

(2) In order to offset the movement of landscaping from its original required location, an additional 25 percent (25%) of the total landscaped area will be required. For example, if 1,000 square feet of total landscaping was required, then 1,250 square feet would be required to meet the grouping option.

(3) In addition to the 25 percent (25%) increase in total landscape area, the grouped landscaping shall be located either in the front yard or area visible from the street.

PASSED by the City Council of Mustang Ridge, Texas, on the 13th of July, 2023



Mayor David Bunn



ATTEST:



City Secretary