

Section 6-103. Landscape general requirements.

A. The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:

	<i>Type</i>	<i>Minimum requirements</i>
1.	Drainage.	All properties shall maintain the required drainage onsite as required pursuant to Florida Building Code.
2.	Irrigation.	<ul style="list-style-type: none"> <li>a. At the time of installation, all newly planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produce a minimum of one hundred and ten (110%) percent plant material coverage.</li> <li>b. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.</li> <li>c. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow onto any impervious surfaces.</li> <li>d. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.</li> <li>e. Gray water shall be used where approved systems are available.</li> <li>f. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami-Dade County Code or South Florida Water Management Department (SFWMD).</li> </ul>
3.	Installation.	<ul style="list-style-type: none"> <li>a. All landscaping shall be installed in a sound manner and according to accepted good planting practices.</li> <li>b. The selection and location of vegetation on the planting site shall to the greatest extent possible minimize storm related damage and avoid damage to above and below ground infrastructure including septic tanks/systems, water, sewers, sidewalks, utilities, and other types of infrastructure.</li> <li>c. All street tree plantings on FDOT rights-of-ways shall satisfy the State of Florida Department of Transportation “tree clearance planting zone requirements.”</li> </ul>
4.	Lineal property line	Paved vehicular and pedestrian points of ingress/egress shall not be calculated in determining the lineal property calculations. This area may be subtracted from the lineal dimension used to determine

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	calculations.	the minimum required quantity of vegetation.
5.	Maintenance.	<p>a. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.</p> <p>b. All planting areas shall be kept free from refuse and debris.</p> <p>c. All plant material located within triangles of visibility required pursuant to Section <a href="#">10-106</a>, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade.</p> <p>d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute.</p> <p>e. Trees shall be pruned in the following manner:</p> <ul style="list-style-type: none"> <li>i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.</li> <li>ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.</li> <li>iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.</li> <li>iv. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.</li> <li>v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade Country Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.</li> <li>vi. Hatracking of trees shall be prohibited.</li> </ul>
6.	Plant materials.	<p>a. Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants" prepared by the State of Florida Department of Agriculture and Consumer Services.</p> <p>b. Vegetation requirements specified herein shall be installed in accordance with all of the following unless noted otherwise:</p> <ul style="list-style-type: none"> <li>i. Large shade trees. Minimum planting height of twelve (12) feet/two (2) inch caliper. Large shade trees shall have a mature height of greater than twenty-five</li> </ul>

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		<p>(25) feet and an average mature spread of crown of greater than fifteen (15) feet.</p> <ul style="list-style-type: none"> <li>● Substitutions. Palms trees or medium shade trees as described in below Section 6 (b) (ii) may be substituted at three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the total may be palm varieties.</li> <li>● Tree species with trunk(s) that can be maintained in a clean condition (leafless) shall have a minimum of five (5) feet clear wood.</li> <li>● Trees installed pursuant to this Article shall have one (1) primary vertical trunk and secondary branches free of included bark up to a height of six (6) feet above natural grade.</li> <li>● A minimum of thirty (30%) percent of the total trees shall be native species.</li> <li>● Exceptions. Exceptions to minimum planting size may be granted based upon availability or if exceptional plant materials are provided. Exceptions are subject to Public Works Landscape Services Division review and approval.</li> </ul> <p>ii. Palm trees and medium shade trees. Minimum planting height of ten (10) feet and mature height of greater than fifteen (15) feet. A maximum of twenty five (25%) percent of the required large shade tree quantity requirements from above Section 6 (b)(i) may be substituted with palms and medium shade trees at a three-to-one (3:1) ratio. A minimum of thirty (30%) percent of the total trees shall be native species.</p> <p>iii. Shrubs. All shrubs shall be a minimum of eighteen (18) inches in height at planting, with a maximum average spacing of twenty-four (24) inches on center. Shrubs shall be planted and maintained to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting. A minimum of thirty (30%) percent of total shrubs shall be native species.</p> <p>iv. Vines. Vines used in conjunction with fences, screens, or walls to meet landscaping requirements of these regulations, shall be a minimum of thirty (30) inches in height at time of planting and one (1) gallon container</p> <p>v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one-hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.</p> <p>vi. Lawn grass. All lawn areas shall be sodded. Sod shall be planted in species well adapted to localized growing conditions in Miami-Dade County and shall be clean and reasonably free of weeds and noxious pests or diseases.</p> <p>vii. Artificial Turf. Areas of recyclable artificial turf require a permit and are allowed as a component of the overall design for landscape requirements as follows:</p> <ol style="list-style-type: none"> <li>1) SFR and MF1 Zoning Districts: allowed within the rear yard, with an acceptable buffer, as determined by the Public Works Landscape Services Division. All</li> </ol>

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		<p>other locations may be approved only if site conditions limit landscape options, as determined by the Public Works Landscape Services Division.</p> <p>2) Special Use (S) Zoning Districts: allowed within athletic fields when not visible from any street. Additionally, a minimum buffer width of five (5) feet shall be provided with landscape to provide water drainage. Other locations within this zoning district visible to the street, require Conditional Use review and approval pursuant to Section <a href="#">14-203</a>.</p> <p>3) All other zoning districts: not allowed at ground-level. Other locations may be allowed in accordance with the open space requirements of the Zoning Code.</p> <p>All artificial turf shall resemble the natural color of grass and be installed and maintained in accordance with all of the following:</p> <ul style="list-style-type: none"> <li>• Artificial turf may be utilized in open joints of pavement in any location and shall provide a buffer to separate the artificial turf from other landscaping;</li> <li>• Plant-based and natural infill materials shall be utilized to the greatest extent possible, such as soybean oil in the backing, sugarcane in the thatch, and crushed walnut shell for the infill;</li> <li>• Synthetic materials, such as polypropylene, polyethylene, latex, and polyurethane, shall be minimized, lead free, and flame resistant;</li> <li>• Subgrade shall be equipped to provide proper water drainage with an evenly graded, permeable aggregate base that is at least three inches in depth with sufficient space for tree root growth provided;</li> <li>• Areas containing any pits, tears, marks, discoloration, seam separations, uplifted surfaces or edges, heat degradation, and excessive wear are prohibited.</li> </ul>
7.	Soils and infrastructure protection measures.	<p>a. Structural soil, other City approved subsurface root zone product, or other construction methodology shall be utilized in all urban planting areas to provide adequate root space and minimize the potential adverse impacts of roots on surrounding infrastructure. Structural soil shall be utilized under any pavements adjacent to planting beds at a depth of thirty-six (36) inches and a volume of two (2) cubic feet for each square foot of mature tree canopy for trees, as per manufacturer specifications. Structural soil shall be utilized at a depth of twenty-four (24) inches for palm species, unless otherwise specified by the Public Works Landscape Services Division.</p> <p>b. Properties in SFR zoning districts and duplexes/town homes in the MF zoning districts shall be exempt from these provisions.</p>

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		c. Additional exemptions may be granted to these provisions by the Public Works Landscape Services Division.
8.	Street and driveway intersection visibility requirements.	<p>a. All vegetation shall be installed and maintained to satisfy the following:</p> <ul style="list-style-type: none"> <li>i. City approved traffic signage, signals, etc., are not obstructed.</li> <li>ii. Visibility triangle regulations in Section <a href="#">10-106</a>.</li> </ul>
9.	Surface level vehicle use areas (VUA's) landscape buffer requirements.	<p>a. Surface level VUA's adjacent to r.o.w.'s or other properties shall provide all of the following:</p> <ul style="list-style-type: none"> <li>i. Minimum buffer width of five (5) feet;</li> <li>ii. One (1) large shade tree for each twenty-five (25) feet of the total property line or fraction thereof; and</li> <li>iii. One (1) shrub for each two (2) feet of the total lineal property line or fraction thereof. The intent is to form a continuous vegetative hedge. Walls up to three (3) feet in height may be installed to satisfy the above shrub/continuous hedge requirements. However, two (2) shrubs or five (5) vines or combination thereof shall be planted for each ten (10) feet of wall length or fraction thereof. The plants shall be planted within a three (3) foot minimum landscape buffer between the wall and the abutting r.o.w. and/or property line.</li> </ul> <p>b. Surface level VUA's located within MF1, MF2, MF3, MF4, MX1, MX2, MX3, S, UCD, PAD and P zoning districts adjacent to SFR zoned properties and duplexes/town homes in MF districts shall provide all of the following:</p> <ul style="list-style-type: none"> <li>i. Minimum buffer width of five (5) feet;</li> <li>ii. One (1) large shade tree for each twenty-five (25) feet of the total property line or fraction thereof;</li> <li>iii. One (1) shrub for each three (3) feet of the total property line or fraction thereof. The intent is to form a continuous vegetative hedge; and</li> <li>iv. Six (6) foot continuous wall installed the total property line length. Two (2) shrubs or five (5) vines or combination thereof shall be planted for each ten (10) feet of wall length or fraction thereof. The plants shall be planted within a three (3) foot minimum landscape buffer between the wall and the abutting property line.</li> </ul> <p>c. Where VUA's abut alleys, a three (3) foot minimum landscape buffer shall be provided with the required landscaping quantity subject to the abutting property zoning requirements provided within this Section. The buffer may either be installed adjacent to the VUA, alley/r.o.w., or adjacent property with the appropriate landscape easements and restrictive covenant subject to City review and approval.</p> <p>d. Exemptions.</p>

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		<ul style="list-style-type: none"> <li>i. If the property contains a building or is adjacent to a building on an abutting property that has a zero (0) setback, the provisions in this Section as it relates to the landscape buffer requirements shall not apply for that portion occupied by the building.</li> <li>ii. Driveways in SFR zoning districts and duplexes/town homes in MF zoning districts shall be exempt from these provisions.</li> </ul>
10.	Surface level VUA's interior landscaping requirements.	<ul style="list-style-type: none"> <li>a. Surface level VUA's shall be subject to all of the following: <ul style="list-style-type: none"> <li>i. A minimum of ten (10) square feet of interior landscape area for each parking space;</li> <li>ii. One (1) large shade tree for each one-hundred (100) square feet or fraction thereof of required interior landscaped area. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. As a minimum, no more than ten (10) parking spaces are permitted without an interior landscape island;</li> <li>iii. Ten (10) shrubs for each one-hundred (100) square feet or fraction thereof of interior landscaping; and</li> <li>iv. Interior landscape islands shall be no less than fifty (50) square feet in size and minimum width of five (5) feet.</li> </ul> </li> <li>b. Driveways in SFR zoning districts and duplexes/town homes in MF zoning districts shall be exempt from these provisions.</li> </ul>
11.	VUA's integrated into buildings.	<ul style="list-style-type: none"> <li>a. If VUA's that are integrated into a building at grade level or partially below grade and are abutting any of the following: 1) r.o.w.'s; 2) MF1, MF2, MF3, MF4, zoning districts; or 3) residential uses in building in MX1, MX2, MX3, S, UCD, PAD and P zoning districts shall provide all of the following: <ul style="list-style-type: none"> <li>i. A minimum buffer width of five (5) feet;</li> <li>ii. A decorative fence or fence/wall combination that is at least four (4) feet in height along the portion of the building that is used for off-street parking;</li> <li>iii. One (1) palm tree and/or medium shade tree for each twenty-five (25) feet of the total property line or fraction thereof; and</li> <li>iv. One (1) shrub for each two (2) feet of the total lineal property line or fraction thereof. The intent is to form a continuous vegetative hedge.</li> </ul> </li> </ul>

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		 <p data-bbox="381 890 1495 1205">b. Parking garage exterior façade treatment. The exterior façades of parking garages that are not subject to subsection “a” above shall be designed and improved so that the use of the building for parking is not readily apparent.</p> <p data-bbox="381 1033 1471 1205">c. Automated parking systems. Automated parking systems shall be located within a structure so that a visual barrier is in place to screen the parking from pedestrian view. The structure shall be subject to all standards that apply to the design and location of parking garages.</p>

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