

Chapter 5.5 - LANDSCAPING

Sec. 5.5-1. - Landscaping required.

Landscaping is required for the following and shall apply to the street yard of any A-1, A-2, A-3, NS, SC, GB, CA, HC, LI, HI, MH or HD zoned development sites where any of the following conditions are present:

- (1) *New construction:*
 - a. Any new building construction for which a building permit is required.
 - b. Any construction of a new parking lot.
- (2) *Additions:*
 - a. Any building addition that expands the footprint of the existing building by twenty-five (25) per cent or more for which a building permit is required.
 - b. Any parking lot addition within the street yard that expands the area of the existing parking lot twenty-five (25) per cent or more for which a building permit is required.
- (3) *Renovations:*
 - a. Any building renovation that exceeds fifty (50) per cent of the value of the existing structure as listed on the current tax roll.
- (4) *Exceptions:*
 - a. A landscape permit shall not apply to residential uses with two (2) or less dwelling units within A-1, A-2 and A-3 zoning districts.
 - b. A landscape permit shall not apply to exterior or interior finishing and remodeling that does not increase the existing building area or parking area of the existing development or does not exceed fifty (50) per cent of the value of the existing structure as listed on the current tax roll.
 - c. A landscape permit shall not apply to reconstruction of an existing building which was destroyed or ruined by flood, fire, windstorm or act of God.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-2. - Requirements for all street yards.

The following landscape requirements shall be achieved for each respective zoning category, except for single and two-family residential uses.

- (1) *Apartment dwelling districts.*
 - a. Except as noted elsewhere, the minimum required landscaped area is thirty (30) per cent of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.06 points per square foot of total street yard area.
- (2) *Neighborhood service, shopping center, central area, commercial, industrial, mobile home and harbor zoning districts.*
 - a. The minimum required landscaped area is fifteen (15) per cent of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.04 points per square foot of total street yard area.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-3. - Multiple street frontages.

On building sites with multiple street frontage, the street yard along the primary street shall provide a minimum of one hundred (100) per cent of the landscaped area and points, as required; frontage along a second street—Eighty (80) per cent; frontage along a third street—Sixty-seven (67) per cent; and frontage along a fourth street—Sixty (60) per cent. Respective frontage shall be based on highest to lowest traffic volumes.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-4. - Reduction of landscaping.

- (1) Any required landscape area (except for the effective visual screen landscape area) may be reduced by a maximum of thirty-five (35) per cent provided that Xeriscape landscaping and adequate mulching is used.
- (2) Any required landscape area (except for the effective visual screen landscape area) may be reduced by a maximum of ten (10) per cent provided the landscape design utilizes underground drip irrigation. This reduction of landscaping shall be in addition to any other reduction of landscaping listed.
- (3) Points may be earned through existing tree preservation. Points for existing trees will be based on size and tabulated as if newly planted under the landscape plan. No plant considered as invasive shall be allowed as part of a landscaping plan under this Code (refer to table "Invasive Species for Illustration Purposes Only").

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-5. - Irrigation.

- (1) All required landscaping shall be irrigated by one or both of the following methods and must meet all City Plumbing Code requirements:
 - a. An underground sprinkler and/or drip system; or
 - b. A hose attachment within seventy-five (75) feet of all required landscaping.
- (2) An exception to the requirements listed in item (1) may be applied if Xeriscape landscaping and adequate mulching is used. This exception shall not be used for any overlay districts.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-6. - Maintenance and inspection.

- (1) At the time of application, the owner shall agree, and does by his application agree, that he will maintain all required landscaping. All required landscaped areas shall be maintained so as to present a healthy, neat and orderly appearance conforming with subsection 14-27(b) of the municipal code (trimming of trees and shrub overhanging streets and sidewalks) at all times and shall keep all landscaping free from refuse and debris.
- (2) The installation of landscape material, as shown on the approved landscape plan, shall be certified by the property owner's landscape architect, certified nursery professional or registered professional engineer, and shall be inspected and approved by the building official or his designee prior to the issuance of a certificate of occupancy.

- (3) Diseased, dead or missing required plant material shall be satisfactorily treated or replaced within thirty (30) days or a date approved by the building official or his designee with the same plan variety and size.
- (4) An annual inspection of all required landscape areas every twelve (12) months after issuance of a certificate of occupancy shall be conducted to ensure continuous healthy growth and the replacement of dead or missing required plant material.
- (5) All landscape materials shall be in compliance with the American Standard for nursery stock (ANSI-Z60.1-1986) and installed in a sound, workman-like manner and according to accepted good planting procedures for the City of Aransas Pass area.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-7. - Landscaping plan submittal requirements.

- (1) When an application is made for a building permit on any site where these landscape requirements are applicable, the building permit application shall be accompanied by a landscape plan containing the following information:
 - a. The date, scale, north arrow, title and name of owner;
 - b. An accurate one inch equals twenty feet (1" = 20') or larger scale site plan of the lot(s) or parcel(s) with boundary lines and dimensions;
 - c. Total area of the street yard(s), street setback areas and computations of required landscaped areas;
 - d. A point chart listing plant names, size, point value and the total number of landscapes points accumulated;
 - e. Existing and proposed utility lines, both overhead and underground, and easements on or adjacent to the lot(s) or parcel(s);
 - f. Existing and proposed driveway approaches, sidewalks adjacent to the street and the edge of roadway pavement with visibility triangles clearly indicated;
 - g. Existing and proposed paving and structures with respective heights;
 - h. The location, size and the scientific and common names of landscaping which is to be installed and maintained on the site for fulfillment of this section;
 - i. An indication of the current zoning and land use on surrounding properties;
 - j. Any factors which may affect the practical application of this section, such as significant topographical features, water courses and bodies of water, etc.;
 - k. If a landscape irrigation plan is submitted, the irrigation plan shall be certified by a registered architect, landscape architect, certified nursery professional or registered professional engineer certifying that the irrigation plans satisfy the requirements of this section; and
 - l. Landscaping for properties located within a floodplain shall be evaluated for consistency with the city's Flood Hazard Prevention Code for rising water, diversion of water and impact on adjoining properties.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-8. - Violations; penalty.

- (1) Any person, or association of persons, firm or corporation who shall violate any provision of this article, or of the International Building Code as herein adopted, shall be deemed guilty of a misdemeanor and punished by a fine as provided in section 1-5 of this Code. Each day's violation shall constitute a separate offense and punishable as such.
- (2) In addition to the foregoing, any person or association of persons, firms or corporations who shall willfully make any false statement in order to obtain a permit shall be guilty of a misdemeanor and subject to the penalty provided herein. Bad faith or unreasonable delay in the performance of work or violation of any provisions of the International Building Code shall be deemed sufficient reason for suspension of the permit and/or the contractor or builder's license by the city building official until such act of bad faith, unreasonable delay, or violation of the International Building Code are corrected to the satisfaction of the city building official.

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

APPENDIX A. - Point tabulation chart and plant lists.

Point Tabulation Chart.

Plant classification	Size at time of planting	Points
Tree (other than palm)	2" or larger caliper	20
Palm Tree or Cycad—Small	Each 1" height of wood (trunk or bulb) (max 20 pts.)	1
Palm Tree—Large	Each 1' height of trunk (max 30 pts.)	3
Shrub, Perennial or Tree < ¾" caliper	1 gallon	2
Shrub, Perennial or Tree < ¾" caliper	3—5 gallon	5
Shrub, Perennial or Tree < ¾" caliper	10 gallon	7
Shrub, Perennial or Tree < ¾" caliper	15 gallon	10
Shrub, Perennial or Tree < ¾" caliper	25 gallon/Burlap & Ball	15
Ground Cover or Vine	1 gallon	1
Ground Cover or Vine	5 gallon	2
Perennial or Ground Cover	1 flat	5
Grass (see exceptions in Table)	5 square feet	0.5

Recommended Plant Species List.

The plants listed below in the tables below are recommended for the Texas coastal zone and immediate environs of the City of Aransas Pass. They are chosen because they are non-invasive and have a lush, "tropical" look while being cold hardy (except as noted) and do not require excessive water and fertilizer once established (except as noted). These plants may not be practical for all areas of the city, therefore the water and sunlight requirements of each specific plant should be considered before its placement on the landscape plan. Plants not in the tables are not allowed unless approved by the building official or his designee. Please reference the point tabulation chart to calculate points for all plants.

LEGEND FOR TABLES:

F = likely to die in hard freeze

G = suitable for ground cover

H = habitat plant (good for birds and/or butterflies)

N = Coastal Bend native

T = tropical look

W = needs moderate water

Plant species list—TREES

SCIENTIFIC NAME	COMMON NAME
<i>Acacia farnesiana</i>	Huisache (H, N)
<i>Araucaria heterophylla</i>	Norfolk Island Pine (F)
<i>Bauhinia purpurea</i>	Orchid Tree
<i>Brassaia actinophylla, Schefflera actinophylla</i>	Umbrella Tree, Banyon (F, T)
<i>Caesalpinia Mexicana</i>	Mexican Poinciana (H, T)
<i>Cercis canadensis var. Mexicana</i>	Mexican Redbud (H, T)
<i>Cercis canadensis var. texensis</i>	Texas Redbud (H, T)
<i>Chilopsis linearis</i>	Desert Willow (H, T)
<i>Citrus sp.</i>	Citrus (Mex. lime, orange, lemon) (F, T)
<i>Cordia boissieri</i>	Wild Olive (F, H, T)
<i>Diospyros texana</i>	Texas Persimmon (H, N)
<i>Ehretia anacua</i>	Anaqua (N, H)

<i>Ilex Vomitoria</i>	Yaupon Holly (H, N)
<i>Juniperus chinensis</i>	Twisted Hollywood Juniper
<i>Myrica cerifera</i>	Wax Myrtle (H, N, T)
<i>Parkinsonia aculeate</i>	Retama (H, N)
<i>Persea borbonia</i>	Red Bay (H, N, T)
<i>Pinus thunbergia</i>	Japanese Black Pine
<i>Pithecellobium flexicaule</i>	Texas Ebony (F, H, N)
<i>Prosopis glandulosa</i>	Mesquite (H, N)
<i>Prunus Mexicana</i>	Mexican Plum (H)
<i>Quercus macrocarpa</i>	Bur Oak (N, H)
<i>Quercus virginiana</i>	Live Oak (H, N)
<i>Sophora secundiflora</i>	Texas Mountain Laurel (H, N, T)
<i>Taxodium mucronatum</i>	Montezuma Bald Cypress (W)
<i>Ulmus crassifolia</i>	Cedar Elm (N)
<i>Ungnadia speciosa</i>	Mexican Buckeye
<i>Vaccinium arboretum</i>	Farkleberry (N, H)
<i>Vitex agnus-castus</i>	Lavender Tree, Chaste Tree (H)

Plant species list—LARGE PALMS

SCIENTIFIC NAME	COMMON NAME	POINTS AWARDED
<i>Arecastrum romanzoffianum</i>	Queen Palm (T)	Yes
<i>Brahea armata</i>	Mexican Blue Palm (T)	Yes
<i>Livistona chinensis</i>	Chinese Fan Palm (T)	Yes
<i>Sabal palmetto</i>	Florida Sabal (T)	Yes
<i>Sabal Texana</i>	Texas Sabal (N, T)	Yes
<i>Washingtonia robusta</i>	Fan Palm (F, T)	Yes
<i>Washingtonia filifera</i>	Fan Palm (T)	Yes

Plant species list—SMALL PALMS AND CYCADS

SCIENTIFIC NAME	COMMON NAME	POINTS AWARDED
<i>Butia capitata (Cocos Australis)</i>	Pindo, Jelly Palm, (T)	Yes
<i>C'hamaerops humilis</i>	Meditenanean Fan Palm (T)	Yes
<i>Cycas revolut</i>	Sago Palm (T)	Yes
<i>Phoenix roebelenii</i>	Pygmy Date Palm (T)	Yes
<i>Sabal minor</i>	Dwarf Palmetto (N, T)	Yes

Plant species list—SHRUBS

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Anisacanthus quadrifidus var wrightii</i>	Flame Acanthus (H, T)	
<i>Berberis trifoliolata</i>	Agarito (N, H)	
<i>Caesalpinia pulcherrima</i>	Pride of Barbados (T)	

<i>Callicarpa americana</i>	American Beautyberry (H, N, T)	
<i>Callistemon spp.</i>	Bottlebrush (F, H, T)	
<i>Carissa spp.</i>	Natal Plum (F, T)	
<i>Dasyilirion Texana</i>	Texas Sotol (N)	
<i>Duranta repens</i>	Brazilian Sky Flower (F, H)	
<i>Eriobotrya hybrid</i>	Coppertone Loquat (W)	
<i>Erythina herbacea</i>	Coral Bean (H, N)	
<i>Euryops pecinatus</i>	Golden Shrub Daisy (F, H)	
<i>Eysenhardtia Texana</i>	Texas Kidneywood (H, N)	
<i>Feijoa sellowiana</i>	Pineapple Guava (F, H, T)	
<i>Hamelia patens</i>	Fire Bush, Hummingbird Bush (F, H, T)	
<i>Hesperaloe parviflora</i>	Red Yucca (H, N)	
<i>Hibiscus spp.</i>	Tropical Hibiscus (F, T)	
<i>Ilex vomitoria nana</i>	Dwarf Yaupon (N, W)	
<i>Justicia spicigera</i>	Mexican Honeysuckle (H, T)	
<i>Lantana spp.</i>	Lantana (H, N, T)	
<i>Leucophyllum spp.</i>	Sage, Cenizo (H, N, T)	
<i>Malpighia glabra</i>	Barbados Cherry (F, H, N, T)	
<i>Malvaviscus drummondii</i>	Turk's Cap (H, N, T)	
<i>Nerium oleander</i>	Oleander (T)	
<i>Raphiolepis indica</i>	Indian Hawthorn (H, T)	
<i>Russelia equisetiformis</i>	Firecracker Plant (F, H, T)	
<i>Salvia greggii</i>	Autumn Sage (H, N, T)	

<i>Sophora tomentosa</i>	Yellow Sophora (N, H)	
<i>Tecoma stans</i>	Yellow Bells, Esperanza (H, T)	Correct name
<i>Vigueria stenoloba</i>	Skeleton Leaf Goldeneye (H)	
<i>Vitex trifolia</i>	Veronica (F, T)	Correct name- Variegated
<i>Yucca pendula</i>	Softleaf Yucca (H)	
<i>Yucca thompsonia</i>	Thompson Yucca (H)	
<i>Yucca treculeana</i>	Spanish Dagger (H, N)	

Plant species list—HERBACEOUS PERENNIALS

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Agapanthus spp.</i>	Lily of the Nile (T, W)	
<i>Artemesia "Powis Castle"</i>	Artemesia (G)	
<i>Asclepias sp.</i>	Butterfly Weed (H, N)	
<i>Asclepias tuberosa</i> or <i>Asclepias curassavica</i>	Butterfly Weed (N, H)	
<i>Aster oblongifolius</i>	Fall Aster (G, H)	
<i>Chasmanthium latifolium</i>	Inland Seaoats Grass (N, H)	
<i>Chroemalena odoratum</i>	Crucita Mistflower (N, H)	
<i>Cuphea hussopifolia</i>	Mexican Heather (G)	
<i>Hedychium coronarium</i> , <i>Alpina zerumbet</i>	Gingers (F, T)	
<i>Jatropha spp.</i>	Jatropha (F, T)	
<i>Justicia brandegeana</i>	Shrimp Plant (H, T)	
<i>Kalanchoe sp.</i>	Kalanchoe (G)	
<i>Lantana montevidensis</i> , <i>L. sellowiana</i>	Trailing Lantana (G)	

<i>Melampodium leucanthum</i>	Blackfoot Daisy (G, H)	
<i>Muhlenbergia capillaries</i>	Gulf Coast Muhly (G, N)	
<i>Muhlenbergia lindheimeri</i>	Big Muhly Grass (N, H)	
<i>Musa ssp.</i>	Banana (F, T)	
<i>Penstemon tenuis</i>	Gulf Coast Penstemon (G, H, T, W)	
<i>Pentas lanceolata</i>	Pentas (H, T)	
<i>Phyla incisa, Phyla nodiflora</i>	Frog Fruit (G, N)	
<i>Physostegia angustifolia</i>	Spring Obedient Plant (H, G, T, W)	
<i>Plumbago spp.</i>	Blue or White Plumbago (G, H, T)	
<i>Rivina humilis</i>	Pigeonberry (G, H, N, T)	
<i>Rosemarinus sp.</i>	Rosemary (G)	
<i>Ruellia brittoniana</i>	Katy's Ruellia (G, W)	
<i>Salvia coccinea</i>	Red sage (H, N, T)	
<i>Salvia leucantha</i>	Mexican Bush Sage (H, T)	
<i>Salvia "Indigo Spires"</i>	Salvia "Indigo Spires" (H, T)	
<i>Schizachyrium scoparium</i>	Little Bluestem Grass (N, H)	
<i>Stemodia tomentosa</i>	Wooly Stemodia (G, N, T)	Sandy soil only
<i>Stipa tenuissima</i>	Mexican Feather Grass (N)	
<i>Strelitzia Nicolai</i>	Giant Bird of Paradise (T, W)	
<i>Strelitzia reginae</i>	Bird of Paradise (T, W)	
<i>Tagetes lemmonii</i>	Copper Canyon Daisy (H)	
<i>Trachelospermum asiaticum</i>	Asiatic Jasmine (G, T)	
<i>Wedelia texana</i>	Orange Zexmenia (G, H, N)	New name
<i>Wedelia trilobata</i>	Wedelia (G, T)	

Plant species list—VINES

SCIENTIFIC NAME	COMMON NAME
<i>Antigonon leptopus</i>	Coral Vine, Queens Wreath (F, H, T)
<i>Bignonia capreolata</i>	Crossvine (H, T)
<i>Bougainvillea spp.</i>	Bougainvillea (F, T)
<i>Lonicera sempervirens</i>	Coral Honeysuckle (H, T)
<i>Passiflora incarnata</i>	Passionflower (H, N, T)
<i>Senecio confusus</i>	Mexican Flame Vine (H)
<i>Stigmaphyllon ciliatum</i>	Butterfly Vine (F, H, T)
<i>Tecomaria capensis</i>	Cape Honeysuckle (F, H, T)
<i>Trachelospermum jasminoides</i>	Confederate Jasmine (H, T)

Plant species list—GRASS

SCIENTIFIC NAME	COMMON NAME	POINTS AWARDED
<i>Buchloe dactyloides</i>	Buffalo Grass	Clay soils only; Yes
<i>Cynodon dactylon</i>	Bermuda grass	No
<i>Paspalum vaginatum</i>	Seashore Paspalum	Yes
<i>Stenotaphrum secundatum "Floralawn"</i>	St Augustine grass "Floralawn"	No
<i>Stenotaphrum secundatum "Floritam"</i>	St Augustine grass "Floritam"	No
<i>Zoysia japonica</i>	Zoysia grass	Yes
<i>Stenotaphrum secundatum "Raleigh"</i>	St Augustine grass "Raleigh"	Yes
<i>Paspalum Notatum</i>	Bahia Grass	Yes

Plant species list—INVASIVE SPECIES (for illustration purposes only)

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Eichornia crassipes</i>	Water Hyacinth	Not allowed
<i>Hibiscus tiliaceus</i>	Hibiscus Tree (F, T)	Not allowed
<i>Lonicera japonica</i>	Japanese Honeysuckle	Not allowed
<i>Melia azedarach var. umbraculiformis</i>	Chinaberry, Texas Umbrella Tree	Not allowed
<i>Pistia stratiotes</i>	Water Lettuce	Not allowed
<i>Ricinus communis</i>	Castor Bean	Not allowed
<i>Sapium sebiferum</i>	Chinese Tallow	Not allowed
<i>Schinus terebinthifolius</i>	Brazilian Pepper	Not allowed
<i>Smilax bona-nox</i>	Green Briar	Considered native, not allowed
<i>Tamarix sp.</i>	Salt Cedar	No points, not allowed
<i>Vitis mustangensis</i>	Mustang Grape	Considered native, not allowed
Invasive aquatics as listed by Texas Parks and Wildlife Department		

(Ord. No. 4076, § 1(Exh. A), 8-4-14)

Sec. 5.5-10—5.5-19. - Reserved.