

**LANDSCAPE GUIDELINES
FOR SINGLE-FAMILY
RESIDENTIAL
DEVELOPMENT**

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The City of Chesapeake's Landscape Ordinance requires that all single-family/duplex permit applications be accompanied by a landscape plan. A copy of the ordinance can be obtained from the Department of Planning. Please note, if a landscape plan is not approved, the certificate of occupancy will be withheld.

Canopy Requirements

Twenty percent (20%) of the site (minus the building footprint) must have canopy cover either by preservation or by installation. If preservation is used, trees must have a protective device around the drip-line of the tree which prohibits construction activity, storage or parking in this area. These preservation methods must be indicated and detailed on the landscape plan.

If the canopy cover is accomplished by installation, the following tree categories can be used.

- A) Large trees listed in appendix A of the ordinance, 6'-8' in height, provide a 400 square foot canopy credit.
- B) Small trees, also listed in appendix A, are 6'-8' in height and provide a 200 square foot canopy credit.

Additional Information

Any required landscape buffers must also be indicated on the lot plans. This pertains to those lots with rear or side yards adjacent to right of ways eighty (80) feet or greater in width.

Tree species, size, location and protection devices must be indicated on the plan. Prior to issuance of a certificate of occupancy, the required landscaping shall be in place and damaged or dead plants shall be pruned, removed or replaced for compliance with the ordinance.

Canopy Calculations*

Calculating Canopy Coverage – The formula for calculating tree replanting for canopy coverage required by ordinance is as follows:

$$\frac{A \times B}{C} = D$$

- A) Percentage of site requiring coverage as set forth by the zoning ordinance.
- B) Calculation area as set forth in the Definitions section of the Chesapeake Landscape Specifications Manual, expressed in square feet.
- C) Total number of square feet of new canopy provided as stated in this section and Appendix A.
- D) Number of trees to be provided (by square feet of canopy).

When using varying sizes of trees, the total square footage of new canopy provided must equal the required percentage of the site calculation area.

Large trees (see Appendices A and B) shall be 6 – 8 feet in height for single-family and duplex residential lots and 1 ½- 2 inches caliper for nonresidential and multifamily and townhouse residential at planting and will count for 400 square feet of canopy coverage.

Small trees shall be 6 – 8 feet tall at planting and will count for 200 square feet of canopy coverage.

An example of canopy coverage calculation requirements for single-family and duplex residential lots, allowing for a credit of 2,000 square feet for house footprint, is as follows:

Lot Size	5,000	10,000	12,000	15,000	20,000	½ acre+
Large Tree, or	2	4	5	7	9	11
Small Tree	3	8	10	13	18	21

Combinations of large and small trees may be utilized to achieve the required coverage. Trees not listed under Appendix A or B must be approved by the City Arborist. Specific lot canopy requirements will vary somewhat depending on the actual calculation areas.

Should you have any questions regarding these requirements, please contact the City Arborist with the Department of Inspections at 382-6018 or 382-6378.

* Text taken from Chesapeake Landscape Specifications Manual