PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
POLICY AND PROCEDURE

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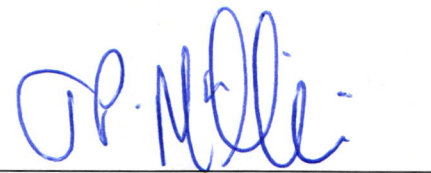
PPM #	ZO-O-064
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SUBJECT: Table 7.C.3, Minimum Tier Requirements, Interior Landscaping

PURPOSE: To clarify how interior tree quantities for non-residential lots should be calculated and distributed.

BACKGROUND: The Unified Land Development Code (ULDC) Article 7, Table 7.C.3, Interior Landscaping requires calculation of Minimum Tree Quantity based on the lot size (in square footage), and the Tier system. This Table does not specify whether or not those trees required for the perimeter buffers are included to satisfy the interior tree count.

PROCEDURES:

1. **Establishing the Interior Lot Area:**
   When calculating Minimum Tree Quantity requirement for a parcel of land, the following shall be excluded from the **gross lot size area to establish the Interior Lot Area**:
   - perimeter buffers (right-of-way, compatibility and incompatibility);
   - lakes/retention/detention areas; and
   - preserves.

2. **Establishing an Overall Tree Quantity (count) based on inclusion of perimeter buffers/interior landscaping:**
   Overall Tree Quantity Calculation shall be based on the Interior Lot Area:
   a) Interior Lot Area (above) divided by ___ sqft (refer to Art.7.C.3, Table) based on the Tier of which the site is located.
      For Example: A lot in the U/S Tier requires the planting of 1 tree per 2,000 sqft. A parcel with 100,000 sqft. of Interior Lot Area divided by 1 tree per 2,000 sqft. = 50 trees.
   b) Overall Tree Quantity (count) shall be calculated based on the requirements pursuant to Article 7 for Perimeter Buffers, and the Interior Landscaping requirements.
      Note: The required trees based on Art. 7, (b) cannot be less than the Interior Landscaping Tree Quantity calculation (a).

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Director