



Department of Development and Permits

Single Family Residential Landscape Plan for Tree Canopy Requirement

1. Chesapeake Zoning Ordinance 19-601.A.2 and the Landscape Specifications Manual provide guidance for preparing a landscape plan for single family residential development. Each single family site plan must have tree canopy calculation data in accordance with the templates provided below. Failure to include this data will delay issuance of the building permit and certificate of occupancy.
2. To simplify and clarify tree canopy requirements for single family residential development a standard template has been developed. The information on this template must be completed and appear on the site plan when applying for a building permit. A building permit will not be issued without the required information.

Please note that the calculation percentage is different for CBPA (Chesapeake Bay Preservation Area) sites and for non CBPA sites. In CBPA sites, the Resource Protection Area (RPA) requires 50% Canopy, and the Resource Management Area (RMA) requires 20% Canopy. Both of these areas may be on the plan and must be counted for as Canopy coverage

3. The implementation date for this policy is October 16, 2008.
4. Samples of the two templates are included below. The information on the site plan should appear in the same order as on the template.
5. Any questions regarding canopy requirements should be directed to the City Arborist, Mik Lestyan at (757) 382-6531, or Roxanne Stonecypher at (757) 382-6442.

Non-CBPA Site Residential Tree Canopy Landscape Plan (CZO 19-01.A.2)

Lot Size _____sf X 20% = _____sf Canopy Required

Note: Canopy credit is 400 sf per Large Canopy Tree (LCT), 200 sf per Small Canopy Tree (SCT).

Canopy Provided (Number of LCT or SCT X sf Credit) = _____ sf

Note: A maximum of 18 LCT only for lots 36,000 square feet or larger. Total Canopy provided must meet or exceed canopy required. All trees must be a minimum 6' fall at planting, planted in accordance with CZO 19-600.

CBPA Site Residential Tree Canopy Plan (50% for RPA, 20% for RMA) (CZO 19-601.A.2)

Lot Size _____sf X (50% for RPA, 20% for RMA) = _____sf Canopy Required

Note: Canopy credit is 400 sf per Large Canopy Tree (LCT), 200 sf per Small Canopy Tree (SCT).

Canopy Provided (Number of LCT or SCT X sf Credit) = _____ sf

Total Canopy provided must meet or exceed canopy required. All trees must be a minimum 6' tall at planting, planted in accordance with CZO 19-600.