

**Summary Table for Tree Protection Ordinances**

City	Street Tree Policy	Private Tree Policy	Heritage Tree/Landmark Tree Program	References/ Resources
<p><b>Santa Monica, CA</b></p>	<p>Street trees and landscaping along the streets are protected. Trees cannot be removed without permission from the City staff, pruning of trees are allowed by obtaining a permit from the City.</p>	<p>No direct protection but significant trees can be protected through the Landmark Tree Program</p>	<p>Landmark Tree Program:</p> <ul style="list-style-type: none"> <li>• Trees with exceptional characteristics may be designated by the Landmarks Commission as a Landmark Tree.</li> <li>• Trees are typically protected from removal unless they become diseased or pose a threat to public safety.</li> <li>• <b>Landmarks Commission may at their discretion bestow this designation on private trees as well.</b></li> </ul>	<p>Landmark Tree:  <a href="http://www.smgov.net/Portals/UrbanForest/contentWithSidebar.aspx?id=14795">http://www.smgov.net/Portals/UrbanForest/contentWithSidebar.aspx?id=14795</a></p> <hr/> <p>Street Tree Protection:  <a href="http://www.smgov.net/Portals/UrbanForest/contentWithSidebar.aspx?id=5462">http://www.smgov.net/Portals/UrbanForest/contentWithSidebar.aspx?id=5462</a></p> <hr/> <p>Development Guidelines:  <a href="http://www.smgov.net/uploadedFiles/Portals/UrbanForest/Maintenance/TreeProtectionGuidelines.pdf">http://www.smgov.net/uploadedFiles/Portals/UrbanForest/Maintenance/TreeProtectionGuidelines.pdf</a></p>
<p><b>Los Angeles, CA</b></p>	<p>Street trees are protected. Trees cannot be removed without permission from the City staff, pruning of trees is allowed by obtaining a permit from the City.</p>	<p>No direct protection unless covered under the Oak Tree Ordinance</p>	<p>Oak Tree Ordinance:</p> <ul style="list-style-type: none"> <li>• <b>Only Oak species</b> (<i>Quercus</i> spp) <b>native to Southern California</b>, Southern California Black Walnut (<i>Juglans californica</i>), Western or California Sycamore (<i>Platanus racemosa</i>), and California Bay (<i>Umbellularia californica</i>) <b>are protected on private properties.</b></li> <li>• It is illegal to remove or fatally harm any of these species measuring at least 4" diameter that are 54" above ground level. <b>Parcels of less than one acre must comply with the ordinance.</b></li> <li>• Ordinance exemptions include removal of trees in danger of falling, dying trees, homeowner planted trees and trees that stymie the property's "reasonable development."</li> </ul>	<p>Protected Tree Regulations:  <a href="http://bss.lacity.org/UrbanForestry/LAMC%20Sec%2046_00-46_06.pdf">http://bss.lacity.org/UrbanForestry/LAMC%20Sec%2046_00-46_06.pdf</a></p> <hr/> <p>Protected Tree Replacement and Design Standards:  <a href="http://bss.lacity.org/UrbanForestry/LAMC%20Sec%2012_21%20A%2012.pdf">http://bss.lacity.org/UrbanForestry/LAMC%20Sec%2012_21%20A%2012.pdf</a></p>

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Portland,OR	Street trees are protected. Street tree removal, planting and pruning require City permit.	<p>Non Development Sites:</p> <ul style="list-style-type: none"> <li>• <b><i>Pruning a private tree does not require a permit unless the property is located in an environmentally sensitive zones* or districts indicated on zoning plan and/or Plan Districts.</i></b></li> <li>• A permit will always be required to remove a Private Tree <b><i>if the tree is 12 inches in diameter or larger.</i></b></li> <li>• <b><i>The City will evaluate requests to remove large Private Trees when the tree is 20 inches in diameter or larger or for five or more trees 12 inches or larger. This permitting process requires a City Tree Inspector to visit the property, a public notice period, and provides a public appeal option. Appeals will be heard by the Urban Forestry Appeals Board.</i></b></li> </ul>	<p>Heritage Tree Program:</p> <ul style="list-style-type: none"> <li>• Heritage Trees are trees that have been formally recognized by City Council for their unique size, age, historical or horticultural significance. Nominations are evaluated by the City Council before acceptance.</li> <li>• No tree on private property can be designated without the consent of the property owner. This consent binds all successors, heirs, and assigns.</li> <li>• The ordinance further states that it is unlawful for any person, without a prior written permit from the Forester, to remove, destroy, cut, prune, break or injure any Heritage Tree. No Heritage Tree can be removed without the consent of the Urban Forestry Commission and the Portland City Council.</li> </ul>	<p>Tree Regulations:  <a href="http://www.portlandoregon.gov/trees/65368">http://www.portlandoregon.gov/trees/65368</a></p> <hr/> <p>Overlay Zones:  <a href="http://www.portlandoregon.gov/bps/article/64465">http://www.portlandoregon.gov/bps/article/64465</a></p> <hr/> <p>Title 11 Trees:  <a href="http://www.portlandonline.com/audit/or/?c=66002">http://www.portlandonline.com/audit/or/?c=66002</a></p>

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<p><b>Portland,OR</b> <i>(cont.)</i></p>		<p>Development Sites:</p> <ul style="list-style-type: none"> <li>• Development projects that include ground disturbing activities on sites 5,000 square feet or larger including clearing and grading, demolition, zoning and building permits, <b>requires that one-third of healthy, non-nuisance species trees 12 inches in diameter and greater be preserved.</b></li> <li>• <b>In cases where additional tree removal may be necessary, mitigation for each additional tree is required.</b> Mitigation is achieved by paying a fee into the City's Tree Planting and Preservation Fund. <ul style="list-style-type: none"> <li>○ The fee covers the City's cost to plant and establish two trees for each tree removed in excess of the standard allowance. These funds are used to purchase and plant trees within the same watershed as the trees that have been removed.</li> </ul> </li> <li>• Development need to meet <b>tree density requirements</b> through tree retention (given additional credits), new tree planting on site and/or pay into the Tree Funds based on development type.</li> </ul>		<p>Private Tree Removal with No Development:  <a href="http://www.portlandoregon.gov/trees/article/516381">http://www.portlandoregon.gov/trees/article/516381</a></p> <hr/> <p>Private Tree Removal for Development Sites:  <a href="http://www.portlandoregon.gov/trees/article/516380">http://www.portlandoregon.gov/trees/article/516380</a></p> <hr/> <p>Trees Density Standards:  <a href="http://www.portlandonline.com/audit/index.cfm?c=66010&amp;a=514739">http://www.portlandonline.com/audit/index.cfm?c=66010&amp;a=514739</a></p>

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Seattle, WA	Trees in the public right of way are managed by the Seattle Department of Transportation Urban Forestry Arborist Office; these trees are protected and require permits for tree planting, tree pruning, tree removal and replacement.	<p>Tree Protection Code governs tree protection for trees not within the streets:</p> <ul style="list-style-type: none"> <li>• <b><i>No trees or vegetation can be removed from environmentally critical areas* according to the Environmentally Critical Area Code</i></b> without a Tree Removal and Vegetation Restoration approval.</li> <li>• <b><i>No removal of any tree 6 inches or greater in diameter on undeveloped land.</i></b></li> <li>• <b><i>On developed property, exceptional trees (trees that are of significant size or have historical, ecological or aesthetic value) cannot be removed on developed property.</i></b> No cutting down of more than 3 non-exceptional trees 6 inches or greater in diameter each year.</li> <li>• <b><i>On developing property, exceptional trees must be retained</i></b> unless a project is prevented from meeting the development potential of the zone even after available departures from development standards are considered. <ul style="list-style-type: none"> <li>○ Allowable departures include encroachment into front or rear setbacks or increase in height limits.</li> </ul> </li> </ul>	<p>Heritage Tree Program:</p> <ul style="list-style-type: none"> <li>• Heritage trees may be on either City or private property. Each candidate tree is assessed by a certified arborist and evaluated by a review committee.</li> <li>• Trees can be nominated as an individual or a collection, but must have the owner's approval and meet criteria for health in addition to being selected according to one of the following categories: <ul style="list-style-type: none"> <li>○ Specimen: A tree of exceptional size, form, or rarity.</li> <li>○ Historic: A tree recognized by virtue of its age, its association with or contribution to a historic structure or district, or its association with a noted person or historic event.</li> <li>○ Landmark: Trees that are landmarks of a community.</li> <li>○ Collection: Trees in a notable grove, avenue, or other planting.</li> </ul> </li> </ul>	<p>Tree Protection Code:  <a href="http://www.seattle.gov/DPD/Publications/CAM/cam242.pdf">http://www.seattle.gov/DPD/Publications/CAM/cam242.pdf</a></p> <hr/> <p>Environmentally Critical Area Code:  <a href="http://www.seattle.gov/dpd/codesrules/codes/environmentallycriticalareas/default.htm">http://www.seattle.gov/dpd/codesrules/codes/environmentallycriticalareas/default.htm</a></p> <hr/> <p>Street Tree Permit:  <a href="http://www.seattle.gov/transportation/treeplantapp.htm">http://www.seattle.gov/transportation/treeplantapp.htm</a></p> <hr/> <p>Heritage Tree Program:  <a href="http://www.seattle.gov/transportation/heritagetree.htm">http://www.seattle.gov/transportation/heritagetree.htm</a></p>

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Chicago, IL	Street trees are protected and must be retained in all developments. Replacement requirement if street tree cannot be retained.	No protection for trees on private property.	No specific program.	Street Tree Guidelines: <a href="https://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/TreeRemovalandReplacementGuidelines.pdf">https://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/TreeRemovalandReplacementGuidelines.pdf</a>
				Landscape Ordinance: <a href="https://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/LandscapeManual.pdf">https://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/LandscapeManual.pdf</a>
New York City, NY	Street trees are protected. Any person, contractor, or entity that needs to perform work on or within 50 feet of a street tree is required to obtain a permit from Parks prior to the start of construction, and perform all work in compliance with Parks' Tree Protection Protocol. <b><i>Parks' jurisdiction often extends across a front yard or lawn all the way to the building line.</i></b>	Private trees generally do not require any permit for works and removal <b>except in wetlands, woodlands and other environmentally fragile areas.</b> Homeowners in these areas must obtain city <b><i>authorization before removing a healthy tree six inches or more in diameter</i></b>	Have a list of Heritage Trees that was designated in 1985 with nominations from citizens.	Street Tree Policy: <a href="http://www.nycgovparks.org/services/forestry/tree-work-permit">http://www.nycgovparks.org/services/forestry/tree-work-permit</a>
				Private Tree Protection: <a href="http://www.nytimes.com/2009/11/29/nyregion/29btreemb.html">http://www.nytimes.com/2009/11/29/nyregion/29btreemb.html</a>
Washington DC, DC	Street trees are protected during construction and permits are required to prune or remove any street tree in the public right of way between a sidewalk and a curb.	<b><i>Trees in private property in excess of 55" circumference require a permit for its removal</i></b> (Special Tree Removal Permit). The property owner required to plant a quantity of saplings whose aggregated circumference equals or exceeds the circumference of the Special Tree (s) to be removed, or pay into the Tree Fund a tree replacement fee of \$35 per inch of circumference of each Special Tree to be removed, or perform a combination of both	No specific program.	Street Tree Protection: <a href="http://ddot.dc.gov/page/tree-regulations">http://ddot.dc.gov/page/tree-regulations</a>
				Protection during construction: <a href="http://ddot.dc.gov/sites/default/files/dc/sites/ddot/publication/attachment/s/guidelines_tree_protection_during_construction.pdf">http://ddot.dc.gov/sites/default/files/dc/sites/ddot/publication/attachment/s/guidelines_tree_protection_during_construction.pdf</a>

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San Francisco, CA	All street trees require permits for removal. Pruning of street trees that are privately maintained except those near billboards does not require permit but DPW is able to impose a fine if pruning is not done according to tree pruning standards. Street trees that are maintained publicly can only be pruned by the public agency responsible for their care.	No protection for private trees except for significant trees. <b>Significant trees are within 10' of the public right-of-way and also meet one of the following size requirements:</b> <ul style="list-style-type: none"> <li>• 20' or greater in height</li> <li>• 15' or greater canopy width</li> <li>• 12" or greater diameter of trunk measured at 4.5' above grade</li> </ul>	Landmark Tree Program: <ul style="list-style-type: none"> <li>• Applies to both public and private tree</li> <li>• Can only be nominated by property owners, The Board of Supervisors, Planning Commission, Landmarks Preservation Advisory Board and the heads of City departments or agencies</li> <li>• A member of the public who wishes to nominate a tree that is not on his or her property will have to get support from one authorized nominator: Board of Supervisors, Planning Commission, Landmarks Preservation Advisory Board, heads of City departments or agencies or property owner.</li> <li>• The Board of Supervisors makes the final decision about the landmark status of a nominated tree.</li> </ul>	<p>The Tree Protection Legislation: <a href="http://sfdbi.org/sites/sfdbi.org/files/migrated/ftp/uploadedfiles/dbi/Key_Information/TreeProtectionLegislation.pdf">http://sfdbi.org/sites/sfdbi.org/files/migrated/ftp/uploadedfiles/dbi/Key_Information/TreeProtectionLegislation.pdf</a></p> <p>Billboard trees protection ordinance: <a href="https://sfqov.legistar.com/View.ashx?M=F&amp;ID=3759216&amp;GUID=04C6F6CC-B045-49E2-8653-D9EB27CD53F9">https://sfqov.legistar.com/View.ashx?M=F&amp;ID=3759216&amp;GUID=04C6F6CC-B045-49E2-8653-D9EB27CD53F9</a></p> <p>Significant and Landmark Tree Protection Program: <a href="http://sfdpw.org/index.aspx?page=663">http://sfdpw.org/index.aspx?page=663</a></p>

**Notes: \* Refer to Appendix for definition of Environmentally Sensitive Sites/Zones/Areas**

**Environmentally Sensitive Zones in Portland,OR (p, c and v zones)**

- Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site’s protected resources. The environmental regulations also carry out Comprehensive Plan policies and objectives. The Environmental Protection zone provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.
- It also covers the Pleasant Valley Natural Resources which aims to achieve the following:
  - Protect and conserve significant natural resources in Pleasant Valley, recognizing that existing houses and other existing uses will continue and limited new development will occur in the zone;
  - Facilitate restoration and enhancement of stream corridors, wetlands, and forests within Pleasant Valley;
  - Maintain streams and riparian areas as a natural area amenity for the community of Pleasant Valley;
  - Protect existing floodplains and wetlands, and restore these areas for improved hydrology, flood protection, aquifer recharge, and habitat functions;
  - Protect upland habitats and enhance connections between upland and riparian habitats within Pleasant Valley and between Pleasant Valley and the nearby habitats of Powell and Clatsop Buttes and Butler Ridge;
  - Maintain and enhance water quality and control erosion and sedimentation through revegetation of disturbed sites and through limits on construction, impervious surfaces, and pollutant discharges in the zone; and
  - Conserve the scenic, recreational, and educational values of significant natural resources in the zone.

**Environmentally Critical Areas in Seattle,WA**

Designated environmentally critical areas are defined in [SMC 25.09.020](#) and are generally described as:

- Geologic hazard areas including:
  - Landslide-prone areas (including steep slope areas, potential landslide areas, and known landslide areas)
  - Liquefaction-prone areas (sites with loose, saturated soil that lose the strength needed to support a building during earthquakes)
  - Peat-settlement-prone areas (sites containing peat and organic soils that may settle when the area is developed or the water table is lowered)
  - Seismic hazard areas
  - Volcanic hazard areas
- Flood-prone areas
- Wetlands
- Fish and Wildlife Habitat Conservation Areas including:
  - Riparian watercourses (all streams and Haller and Bitter Lakes)
  - Riparian Management Areas (the land within 100 feet of riparian watercourse)
  - Areas designated by Washington State Department of Fish and Wildlife as priority habitats and species areas
  - Areas designated by our Director as habitat for species of local importance
  - Corridors connecting priority habitats and species areas or habitat areas for species of local importance, when certain criteria are met
  - Shoreline Habitat, which is all Type 1 waters in Seattle, including Puget Sound, Duwamish River, Ship Canal, Lake Union, Portage Bay, Union Bay, Lake Washington, and Green Lake
- Abandoned landfills