



# Arlington Tree Action Group

*Advocating for Trees in Arlington Virginia*

## Planning Commission Meeting March 8, 2023

### EHO and Tree Canopy

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# Current Arlington Tree Canopy Requirement for By-Right Development

- ▶ 20% Tree Canopy in 20 Years

## County Tree Recommendation for EHO

- ▶ Section 10.4.6 - Landscaping
  - ▶ 4 Shade Trees for 2-4 Units
  - ▶ 8 Shade Trees for 5-6 Units
- ▶ Allowable Shade Tree List:
  - ▶ Medium Shade Trees - 218.75 sf each in 20 years
  - ▶ Large Shade Trees - 393.75 sf each in 20 years

# Med Shade Trees (218.75 sf ea)

12 of 25 - less than 20% canopy

R-Zone	Sq Ft per lot	Six-plex	Five-plex	Four-plex	Three-plex	Duplex
R-20	20,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-10	10,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-8	8,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-6	6,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-5	5,000	8 trees	8 trees	4 trees	4 trees	4 trees

# Large Shade Trees (393.75 sf ea)

8 of 25 - less than 20% canopy

R-Zone	Sq Ft per lot	Six-plex	Five-plex	Four-plex	Three-plex	Duplex
R-20	20,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-10	10,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-8	8,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-6	6,000	8 trees	8 trees	4 trees	4 trees	4 trees
R-5	5,000	8 trees	8 trees	4 trees	4 trees	4 trees

# ATAG Recommendation

- Base Number of Trees on R-Zone
- Large Shade Trees Only

**20% canopy in all cases**

R-Zone	Sq Ft per lot	Six-plex	Five-plex	Four-plex	Three-plex	Duplex
R-20	20,000	12 trees	12 trees	12 trees	12 trees	12 trees
R-10	10,000	8 trees	8 trees	8 trees	8 trees	8 trees
R-8	8,000	4 trees	4 trees	4 trees	4 trees	4 trees
R-6	6,000	4 trees	4 trees	4 trees	4 trees	4 trees
R-5	5,000	4 trees	4 trees	4 trees	4 trees	4 trees

# ATAG Edits for Article 10.4 Landscaping

## F. Landscaping

1. There shall be a minimum of ~~up to four large~~ four large shade trees for sites in R-5, R-6, and R-8, a minimum of eight large shade trees for R-10 lots ~~with 2-4 dwelling units~~, and a minimum of ~~up to eight~~ 12 large shade trees for sites in R-20 ~~5-6 dwelling units~~ prior to issuance of a certificate of occupancy. Medium and large shade trees can be combined to equal the same canopy cover provided by large shade trees as noted above. This requirement may be satisfied with existing trees and/or by planting trees on-site.
  - (a) Trees planted to satisfy the requirements of §10.4.6.E.1 shall be species listed in the Arlington County Recommended Shade Tree List.
  - (b) Trees planted to satisfy the requirements of §10.4.6.E.1 shall conform to the standards set forth in §14.2.2.D



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# Appendix

# ATAG's Recommendation for 20% Tree Canopy

Zone	Site Area (SF)	20% Tree Canopy (SF)	Number of Med Shade Trees Needed for 20% (218.75 sf ea)	Number of Large Shade Trees Needed for 20% (393.75 sf ea)	Number of Shade Trees- Feb 27 Staff Recmndtn (2-4 units)	Number of Shade Trees- Feb 27 Staff Recmndtn (5-6 units)	ATAG's Recmndtn - # of Large Shade Trees (to maintain 20% cover)
R20	20,000	4000	18.29	10.16	4	8	12
R10	10,000	2000	9.14	5.08	4	8	8
R8	8,000	1600	7.31	4.06	4	8	4
R6	6,000	1200	5.49	3.05	4	8	4
R5	5,000	1000	4.57	2.54	4	8	4



# Current Virginia Tree Requirements Are Based on Units per Acre

R-Zone	Sq Ft per lot	Current Zoning (units per acre)	Six-plex zoning	Five-plex zoning	Four-plex zoning	Three-plex zoning	Duplex zoning
R-20	20,000	2.2 u/a	13.2 u/a	11 u/a	8.8 u/a	6.6 u/a	4.4 u/a
R-10	10,000	4.4 u/a	26.4 u/a	22 u/a	17.6 u/a	13.2 u/a	8.8 u/a
R-8	8,000	5.4 u/a	32.4 u/a	27 u/a	21.6 u/a	16.2 u/a	10.8 u/a
R-6	6,000	7.2 u/a	43.2 u/a	36 u/a	28.8 u/a	21.6 u/a	14.4 u/a
R-5	5,000	8.7 u/a	52.3 u/a	43.5 u/a	34.8 u/a	26.1 u/a	17.4 u/a