



DEVELOPMENT REVIEW BULLETIN

Bulletin No: 4-2026

Subject: Replacements for the Removal of Specimen or Historic Trees

Prepared by: Environmental Planning Section

Date: 6/23/2026

EFFECTIVE DATE: 6/23/2026

References:

Section 25-119(d)(7) of the Woodland and Wildlife Habitat Conservation Ordinance

Purpose:

Clarification of the intent of Section 25-119(d)(7) as it relates to the following items.

- To clarify the applicability of the replacement requirements for champion trees as listed in the current version of the Prince George's County Champion Tree list.
- To allocate the placement of any fee-in-lieu payments collected for the removal of champion trees.
- To clarify the credit of replacement plantings for specimen, historic, or champion trees toward meeting the Tree Canopy Coverage (TCC) Ordinance requirements.
- To provide on-site location design restrictions for specimen, historic, or champion tree replacement plantings.

Please note that the Environmental Technical Manual (ETM) is being finalized. If any conflicts arise between this bulletin and the ETM once it is approved, the ETM governs.

Additionally, if a project is not subject to Subtitle 25, Division 2, or has been granted an exemption from this provision, specimen tree replacement requirements are governed by the Landscape Manual. If the project is also not subject to Landscape Manual

requirements, it then becomes subject to the specimen tree replacement requirements in Subtitle 25, Division 3.

Policy:

Under the current code, projects subject to a Tree Conservation Plan (TCP) must obtain a variance to remove any on-site specimen, champion, or historic trees. As a requirement for variance approval, the applicant must provide mitigation in the form of either fee-in-lieu or on-site mitigation in the form of planting native trees. However, the mitigation requirements, as written, unintentionally omitted the words “champion trees” from Section 25-119(d)(7). The mitigation portion of this section is intended to cover the removal of specimen trees, historic trees, and champion trees. Additionally, the replacement and fee-in-lieu options also apply to the granting of any variance for the removal of champion trees. Any fee-in-lieu collected for the removal of champion trees will be placed into the Specimen and Historic Tree Fund.

This bulletin also serves to clarify that although Section 25-119(d)(7)(B) states that “the replacement requirements of a Specimen or Historic Tree shall be separate and apart from any other planting requirements,” it was not the intent that this statement be applied to the Tree Canopy Coverage (TCC) Ordinance requirements under Subtitle 25, Division 3. Therefore, this provision does not apply to the TCC requirements and replacement plantings for specimen, historic, or champion trees may be used to meet the requirements of TCC.

Finally, Section 25-119(d)(7)(a) states that the removal of such trees is subject to replacement requirements identified in the Environmental Technical Manual (ETM); however, the 2018 ETM does not have information relative to the locations of such replacements or the rate of replacement. This bulletin serves as a bridge until the 2018 ETM is updated to include new design criteria for specimen, historic, or champion tree replacement.

The following locational design standards identified in the table below shall be applied to the replacement trees. The replacement requirement is one-quarter-inch caliper for every one-inch diameter at breast height of the tree being removed. Replacement trees must be a minimum of one-inch in caliper. The replacement trees must be of the same type or an equivalent that will grow to a similar maximum size or greater.

Replacement Specimen, Historic, or Champion Tree Spacing Requirements

Site Feature	Area to remain clear of replacement plantings (Dimensions shall be shown on all plans)
All residential building footprints	from building footprint: 40 feet - front and rear; 20 feet sides
Townhouse or similar attached dwelling units	from building footprint: 20 feet sides (may extend off-lot) and 40 feet from front (may extend off-lot) -from rear lot line off-lot: 10 feet -No replacement trees on individual lots
All other building footprints	-from building footprint: 20 feet sides
Retaining walls	10 feet from top or bottom
Edge of Road Rights-of-way	5 feet from edge of right-of-way
Travel aisles, parking lots and adjacent parking	10 feet from outer edge of paving, gravel, or curb Replacement trees cannot be within paved or gravel parking lots.
Truck loading, unloading and all services areas	10 feet from outer edge of paving, gravel, or curb
100-year floodplain	Planting in the 100-year floodplain may be counted as replacement plantings but cannot be counted toward TCC credit.

Stormwater management facilities and embankments	Replacement trees cannot be planted within Stormwater Management Areas or within 15-foot non-woody buffer at toe of embankment.
Easements	No planting of replacement trees in easements, with the exception of surface drainage easements and floodplain easements.
Land Previously Dedicated or to be Dedicated for Public Use	No planting of replacement trees on land previously or to be dedicated for public use.
Woodland Conservation Areas	Replacement trees cannot be placed in areas used to meet woodland conservation requirements. This includes areas of woodland preservation, afforestation, reforestation, or landscape credited areas.
Land dedicated for future road dedication, and public utilities	Replacement trees cannot be placed on land to be dedicated to public roads or public utilities.

If you have any questions, please contact the Environmental Planning Section at 301-952-3650, or via email at PPD-Enviroplanningquestions@ppd.mncppc.org.