

Proposed UDC Regulation updates

Additional Environmental Design Standards

1. Tree Preservation

- Surface/subsurface health of vegetation (root balls, planting area, replacement, etc.)
- Increased preservation requirements for certain areas (canopy coverage; >% protected, etc.) – sensitive areas
- Changing from *tree* preservation to *landscape* preservation, to also protect certain shrubs, vines and grasses. This is just a preliminary idea we are exploring.

2. Impervious Cover

- Require a decrease in % impervious cover on a lot (sensitive areas)
- Specify alternative paving material that is allowed
- Specify alternative paving material that is prohibited

3. Steep Slopes

- Lower the trigger value for steep slope protection in sensitive areas (currently >15% slope requires protection)
- Add additional/strengthen protections required for steep slopes

4. Viewshed Protection

- Add viewshed protection requirements
- Relationship of landscaping to buildings (kind of like articulation of fences/walls or void: solid ratio for 1st floor commercial.

5. Resiliency + Sustainability

- Incorporation of urban agriculture
- Recycled materials permitted (for certain design elements)
- Recycled materials required for certain design elements
- Locally sourced materials required for certain design elements

6. Landscaping Requirements

- Beef up screening standards through landscape design, setbacks and building orientation
- Overhaul of tree preservation section

- Requiring a minimum % of plants to be native (including grasses)
- Prohibit or limit use of invasive (none along streams)
- Increase the required tree canopy cover in certain overlay districts
- An approved plant list for public right of way and easements. Some of this will apply to landscaping in general (do not cause issues with utilities)
 - Shallow and/or non-destructive root patterns
 - manageable yet attractive growth habits
 - low water requirements
 - suitable max. height at maturity
- Landscaping requirements aligning more with Austin, Marble Falls and Bee Cave. Boerne is in a different ecoregion than most of San Antonio, and of New Braunfels. The Edwards plateau cuts kind of diagonally up from Boerne to west Austin.