

Trees and smaller lots

# R3 Zoning District



- Stormwater Swales required on both sides of home in the 5' setback
- Stormwater grate located in rear yard
- Lots are typically 3600 sq. ft.

**Where do we require protected trees be planted when its clear root systems need wide open areas... there's no room on small lots to meet the 3 tree rule (protected or otherwise) unless we allow only Palm trees be planted**



# Tree Roots causing pool area to crack and become uneven





Typical Residence in the R3 zoning district. 5 foot setback on both sides; rear pool area with pervious pavers. Where do they put an oak tree, maple, magnolia or any other protected tree.



New home being built in the R3 zoning district. The property shown is actually 2 lots. Where do they plant a tree with a root system that will Sooner than later damage the foundation?



Delay or stop development because of Oak Trees being on the lot? Require BZA to approve or disapprove the removal of oaks within the footprint of the proposed building?



# R-2 Zoning District

Typically a lot size of 6000 sq. ft. with side yard setback requirements of 10'



Protected/Specimen trees would still have to be located on the outer edges of the property in order to avoid damage to the foundation of the home.



# Discussion