

# ATAG's Concerns With Section 10.4



**Issue 1:** The 20% tree canopy requirement for one-family development is **at risk**.

**Memorandum to LRPC and ZOCO states:**

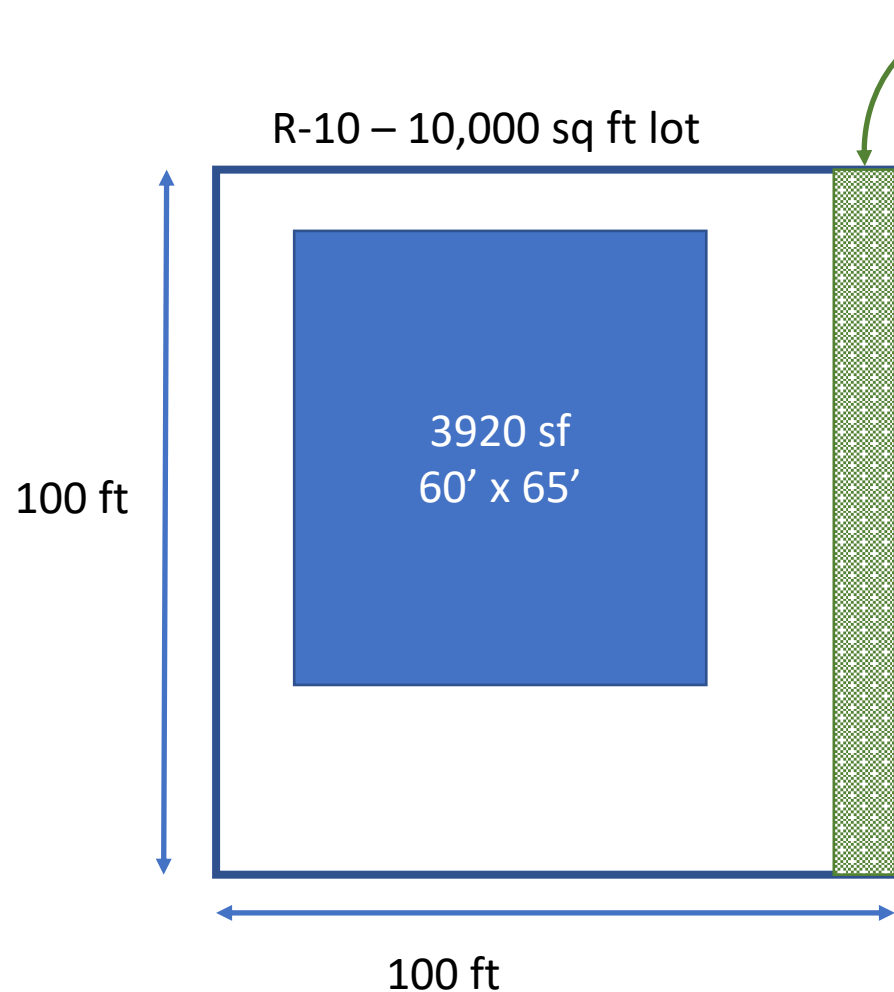
*"If the draft ACZO amendments for expanded housing option development are adopted, the CBPO requirement for 20% canopy for one-family development would continue to apply to one-family development because the current R district regulations in Article 5 would not change."*

**THIS STATEMENT NEEDS TO BE REVIEWED BY A LAND USE ATTORNEY TO ENSURE IT IS LEGAL.**

**The Code of Virginia 15.2-961:**

- 10% tree canopy for a residential site **zoned** 20 or more units per acre
- 15% tree canopy for a residential site **zoned** between 10-20 or more units per acre
- 20% tree canopy for a residential site **zoned** 10 units or less per acre

**Issue 2:** The “one tree per unit” policy (described in Option 6A) results in fewer trees than the current 20% minimum for single family detached.



10,000 x 10% = **1,000** sf of tree canopy in 20 yrs.

3 med-large trees at 250 sf each	= 750 sf
2 med trees at 175 sf each	= <u>350 sf</u>
<b>Total:</b>	<b>1100 sf</b>

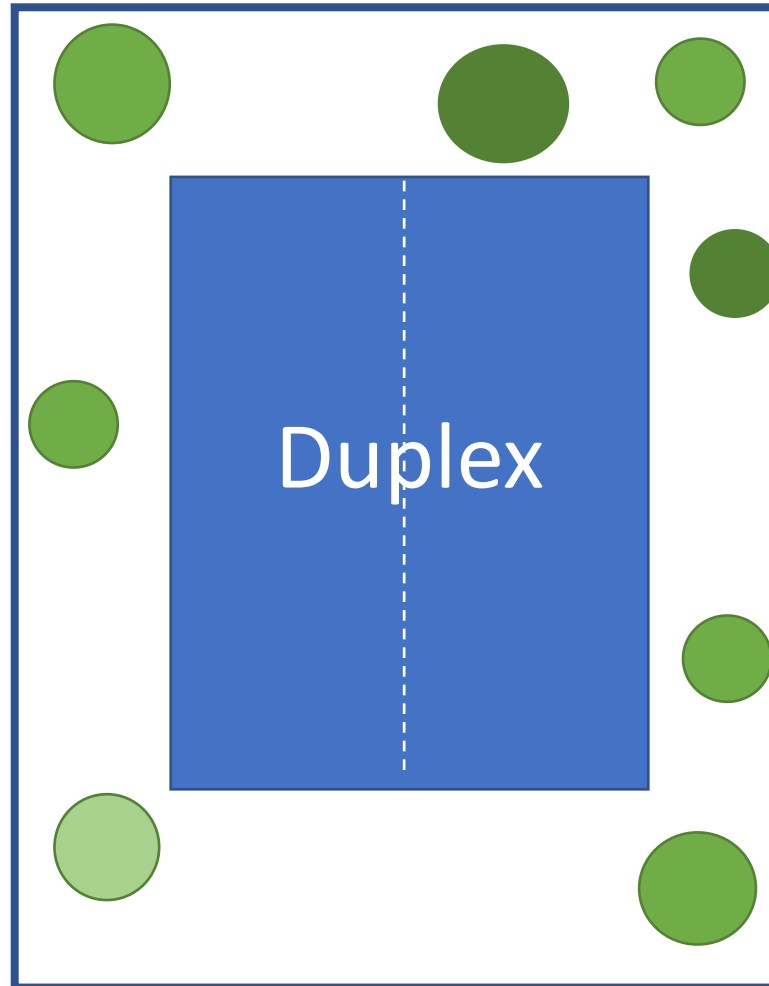
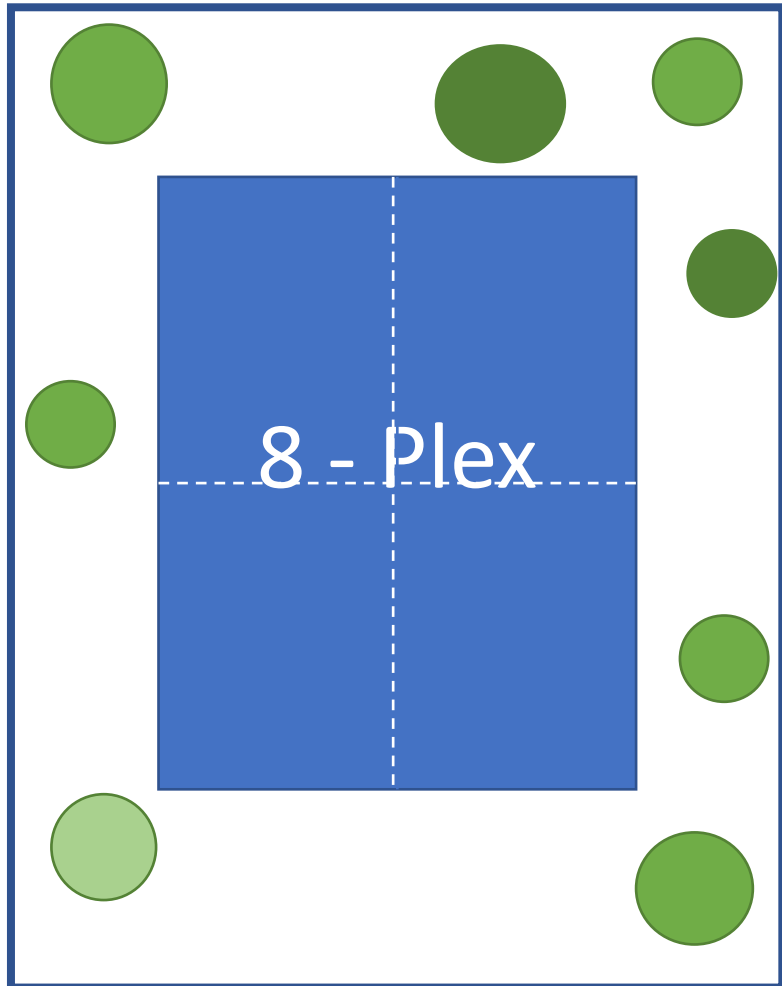
**One tree per unit:**

- Duplex: No trees above 10% required
- Triplex: No trees above 10% required
- 4-plex: No trees above 10% required
- 5-plex: No trees above 10% required

- \* **6-plex:** 1 additional tree required - **12% tree canopy**
- \* **8-plex:** 3 additional trees required - **16% tree canopy**

**Issue 3:** “One tree per unit” is not based on available planting space.

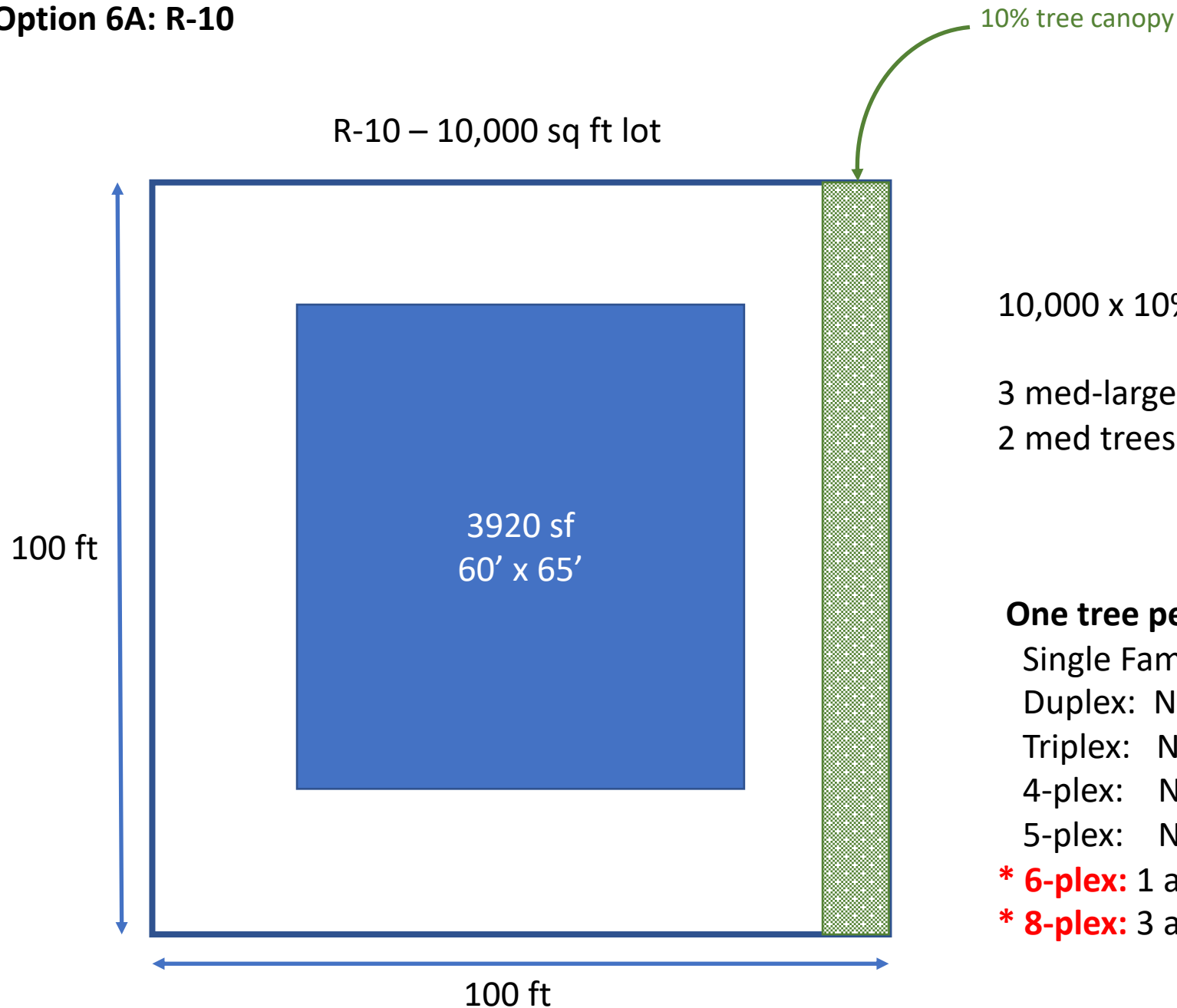
If the county can require **8 trees** to be planted on a lot with an **8-plex**, why can't they require **8 trees** to be planted on a lot with a **duplex**, or **4-plex**?



# Appendix



## Option 6A: R-10



$10,000 \times 10\% = \mathbf{1,000}$  sf of tree canopy in 20 yrs.

3 med-large trees at 250 sf each = 750 sf

2 med trees at 175 sf each = 350 sf

Total: 1100 sf

### One tree per unit:

Single Family Detached: No trees above 10% required

Duplex: No trees above 10% required

Triplex: No trees above 10% required

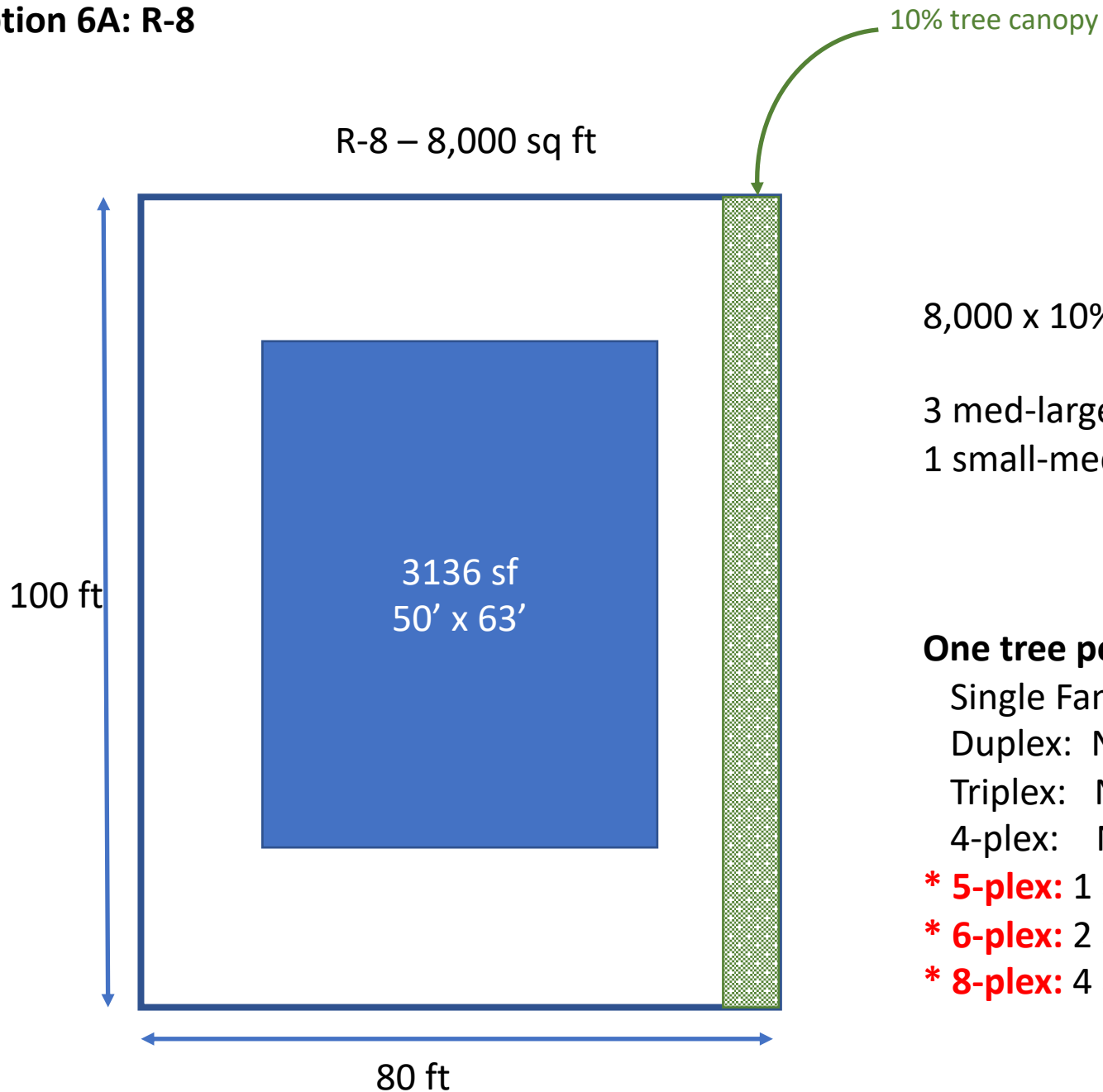
4-plex: No trees above 10% required

5-plex: No trees above 10% required

\* **6-plex:** 1 additional tree required - **12% tree canopy**

\* **8-plex:** 3 additional trees required - **16% tree canopy**

## Option 6A: R-8



$8,000 \times 10\% = 800$  sf of tree canopy in 20 yrs.

3 med-large trees at 250 sf each	= 750 sf
1 small-med tree at 110 sf each	= <u>110 sf</u>
Total:	860 sf

### One tree per unit:

Single Family Detached: No trees above 10% required

Duplex: No trees above 10% required

Triplex: No trees above 10% required

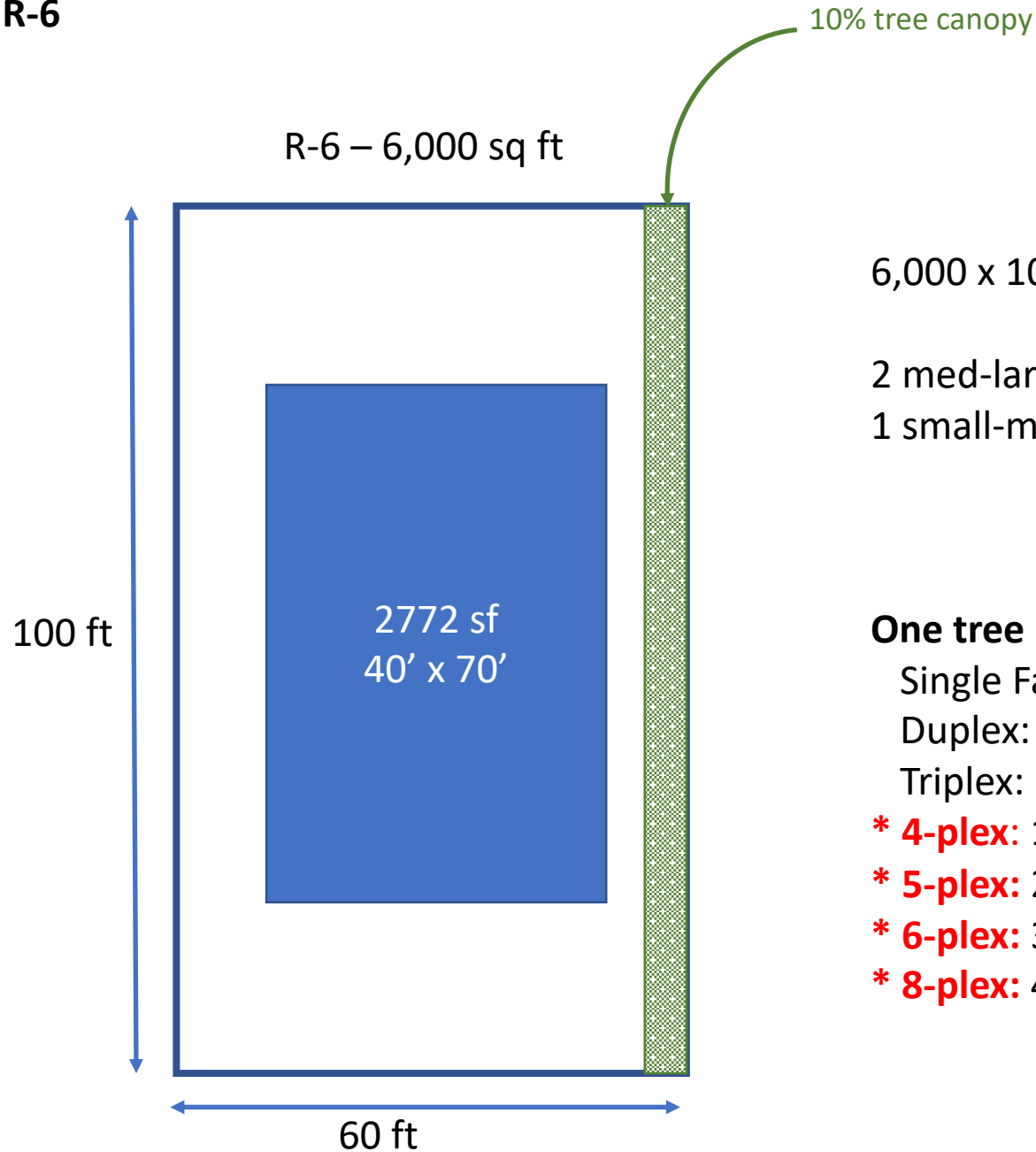
4-plex: No trees above 10% required

\* **5-plex:** 1 additional tree required - **12% tree canopy**

\* **6-plex:** 2 additional trees required - **14% tree canopy**

\* **8-plex:** 4 additional trees required - **16.5% tree canopy**

## Option 6A: R-6



$6,000 \times 10\% = 600$  sf of tree canopy in 20 yrs.

2 med-large trees at 250 sf each	= 500 sf
1 small-med tree at 110 sf each	= <u>110 sf</u>
Total:	610 sf

### One tree per unit:

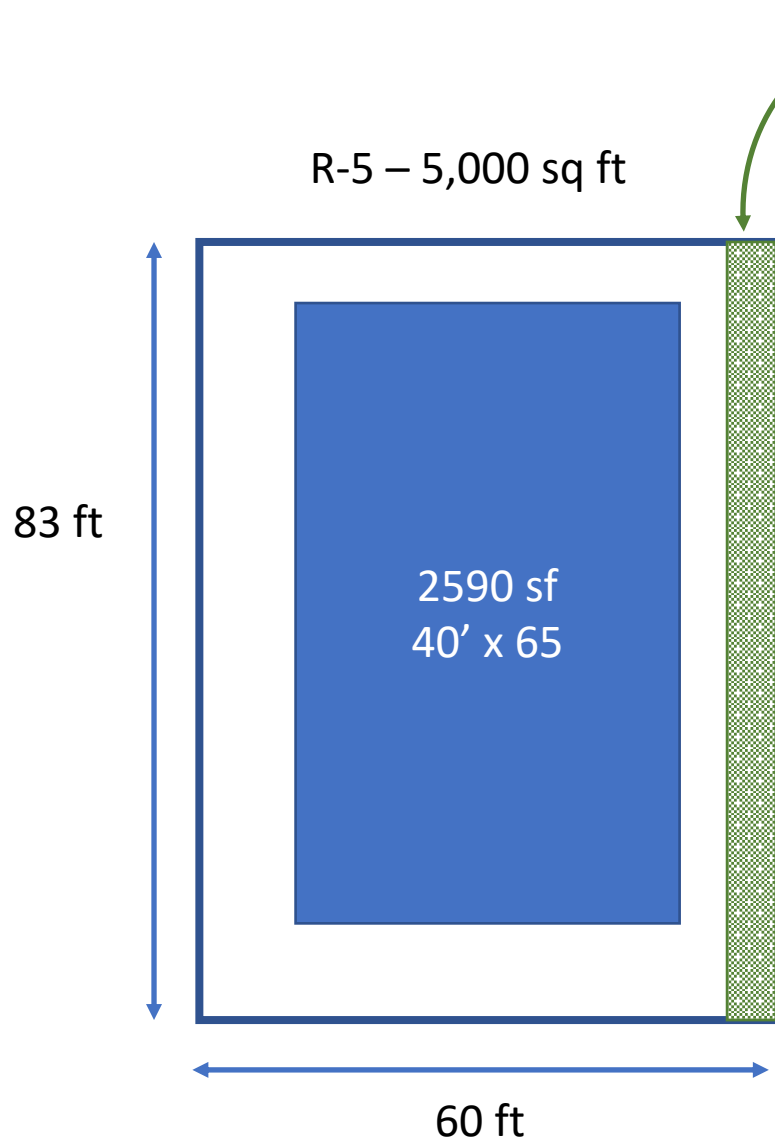
Single Family Detached: No trees above 10% required

Duplex: No trees above 10% required

Triplex: No trees above 10% required

- \* **4-plex:** 1 additional tree required - **12% tree canopy**
- \* **5-plex:** 2 additional trees required - **14% tree canopy**
- \* **6-plex:** 3 additional trees required - **16% tree canopy**
- \* **8-plex:** 4 additional trees required - **17.5% tree canopy**

# Option 6A: R-5



$5,000 \times 10\% = 500$  sf of tree canopy in 20 yrs.

1 med-large tree at 250 sf each	= 250 sf
3 small-med trees at 110 sf each	= <u>330 sf</u>
Total:	580 sf

### One tree per unit:

Single Family Detached: No trees above 10% required

Duplex: No trees above 10% required

Triplex: No trees above 10% required

\* **4-plex:** 1 additional tree required - **14% tree canopy**

\* **5-plex:** 2 additional trees required - **16% tree canopy**

\* **6-plex:** 3 additional trees required - **18% tree canopy**

\* **8-plex:** 4 additional trees required - **20% tree canopy**