

Trees and Development





“The best way to preserve the countryside, is to build a better city.”



Starting with single family homes....

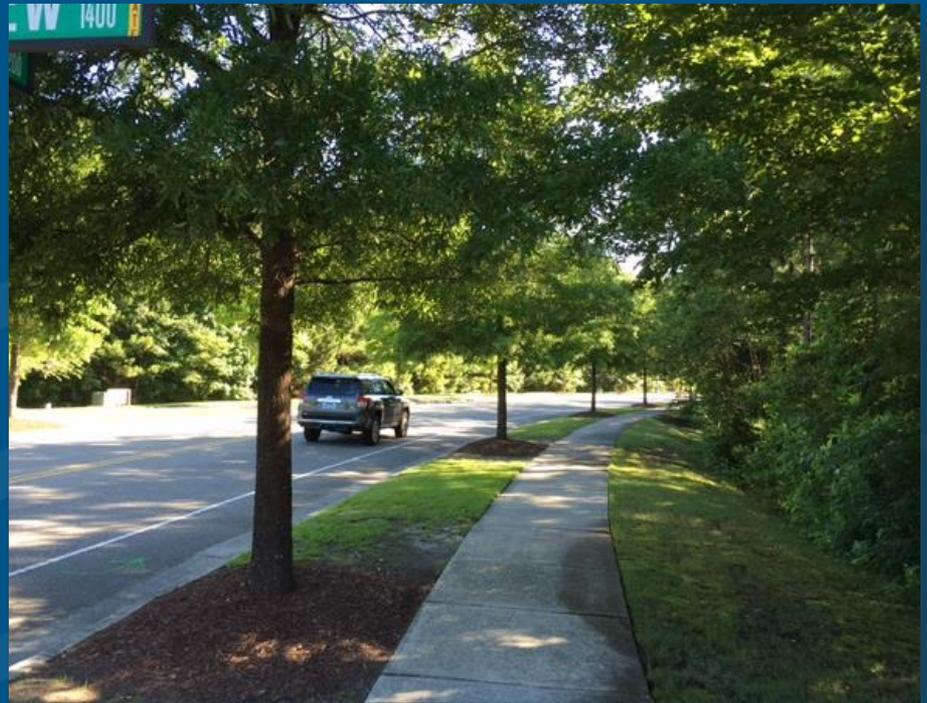
Single family detached lots of two acres or less, zoned for single family use and developed as such*, are exempt from all landscaping and tree preservation requirements.

City of Wilmington Land Development Code

***Once a typical SF lot is recorded, it is exempt.**

But, before lots may be recorded, a new development of single family lots must meet tree standards for:

- Street trees, typically one every 30 feet
- Minimum 15 trees per acre requirement
- Mitigation for any *significant trees* taken, even if within an area of *essential site improvements*.



What are *significant trees*?

- Hardwoods, Some Pines ≥ 24 " DBH
- Other Pines ≥ 32 " DBH
- Flowering Trees ≥ 8 " DBH

What are *essential site improvements*?

“...development features necessary for the intended use of the site, required by regulation, ordinance or law, which cannot be accommodated without removal of protected trees.” E.g.:

- underground and surface drainage
- off-street parking
- driveways and walkways
- retention areas

What about commercial properties?



Typical Tree Preservation and Planting Areas

- Street yards
- Buffer yards
- Foundation Plantings
- Parking Lot Landscaping
 - Interior planting islands
 - Perimeter landscaping
 - Parking area screening
- Other Areas

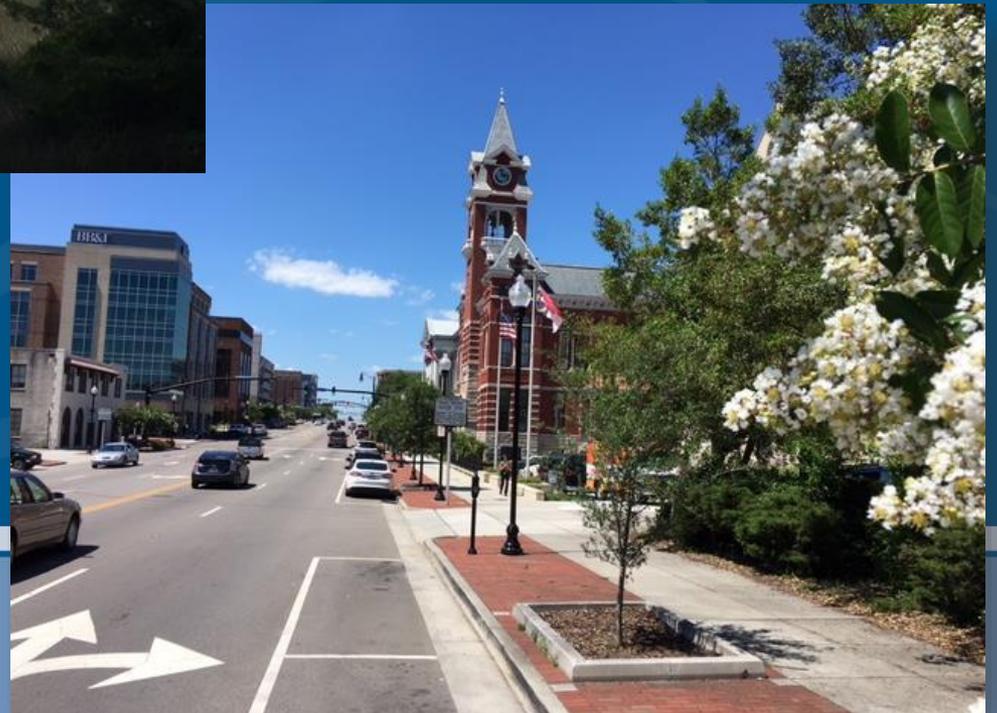


Basic Requirements for All Developments

- Approved landscape plan prior to building permit.
- Pre-development inventory of protected trees.
- Required or credited trees must be:
 - ≥ 2 to 2.5" caliper for shade trees
 - ≥ 8 to 10' for understory trees
- Minimum of 15 trees per disturbed acre.
- Mitigation for removal of protected trees, except where essential site improvements must go.



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A couple examples....



Barclay Commons

1993

2002

2014

Today



George Anderson Dr. Area

1993

2002

2014

Today

Our standards are working,
but we can do better....

Land Development Code Opportunities

- Improve Parking Lot Landscaping Requirements
- Match streetyard landscaping to desired street frontages
- Simplify mitigation calculations
- Replace inches of tree diameter lost rather than numbers of trees



Stay tuned.....

Discussion