

Sec. 21-94. Tree save area and tree protection zone requirements for commercial development.

A minimum of fifteen (15) percent of the overall commercial site must be preserved as [tree save area](#) (hereinafter for purposes of this Section, “commercial tree save area”). If less than fifteen (15) percent of the site has existing trees, additional trees shall be planted at a rate of thirty-six (36) trees per acre to meet the commercial tree save area requirement. In the event any area of the commercial tree save area cannot be protected trees must be re-planted at one-hundred-fifty (150) percent of the area removed.

Additions to existing sites that meet the criteria in Section 21-4 (b) shall protect all trees of eight (8) inch dbh or greater within the tree protection zone or maintain existing tree save areas for sites developed in accordance with the effective date of this ordinance.

In all cases, any perimeter tree and parking area planting requirements must still be met in accordance with Section 21-96.

The following exceptions to the tree save area requirement apply:

(a) UMUD & UMUD-O within the I-277 loop and any TOD, MUDD or UMUD zoned parcels in transit station areas, as designated in a transit station area plan, are exempt. If no transit station area plan has been adopted, the transit station area will be designated as the property within one-half (1/2) mile of an existing or proposed transit station location identified on the approved Metro Transit Commission (MTC) System Plan.

In all cases any perimeter tree and parking area planting requirements must still be met in accordance with Section 21-96.

(b) In transit station areas, designated mixed-use centers, NS zoning districts (for sites of twelve (12) acres or less), and I-1 and I-2 zoning districts, the following measures may be chosen, individually or in combination, such that the measures are equal to one-hundred (100) percent of any portion of the commercial tree save area not preserved as required above:

- 1) Plant or replant trees at a rate of thirty-six (36) trees per acre on-site.
- 2) Install and maintain a living green roof on the project to be maintained in perpetuity. The owner shall submit an annual inspection and maintenance report pursuant to the Tree Ordinance Guidelines.
- 3) Undertake either off-site mitigation, or payment in lieu. Off-site mitigation and payment in lieu may not be used together to meet this requirement.

In all cases, any perimeter tree and parking area planting requirements must still be met in accordance with Section 21-96.

(c) In corridors that are outside of transit station areas the following measures may be chosen, individually or in combination, such that the measures are equal in area to one-hundred-fifty (150) percent of any portion of the required commercial tree save area not preserved as required above:

1) Install and maintain a living green roof on the project to be maintained in perpetuity. The owner shall submit an annual inspection and maintenance report pursuant to the Tree Ordinance Guidelines.

2) Undertake either off-site mitigation or payment in lieu. Off-site mitigation and payment in lieu may not be used together to meet this requirement.

In all cases, any perimeter tree and parking area planting requirements must still be met in accordance with Section 21-96.