

Tree Save Requirements and Exceptions for Commercial Development

(Please refer to Section 21.94 for complete language)

Zoning designation	Requirement	Requirement	Requirement		
Commercial zonings: B1, O2, etc.	Minimum 15% of the site protected as tree save	If less than 15% of the site has existing trees, additional trees shall be planted at a rate of 36 trees per acre	If any portion of the tree save area cannot be protected, trees must be re-planted at 150% of the area removed at a rate of 36 trees per acre (see example)	Example: If 1 acre of required tree save area cannot be protected, must provide 1.5 acres for trees to be re-planted at a rate of 36 trees per acre	
Exceptions	Option	Option	Option	Option	Option
UMUD & UMUD-O within I-277 loop; and any TOD, MUDD, or UMUD in transit station areas	EXEMPT	N/A	N/A	N/A	N/A
Transit station areas, mixed-use centers, NS (12 acres or less), and I1 and I2	Provide tree save on site (entire or in combination)	Plant or replant trees at 36 trees per acre on site (entire or in combination)	Install a green roof (entire or in combination)	Under take off site mitigation (entire or in combination; may not be used with payment in lieu)	Provide payment in lieu (entire or in combination; may not be used with off-site mitigation)
Corridors outside of transit station areas	Provide tree save on site (entire or in combination)	Plant or replant trees at 36 trees per acre on site equal in area to 150% of the tree save area not preserved (entire or in combination)	Install a green roof equal in area to 150% of the tree save area not preserved (entire or in combination)	Under take off-site mitigation equal in area to 150% of the tree save area not preserved (entire or in combination; may not be used with payment in lieu)	Provide payment in lieu equal in area to 150% of the tree save area not preserved (entire or in combination; may not be used with off-site mitigation)
Additions to existing sites per Section 21-4(2) (for sites originally approved prior to January 1, 2011)	Maintain tree save in setback	N/A	N/A	N/A	N/A

***In all cases internal and perimeter tree requirements must be met.**

Revision: December 2015

Removed "Additions to existing sites per Section 21-4(2) (for sites originally approved after January 1, 2011)"