

Regulation Changes to Increase Irving's Appeal

The following ordinance amendments have been approved by City Council to further strengthen the city's efforts to provide a more visually appealing community.

Commercial Container Standards

Ordinance changes now comprehensively regulate the location and visual impact of commercial containers.

- Moves containers back from streets
- Requires 7-foot masonry screening with gate

Location and screening:

- Containers are prohibited between the building and street.
- Screening is required if in view from:
 - Street
 - Public property
 - Single-family homes
- Containers may remain unscreened if not in view or are recycling containers.
 - Recycling containers are limited to two per lot; located away from streets and screened on rear if adjacent to a single-family home (not required if previous screening requirements are met).

Timeline:

- Effective: Jan. 1
- Relocate containers within 60 days: March 1
- Screen within two years: Jan. 1, 2011

Landscape Requirements

New landscaping requirements consolidate several ordinances into one comprehensive standard.

The new guidelines are as follows:

- Includes an updated list of recommended trees and shrubs that are native or drought-tolerant.
- Increases the minimum tree size from 3-inch to 4-inch caliper at the time of planting.
- Requires the same standard for trees in commercial parking lots regardless of where the property is located.
- Increases the number of trees required along the street in large commercial developments.
- Places additional emphasis on preservation of existing trees.
- Provides flexibility in designing landscaping plans to provide an enhanced streetscape throughout the community.

The new ordinance makes it easier for developers to determine the landscaping standards that apply to their particular site, and easier for staff to administer and enforce. For more information, call Planning and Inspections at (972) 721-2424.