

4.1 Landscaping

A. Applicability.

Only sections 4.1.G and 4.1.H, below, shall apply to one-family and two-family residential uses. All regulations in section 4.1, except for 4.1.H shall be a minimum standard to all uses other than one-family and two-family residential uses.

B. Objectives.

The intent of the landscaping regulations is to:

1. Establish minimum requirements for the installation and maintenance of landscaping as a means of enhancing the community's public health as well as its ecological, environmental, and aesthetic qualities.
2. Maintain and increase the tree canopy within the city to mitigate heat and improve walkability, storm water retention, air quality and environmental resilience.
3. Provide shade for outdoor seating, walking, and activity.
4. Delineate spaces such as roadways and sidewalks, public and private open spaces and entryways to increase safety, and aesthetics.
5. Decrease the amount of stormwater runoff and improve the quality of stormwater runoff through natural filtration.
6. Provide species habitat for birds and other local wildlife.
7. Encourage use of plant species that are drought tolerant and local to reduce the need for watering and increase the rate of survival.
8. Assure an acceptable transition between adjacent and nearby uses by providing a visually appealing buffer.

C. Definitions.

1. Artificial Lot – Portion of a two acre or larger tract that contains the area to be developed as an individual project and that encompasses all improvements, including parking and landscaping related to the project.
2. Caliper Inch - Method of measuring the trunk diameter of a nursery grown tree. The point of measurement is approximately 6 inches above the top of the root ball.
3. Crime Prevention Through Environmental Design (CEPTED) – is a multi-disciplinary approach of crime prevention that uses urban and architectural design and management of built and natural environments.
4. Diameter at breast height (DBH) – Method of measuring existing trees in a natural setting. The measurement is taken in inches at height of 4.5 feet above ground level.
5. Environmentally Sensitive Area(s) (ESA) - Any land area containing (as an example) one, or more, of the following: (1) steep slopes; (2) floodplain; (3) soils having high water tables; (4) highly erodible soils; (5) lands incapable of meeting minimum percolation standards; (6) former landfill or industrial waste areas; (7) stream corridors; (8) aquifer recharge or discharge areas; (9) wetlands; (10) scenic view corridors and (11) architectural areas of significant consequence.
6. Evapotranspiration-based controller (ET-based controller) – are climate-based controllers that use local weather data to adjust irrigation schedules.
7. Managed Natural Landscape - A planned, intentional, and maintained planting of grasses, wildflowers, forbs, ferns, shrubs, or trees, including, without limitation, rain gardens, meadow vegetation, and ornamental plants native to or well adapted to Dallas County conditions. The

term does not include turf-grass lawns left unattended for the purpose of returning to a natural state. A managed natural landscape shall not contain noxious weeds, litter, or debris and shall not harbor undesirable wildlife.

8. Noxious Weed - Any plant species that has a serious potential to cause economic or ecological harm to agriculture, horticulture, native plants, ecology, or waterways in Texas.
 9. Tree - any self-supporting woody plant, which will attain a trunk caliper of three inches or more when measured at a point 4.5 feet above ground level and normally an overall height of at least 15 feet with a canopy of at least 15 feet in caliper at maturity. A tree may have one main stem or trunk or several stems or trunks.
 10. Tree topping - The practice of cutting off the tops of trees often horizontally across the upper branches or main stem.
 11. Visibility triangle - Triangular area of clear vision for motorists at intersecting roadways.
- Xeriscape – A method of garden design or horticultural practice that is characterized by the use of vegetation that is drought-tolerant or low water use in character.

D. Planned Development Districts.

Any area within a planned development district containing landscape standards is regulated by the standards of the planned development district. Where standards in a planned development district conflict with the standards in this section the standards of the planned development district shall prevail. Where a planned development district is silent on a topic covered herein, the standards in this section shall apply.

E. Landscape plan

1. A landscape plan shall be submitted:
 - a) Concurrently with a Building Permit application for new development or redevelopment.
 - b) Concurrently with a Building Permit application for the expansion of any existing structure or site element.
 - c) Where Site Plan approval is required.
 - d) No landscape plan is required for one- and two-family residential lots..
2. Landscape plans shall be drawn and sealed by a registered landscape architect.
3. The area between the front yard lot line and the street curb shall be included on the landscape plan. This area shall be maintained by the abutting lot owner but shall not count towards the minimum landscape requirement.
4. All landscape plans shall contain the following elements:
 - a) Date, scale, north arrow and the names, addresses, and telephone numbers of both the lot owner and the professional preparing the plan.
 - b) Project name, street address and lot and block description.
 - c) A delineation of the lot boundary, the development impact area, environmentally sensitive area(s) (ESA), and preserved habitat areas.
 - d) Location, height and material of any proposed screening and fencing. Any berms included on the landscape plan shall be delineated by one-foot contours.
 - e) Description of plant materials shown on the plan, including:
 - i. Names (common and botanical name);
 - ii. Locations;
 - iii. Quantities;

- iv. Container or caliper sizes at planting; and heights, spread, and spacing at maturity; and
- v. Location, size, and species of all existing trees on the lot shall be specifically indicated.
- vi. Size (including caliper or gallon size), height, location and material of any proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- f) Delineation of all visibility triangles.
- g) Delineation of all easements, and utilities (including overhead power lines).
- h) Delineation of artificial lot, if applicable, including depiction of all proposed and existing structures, access drives, landscaping, parking and other paved areas proposed for expansion or new construction.
- i) Tabulation of the following:
 - i. Required landscaped area;
 - ii. Required street trees; and
 - iii. Details of any additional landscaping proposed.

F. Irrigation Plan.

1. All plant material (including street trees and any planting within the public right-of-way) shall be watered with an automatic irrigation system. Irrigation plans shall be required for all non-residential and multi-family residential uses; one and two-family residential uses do not require irrigation plans. Irrigation plans, where required shall be submitted concurrently with landscape plans.
2. Irrigation plans shall note the location of sprinkler heads, valves, double-check valve, water meter, and automatic evapotranspiration-based controller (ET-based controller) with rain freeze shut-off devices.
3. Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. The use of water-conserving system design and materials is encouraged.
4. Irrigation controllers shall be set to water between 12:00am (midnight) and 6:00am. This shall not apply to watering of newly planted turf or landscaping.
5. Irrigation plans shall contain the certification and seal of a landscape irrigator licensed by the Texas Commission on Environmental Quality and should satisfy all requirements of these landscape regulations.

G. Installation, Maintenance, and Occupancy

1. Installation
 - a) At the time of installation all plantings shall be in healthy growing condition, have indications of normal growth and shall be free of insect and/or disease infestations.
 - b) All plants shall meet the size requirements specified in Section 4.1.L below.
2. Maintenance.

Where there is a conflict between this section and Chapter 56 of the Code of Ordinances, Chapter 56 of the Code of Ordinances shall prevail. All landscaping shall be kept in a well-maintained, safe, clean and attractive condition at all times. Ongoing maintenance of landscaped areas shall include:

- a) Regular pruning of trees and shrubs should occur in accordance with tree-pruning guidelines published by the International Society of Arboriculture and the American

National Standards (ANSI) A300-Pruning Standards. Regular pruning should include the following:

- i. Removal of dead dying or hazardous limbs. Shade trees should be pruned to provide a minimum of 14 feet of clearance over a street or paved alley and a minimum of 7 feet over a sidewalk.
 - ii. Topping of trees is not permitted.
 - b) Regular trimming, aeration, edging, weeding and fertilization of shrubs, groundcover and turf grasses.
 - c) Treatment for any disease or insect infestation.
 - d) Removal of any trash, litter, or debris. Including removal of any debris generated as a result of landscape maintenance.
 - e) Irrigation, which should take place between midnight 12:00am (midnight) and six am 6:00am. Irrigation systems shall be maintained in a working manner, in accordance with the irrigation plan. This requirement does not apply to one-family and two-family residential districts.
 - f) Maintenance (including irrigation) of any right-of-way area between the lot line and the curb line.
 - g) Landscaping that dies shall be replaced with a plant from the same plant type and caliper plant as was originally installed Replacement shall occur within 30 days of the death of the plant, or within 30 days of notification by the City.
 - h) Removal of trees that are in a healthy growing condition is not permitted. This requirement does not apply to one and two-family residential uses.
3. Certificate of Occupancy.
- a) Where a landscape plan is required, as outlined in 4.1.E.1, no Building Permit shall be issued in any zoning district prior to the approval of the landscape plan by the City Manager or Designee.
 - b) All landscaping shall be installed in accordance with the approved landscape plan prior to the final inspection of any building on the lot. A Certificate of Occupancy shall not be issued for any building on the lot until the landscaping is complete and accepted.
 - c) In a case where the City Manager or Designee determines that it is impractical to undertake planting due to seasonal considerations, and probable survivability of the plants the City Manager or Designee may issue a Certificate of Occupancy provided that the applicant posts a letter of credit or deposits cash in an escrow account in an amount equal to 105 percent of the estimated cost of landscaping, including installation. Such letter of credit or escrow deposit shall be conditioned upon the installation of all landscaping required by the landscaping plan within six months of the date of the application and shall give the city the right to draw upon the letter of credit or escrow deposit to complete the said landscaping if the applicant fails to do so.

H. One- and Two-Family Residential Landscaping

- 1. These standards apply to one-family and two-family residential uses on lots developed or redeveloped after (*insert date of adoption*). Existing residential uses shall not be considered non-conforming and are not required to meet the requirements of Section 4.1. Non-residential uses in any land use district shall follow requirements outlined in Section 4.1.I.2.
- 2. One shade tree is required on each one-family residential lot at the time of development or redevelopment. The shade tree shall be located within the front yard setback.

3. Each two-family residential lot shall have one tree, shade tree or ornamental tree, per dwelling unit within the front yard setback at the time of development or redevelopment.
4. One-family and two-family residential lots shall have an approved means of soil erosion control in the front, side, and rear yards.

I. [Multi-Family and Non-Residential Landscaping](#)

1. Multi-family

These standards shall apply to all multi-family uses. Other uses that are not residential in nature but are permitted within districts MF-1 to MF-4 shall follow the landscape requirements in Section 4.1.1.2.

- a) A minimum of twenty (20) percent of the entire lot area, not part of any right of way, shall be landscaped in accordance with this section. Landscaping provided should follow direction provided in section 4.4. of the Multi-family Development Policy.
- b) Hardscaped areas that provide open spaces and outdoor amenity spaces for residents or the public may count for up to 40% of required landscaping.
- c) One large shade tree for each 25 feet of street frontage shall be provided. Trees shall be installed within the right of way or in a location where the tree canopy shades the public sidewalk. Three ornamental trees, a minimum of three caliper inches in size may be substituted for each required shade tree if planted directly underneath overhead utility lines.
- d) Any permeable surface not occupied by trees, shrubs, planting beds, signs, walkways, patios, or other permitted fixtures shall be planted with turf or other living groundcover. Bark mulch, synthetic turfs or other similar materials are not acceptable, except in the case of off leash pet areas.

2. Non-Residential.

These standards shall apply to all commercial, industrial and institutional districts and commercial, industrial and institutional uses within districts R-1 to MF-4.

- a) For industrial uses a minimum of twenty (20) percent of the entire lot area, not part of any right of way, shall be landscaped in accordance with this section.
- b) For commercial, institutional and retail uses a minimum of fifteen (15) percent of the entire lot area not part of any right of way, shall be landscaped in accordance with this section.
- c) Total landscaped area includes any landscaping installed for screening and landscaping of parking lots.
- d) A minimum of fifty (50) percent of required landscaping shall be located within the front yard setback.
- e) Where a lot has two frontages, a minimum of twenty-five (25) percent of required landscaping shall be located within the front yard setback on each frontage.
- f) One large shade tree for each 25 feet of street frontage shall be provided. Trees shall be installed within the right of way or in a location where the tree canopy shades the public sidewalk. Three ornamental trees, a minimum of three caliper inches in size may be substituted for each required shade tree if planted directly underneath overhead utility lines.
- g) Approved pervious materials used for walkways and patio areas may count towards up to 20% of required landscaping.

- h) Any permeable surface not occupied by trees, shrubs, planting beds, signs, walkways, patios, or other permitted fixtures shall be planted with turf or other living groundcover. Bark mulch, synthetic turfs or other similar materials are not acceptable.

3. Parking:

a) General:

- i. All parking lot screening and interior parking lot landscaping shall count towards the total landscaping requirement for the lot.
- ii. The use of sustainable parking lot design as outlined in 4.3.K is encouraged.
- iii. No tree may be planted closer than 36 inches to the paved portion of any parking surface.
- iv. If an existing nonconforming parking lot is expanded, the expansion area shall be landscaped in accordance with section 4.1.

b) Parking lot screening:

- i. Where a surface parking lot is visible from the street or a public right of way, screening shall be provided along the entire frontage that is visible from the public street or right of way.
- ii. Screening shall not be required for driveways and access ways at points of ingress and egress to and from a lot as well as visibility triangles.
- iii. Surface parking lots may be screened using one of the following methods:
 - 1. Evergreen shrubs planted in a single row, three (3) feet on center, in a bed at least 42 inches wide; shrubs must be drought tolerant, native or well adapted, and have a mature height between 30 inches and 42 inches. Shrubs should achieve a continuous hedge effect within two years of planting to create a headlight screen; or
 - 2. A berm at least three and one-half feet high with a slope not to exceed 33 percent. The minimum crown width must be three feet. Berms must be covered in live vegetation; or
 - 3. A masonry wall constructed of materials compatible with the principal building. One third of any fence or wall must be screened with acceptable plant material, as approved by the City Manager or Designee.

c) Interior Parking lot landscaping:

- i. A minimum of seven percent (7%) of the interior of a parking lot shall be landscaped. Landscaped areas shall be measured from back of curb to back of curb.
- ii. Where a lot requires fifteen (15) or fewer parking spaces, interior parking lot landscaping shall not be required.
- iii. Landscaping installed to meet parking screening requirements outlined in Section 4.1.I.3.b shall not count towards interior parking lot landscaping requirements.
- iv. A landscaped island must be located at the terminus of each parking row. Each island shall be a minimum of eight feet wide and shall extend the length of the adjacent parking space.
- v. Each landscaped island must contain at least one (1) large shade tree. In cases where the required number of parking spaces and the lot configuration does not

allow for the required number of landscaped islands, alternative planting locations for the required trees shall be identified elsewhere on the lot.

vi. Curbs or wheel stops shall be provided to prevent cars from parking too close to trees.

vii. With approval from the City Manager or Designee rear areas used for loading and truck maneuvers may be exempt from required interior parking lot landscaping. However, these areas shall meet the screening requirements outlined in Section 4.3.1.4.

d) Visibility Triangles.

i. Landscaping shall not obstruct the view in visibility triangles. All shrubs or ground covers used in the visibility triangle shall have a mature height of 18 inches or less.

4. Artificial Lot Delineation for Multi-Family and Non-Residential Landscaping

These standards shall be considered for multi-family and non-residential uses over two acres in size. Where this is the case, the applicant may request that the City Manager or Designee create an artificial lot to satisfy the requirements of this section. The City Manager or Designee shall not create an artificial lot which would, in his or her opinion, violate the objectives of the landscape regulations. Any artificial lot created by the building official must:

- a) Contain the entire area on which the development is to occur, including all paved areas.
- b) Contain a land area of less than 50% of the entire tract, or, if the proposed artificial lot contains more than 50% of the entire tract, the City Manager or Designee must determine that a substantial amount of the tract is not affected by the proposed development.
- c) Include required street trees for new construction or additions that are located wholly, or in part, within 60 feet of the nearest street frontage; and
- d) Include the residential buffer zone for new construction or additions that are located wholly, or in part, within 60 feet of the nearest one-family or two-family lots.
- e) An artificial lot need not be platted; however, it must be delineated on landscape plans approved by the City Manager or Designee prior to the issuance of a building permit.

J. Buffering

1. Any lot or tract zoned for any purpose other than one-family or two-family residences and lying immediately adjacent to a lot or tract zoned for one-family or two-family residences shall have a solid structural masonry wall not less than six feet in height designed by a Texas Registered Professional Engineer separating the two different uses.
2. One large shade tree for every twenty-five linear feet, or portion thereof, is required and must be equally spaced for the entire length of the wall on the side of the wall that is occupied by the non-residential or multi-family use.

K. Sustainable Design and Landscape Enhancements

1. Landscape Enhancements

Landscape Plans which incorporate two or more of the following sustainable design elements and/or enhanced landscape design elements and meet the stated objectives of Section 4.1 are eligible for a five percent (5%) reduction in required lot coverage which may be approved by the City Manager or Designee. Sustainable design elements and landscape enhancements that may be considered include:

- a) The retention of a minimum of 50 caliper inches of existing trees on the lot, each with a minimum caliper size of 6". To qualify trees shall be in a healthy growing condition as confirmed by an arborist.
- b) Use of managed natural landscaping outlined in 4.1.K.2 within planting beds to meet landscaping requirements, use of turf grass should be minimized with an emphasis on local or well adapted species.
- c) Use of permeable pavers in 30% or more of patios, walkways, and drives.
- d) Installation of green roofs or cool roofs which cover a minimum of 50% of the roof surface.
- e) Inclusion of approved public art which is visible from the street and accessible to the public.
- f) Public open space areas with pedestrian-friendly facilities such as plazas, water features, seating areas, etc. open to the public.
- g) Enhancements not listed here may be considered by and approved by the City Manager or Designee, so long as they meet the intent of this section.

A reduction greater than 5% may be granted with approval of the Planning and Zoning Commission and City Council. In these cases, the applicant must show that the physical constraints of the lot preclude strict compliance with Section 4.1.

2. Managed Natural Landscape

The purpose of this section is to permit managed natural landscapes in a manner that supports pollinator habitat and drought-tolerant planting, xeriscaping, while preserving public safety, neighborhood compatibility, and maintenance standards. A managed natural landscape shall be permitted for residential and non-residential properties where the following requirements are satisfied:

- a) A managed landscape shall be located within a planting bed(s) and shall be separated and clearly defined from turf and other areas through use of border materials. Border materials may include, but not be limited to, metal or plastic edging, low fencing, or stone; where located in the front yard planting beds shall be set back not less than five feet from adjacent parcel boundaries.
- b) A managed natural landscape may include plants and grasses in excess of eight inches in height, including plants that have gone to seed. However, the area shall not contain noxious weeds and shall not be over 8 inches in height within visibility triangles.
- c) Planting beds, trees and shrubs shall be mulched with wood mulch, rock mulch or a combination thereof. Wood mulch is preferred around plant material as it retains moisture more effectively than rock mulch, which may retain and radiate heat. Where rock is used as the sole mulch treatment and no/or little plant material will be installed, weed-barrier fabric shall be installed to suppress weed growth and conserve moisture.
- d) A managed natural landscape shall be maintained in accordance with current industry standards applicable to the type of vegetation installed, including seasonal cutting as appropriate. Failure to maintain the landscape in compliance with this subsection may result in revocation of any applicable permit. Upon revocation, the property owner shall have 30 days to remove the managed natural landscape, after which the City may mow, prune, or otherwise abate the condition at the owner's expense, as permitted by law.

L. Plant Requirements

Plant material used shall conform to the standards of the American Standard for Nursery Stock, or equal thereto. Standards below are the baseline requirements for plantings.

To achieve a variety of landscape material and color throughout the seasons, selected trees used to meet the requirements of Section 4.1 must not include more than fifty percent (50 %) of any single tree species from the preferred plant list.

1. Trees

- a) At the time of planting, trees required as part of the landscaping plan shall be not less than three caliper inches in size.
- b) Recommended planting areas as specified in the Texas A&M Tree Planting guide should be considered in tree spacing and location.
- c) All privacy and security fences shall be placed on the interior side of the required street trees.

2. Screen Plantings

Plantings that are to serve as a living screen shall be not less than four feet high with a minimum spacing of five feet apart at time of planting.

3. Shrubs

Shrubs planted as part of the approved landscape plan shall be no smaller than three-gallon containers and, where used for continuous hedge effect, shall be spaced so that the shrubs grow to fill in all gaps within two years after planting.

4. Lawn Grass

Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales, berms, or other areas subject to erosion. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.

5. Ground Cover Plants

No minimum is required; however, planting shall be sufficiently dense to develop full coverage of the area to be covered as shown on the landscape within 18 months after planting.

M. Preferred Plant List

The plant material listed below should be used to meet the minimum landscape requirements established in Section 4.1.H and 4.1.I. The use of the lists below is not intended to inhibit creativity. Plants not listed below may be used with approval of the City Manager or Designee.

1. Shade Trees

- a) Large Size Trees (40+ ft):

Common Name	Scientific Name
Bigtooth Maple	<i>Acer grandidentatum</i>
Bur Oak	<i>Quercus macrocarpa</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Cedar Elm	<i>Ulmus crassifolia</i>

Chinquapin Oak	<i>Quercus muhlenbergii</i>
Escarpment Live Oak	<i>Quercus fusiformis</i>
Live Oak	<i>Quercus virginiana</i>
Pecan	<i>Carya illinoensis</i>
Shumard Red Oak	<i>Quercus shumardii</i>
Southern Magnolia	<i>Magnolia grandiflora</i>

b) Mid-size Trees (20-40 ft):

Common Name	Scientific Name
Ashe Juniper	<i>Juniperus ashei</i>
Chittamwood (Gum Bemelia)	<i>Sideroxylon lanuginosum</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Lacey Oak	<i>Quercus laceyi</i>
Texas Ash	<i>Fraxinus albicans Buckley</i>
Texas Oak	<i>Quercus buckleyi</i>
Texas Walnut	<i>Juglans microcarpa</i>
Winged Elm	<i>Ulmus alata</i>

2. Ornamental Trees, Shrubs

a) Ornamental Trees:

Common Name	Scientific Name
Carolina Buckthorn	<i>Frangula caroliniana</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Crepe Myrtle	<i>Lagerstroemia indica sp.</i>
Desert Willow	<i>Chilopsis linearis</i>
Dogwood, Roughleaf	<i>Cornus drummondii</i>
Eve's Necklace	<i>Styphnolobium affine</i>
Little Gem Magnolia	<i>Magnolia grandiflora</i>

Mesquite	<i>Prosopis glandulosa</i>
Mexican Buckeye	<i>Ugnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Red Bud, Mexican	<i>Cercis canadensis</i> var. <i>mexicana</i>
Red Bud, Eastern (Oklahoma)	<i>Cercis canadensis</i> var. <i>canadensis</i>
Red Bud, Texas	<i>Cercis canadensis</i> var. <i>texensis</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Texas Persimmon	<i>Diospyros texana</i>
Vitex	<i>Vitex agnus-castus</i>
Wax Myrtle	<i>Myrica cerifera</i>
Yaupon Holly	<i>Ilex vomitoria</i>

b) Shrubs:

Common Name	Scientific Name
Abelia	<i>Abelia</i> spp.
Agarita	<i>Mahonia trifoliolata</i>
Althea	<i>Hibiscus syriacus</i>
American Beautyberry	<i>Callicarpa americana</i>
Autumn Sage	<i>Salvia greggi</i>
Black Dalea	<i>Dalea frutescens</i>
Blue Mistflower	<i>Conoclimium coelestinum</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Dwarf Crepe Myrtle	<i>Langostromia indica</i> spp.
Dwarf Pomegranate	<i>Punica granatum nana</i>
Dwarf Wax Myrtle	<i>Myrica pussila</i>

Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Flame Acanthus	<i>Anisacanthus quadrifidus var. wrightii</i>
Fragrant White Mistflower	<i>Ageratina havanensis</i>
Hollies, all varieties	<i>Ilex spp.</i>
Juniper, all varieties	<i>Juniperus spp.</i>
Nolina, Lindheimer's Ribbon-grass (Devil's Shoestring)	<i>Nolina lindheimeriana</i>
Nolina, Texas Beargrass, Sacahuista	<i>Nolina texana</i>
Oak Leaf Hydrangea	<i>Hydrangea quercifolia</i>
Oleander, all varieties	<i>Nerium spp.</i>
Pavonia, Rock Rose	<i>Pavonia lasiopetala</i>
Prickly Pear	<i>Opuntia engelmannii var. lindheimeri</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rose, all varieties***	<i>Rosa spp.</i>
Sumac, all varieties	<i>Rhus spp.</i>
Texas Lantana	<i>Lantana urticoides</i>
Texas Sage / Cenizo	<i>Leucophyllum frutescens</i>
Texas Sotol	<i>Dasyliron spp.</i>
Yucca, all varieties	<i>Yucca spp.</i>

*** To avoid the spread of Rose Rosette Disease, Roses should not be planted in large groups.

3. Grasses, Groundcovers

a) Turf Grasses:

Common Name	Scientific Name
Buffalo Grass	<i>Buchloe dactyloides</i>
Buffalo Grass and Blue Grama mix**	<i>Buchloe dactyloides</i> <i>Bouteloua gracilis</i>

Buffalo Grass, Blue Grama and Curly Mesquite mix**	<i>Buchloe dactyloides</i> <i>Bouteloua gracilis</i> <i>Hilaria belangeri</i>
Rye Grass ***	<i>Lolium multiflorum</i>
St. Augustine	<i>Stenotaphrum secundatum</i>
Zoysia grass	<i>Zoysia spp.</i>

** Grass mix may be used to meet requirements of Section 4.1.J

*** Rye Grass shall be used as winter cover only

b) Ground Covers:

Common Name	Scientific Name
Avens, White	<i>Geum canadense</i>
English Ivy ***	<i>Cyrtomium falcatum</i>
Frogfruit	<i>Phyla nodiflora</i>
Golden Groundsel	<i>Packera obovata</i>
Holly Fern ***	<i>Cyrtomium falcatum</i>
Horseherb	<i>Calypocarpus vialis</i>
Lyreleaf Sage	<i>Salvia lyrata</i>
Mondo Grass	<i>Ophiopogon japonicus</i>
Monkey Grass	<i>Liriodi muscari</i>
Snakeherb	<i>Dyschoriste linearis</i>
Vinca ***	<i>Vinca major</i>
Violet, Wood	<i>Viola missouriensis</i>
Wood Fern	<i>Thelypteris kunthii</i>
Yarrow	<i>Achillea millefolium</i>

*** Species noted above shall be planted in the shade only.

c) Ornamental Grasses:

Common Name	Scientific Name
Blue Grama	<i>Bouteloua gracilis</i>
Bluestem, Big	<i>Andropogon gerardii</i>
Bluestem, Little	<i>Schizachyrium scoparium</i>

Bluestem, Bushy	<i>Andropogon glomeratus</i>
Canada Wild Rye	<i>Elymus canadensis</i>
Chinese Silvergrass	<i>Miscanthus sinensis</i>
Eastern Gamagrass	<i>Tripsacum dactyloides</i>
Gulf Muhly	<i>Muhlenbergia capillaris</i>
Indiangrass	<i>Sorghastrum nutans</i>
Inland Sea Oats	<i>Casmanthium latifolium</i>
Lindheimer Muhly	<i>Muhlenbergia lindheimeri</i>
Mexican Feather Grass	<i>Nassella tenuissima</i>
Muhly Grass	<i>Muhlenbergia spp.</i>
Pampas Grass	<i>Cortaderia selloana</i>
Grama, Side Oats	<i>Bouteloua curtipendula</i>
Seep Muhly	<i>Muhlenbergia reverchonii</i>
Switchgrass	<i>Panicum virgatum</i>

d) Vines

Common Name	Scientific Name
Carolina Jessamine	<i>Gelsemium sempervirens</i>
Clematis, Pitcher/Purple	<i>Clematis pitcheri</i> var. <i>pitcheri</i>
Climbing Prairie Rose	<i>Rosa setigera</i>
Crossvine	<i>Bignonia capreolata</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Passion Flower	<i>Passiflora incarnata</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinifolia</i>
Texas Wisteria	<i>Wisteria frutescens</i>
Woolly Dutchman's Pipe	<i>Aristolochia tomentosa</i>

N. Prohibited Plant List

The following plant materials are prohibited. Due to their detrimental impact on foundations, sidewalks, and other impervious areas, their negative impact on the built environment, and/or their intolerance to

natural conditions. If these materials are existing, they do not have to be removed from the lot. They may not however, be counted towards meeting landscaping required by this Section.

Common Name	<i>Scientific Name</i>
Arizona Ash	<i>Fraxinus veluta</i>
Bamboo	<i>Phyllostachys aurea</i>
Chinese Honeysuckle	<i>Lonicera maackii</i> x <i>bella</i>
Chinese Ligustrum	<i>Ligustrum sinense</i>
Chinese Pistachio	<i>Pistacia chinensis</i>
Cottonwood	<i>Populus deltoides</i>
Fruitless Mulberry	<i>Morus alba</i> "fruitless"
Japanese Honeysuckle	<i>Lonicera japonica</i>
Mimosa	<i>Albixia jubibrissin</i>
Mulberry	<i>Morus alba</i>
Nandina, all varieties	<i>Nandina spp.</i>
Red Tip Photinia	<i>Photinia fraseri</i>
Silver Maple	<i>Acer saccharinum</i>
Sycamore	<i>Platanus occidentalis</i>
Wax Leaf Ligustrum	<i>Ligustrum japonica</i>
Weeping Willow	<i>Saliz babylonica</i>