



# DO I NEED A LANDSCAPE PLAN?

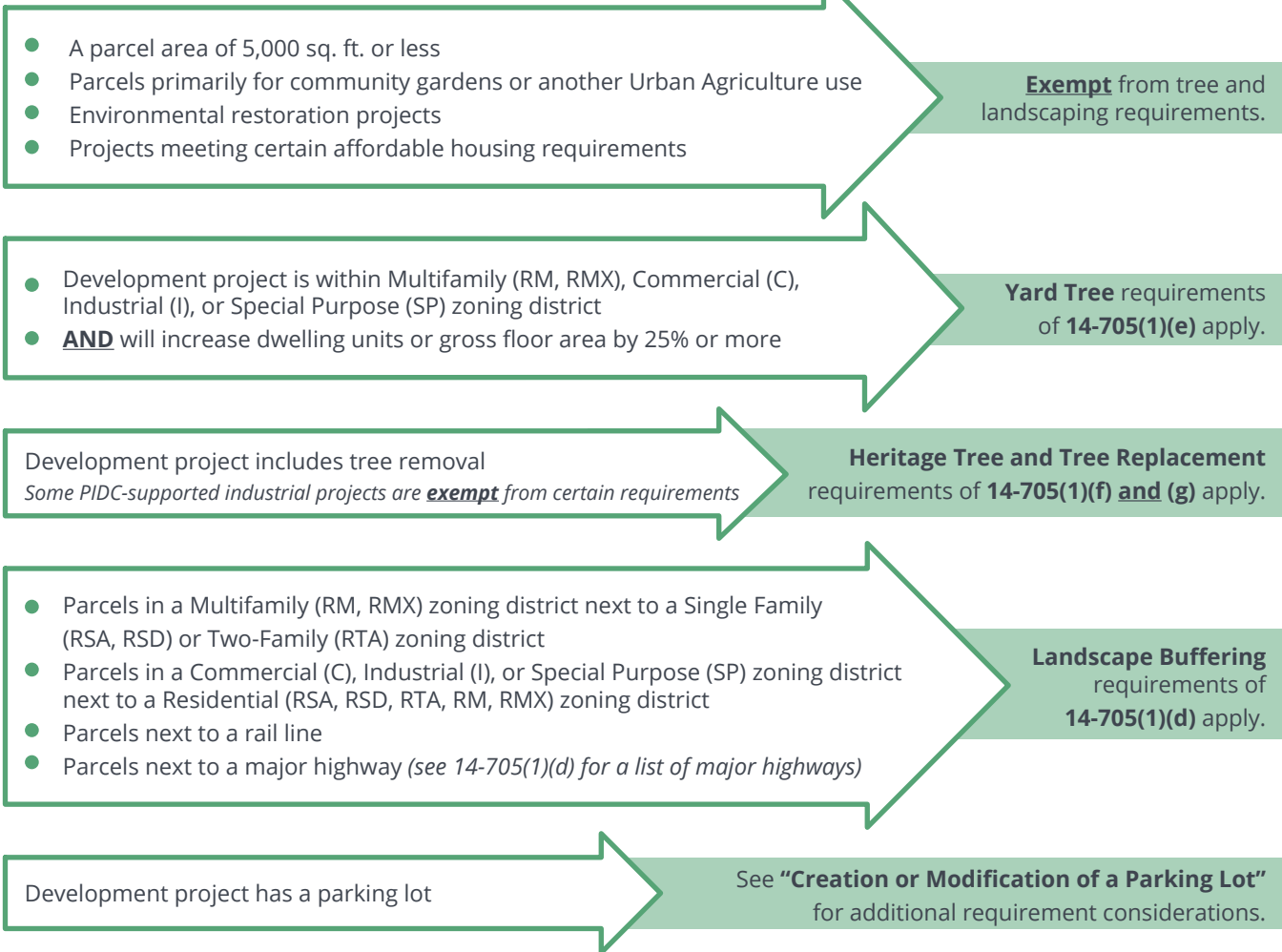
This fact sheet should help to determine whether a landscape plan is required for your project. For more guidance, please refer to the [Landscape Design Guidelines](#) or contact the City Planning Commission at [planning@phila.gov](mailto:planning@phila.gov).

Landscape Plans show City Planning Commission staff that projects comply with the landscaping requirements in the Zoning Code. Submission requirements for Landscape Plans are in section 9.4.1 of the [Commission Regulations](#). Projects that include [development](#), [site clearing](#), creation or modification of a [parking lot](#), or [changes of use](#) may be subject to these provisions. If these provisions apply to your project, your zoning permit must include a Landscape Plan.

Landscaping and trees beautify developments, lower summertime temperatures and helps to manage site water. The Philadelphia Zoning Code supports the [Philly Tree Plan](#) with two types of landscaping requirements. These requirements preserve and enhance Philadelphia’s urban forest. They are:

- ✓ **On-Site Landscape and Tree** provisions of [Section 14-705 \(1\)](#) require landscaped buffers and yard trees. Removal of healthy trees is discouraged.
- ✓ **Parking Lot Landscaping** provisions of [Section 14-803 \(5\)](#) require landscaping and trees at the edges and interiors of parking lots.

## DEVELOPMENT



## SITE CLEARING

- Parcels used for one- or two-family dwellings
- A parcel area of 5,000 sq. ft. or less
- Parcels primarily for community gardens or another Urban Agriculture use
- Environmental restoration projects
- Projects meeting certain affordable housing requirements

**Exempt** from tree and landscaping requirements.

Site clearing project includes tree removal

**Heritage Tree and Tree Replacement** requirements of **14-705(1)(f) and (g)** apply.

## CREATION OR MODIFICATION OF A PARKING LOT

- Parcels used for one- or two-family dwellings
- Projects that increase dwelling units or gross floor area by less than 25%
- Projects funded by stormwater retrofit grants from the Philadelphia Water Department

**Exempt** from tree and landscaping requirements.

Project includes a parking lot, driveway, or drive aisle next to a Residential (RSD, RSA, RTA, RM, RMX) zoning district

**Parking Lot Perimeter Screening** requirements of **14-803(5)(c)** apply.

Project includes a parking lot, driveway, or drive aisle next to a public street

**Parking Lot Perimeter Screening** requirements of **14-803(5)(d)** apply.

If your project includes any use other than Vehicle Sales and Rental

**Parking Lot Interior Landscape** requirements of **14-803(5)(e)** apply.

## USE CHANGE APPLICATIONS

- A parcel area of less than 50,000 sq. ft.
- Use changes that affect less than 75% of the existing gross floor area

**Exempt** from tree and landscaping requirements.

Application includes a parking lot, driveway, or drive aisle next to a Residential (RSD, RSA, RTA, RM, RMX) zoning district

**Parking Lot Perimeter Screening** requirements of **14-803(5)(c)** apply.

Project includes a parking lot, driveway, or drive aisle next to a public street

**Parking Lot Perimeter Screening** requirements of **14-803(5)(d)** apply.

Application includes any use other than Vehicle Sales and Rental

**Parking Lot Interior Landscape** requirements of **14-803(5)(e)** apply.

