

Landscaping/Screening Requirements

A landscape screen is a visual buffer consisting of plant material, masonry, wood, other material approved by the Planning Director, and differences in land surface elevations or a combination of these elements (slats in chain link fence shall not be acceptable).

| Type of Requirement | Enforcement | Applicable Districts/Uses | Standards |
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| Street Trees Design Standards Chapter 2.35, Subdivision Ordinance §26.27.090 | Through Subdivision requiring a bond to guarantee improvement | All districts/uses. May be waived when subdivision is not in the City limits, will not be annexed and all lots are 1 acre or more. | In ROW provided there is sufficient space. (Spacing determined by spread of tree - see Design Standards Chapter 2.35). |
| Trees in Parking Lots Design Standards Chapter 3.50 §7.1(i) | Through Building Permit | All districts/uses if parking lot is greater than 6,000 sf of paved surface area. | 1 tree/6,000 sf parking lot coverage within the paved area (may have them on perimeter if 2 for 1). |
| Parking Lot Screening (parking lot is 6 or more stalls) Design Standards Chapter 3.5 § 7.1 | Through Building Permit | All districts/uses; when parking lot line is less than 5' from the property line, one tree per 5,000 sf of parking area substitutes for screening. | 90% screen from ground to 3' above the surface of the lot within a minimum 6' landscape strip on all sides. 60% screening for parking lots setback 35'-50' and 30% screen for lots setback more than 50' |

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| <p>Screening Outdoor Storage of Cars for Sale allowed in the Front Yard Zoning Ordinance §27.41.030(g) and 27.43.030(k)</p> | <p>Through Building Permit</p> | <p>Storage of cars for sale allowed in the front yard in H2, H3.</p> | <p>Adjacent to street: 60% from 0'-2' above the surface of the lot in the 12' front yard.</p> |
| <p>Daycares and Preschools Approved by Special Permit Design Standards Chapter 3.5 §7.8 and Chapter 3.90 §2.1</p> | <p>Through Building Permit</p> | <p>Outdoor play areas.</p> | <p>90% from 0'-6' around the periphery of the outdoor play area. Facilities with 13+ kids must have a 6' high opaque fence or wall, or chain link with 100% evergreen screen from 0'-6' around the perimeter of the outdoor play area.</p> |
| <p>Perimeter Screening Design Standards Chapter 3.5 §7.4</p> | <p>Through Subdivision requiring a bond to guarantee improvement and through Building Permit by showing requirement on landscape plans for permit</p> | <p>Residential lots backing onto major streets.</p> | <p>60% from 0'-10' above the surface elevation of the street. If fences are used, they must be softened with plants at 20% from 0'-10' along the fence.</p> |
| <p>Design Standards Chapter 3.5 §7.5 and §7.10 (RT)</p> | <p>Through Building Permit</p> | <p>RT, B1, B2, B3, B5, H1, H2, H3, H4, O2, I1, I2, I3 abutting residential district.</p> | <p>60% from 0'-10' above the adjacent ground elevation. Fence can only satisfy 50% of this requirement in RT district.</p> |
| <p>Design Standards Chapter 3.5 §7.3</p> | <p>Through Building Permit</p> | <p>Multiple family dwellings approved by special permit, planned unit development or use permit.</p> | <p>50% from 6'-15' between structures and lot line above the ground elevation of multiple dwelling structures, garages, buildings, etc. located between the structures and the property line.</p> |

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| Design Standards Chapter 3.5 § 7.2 | Through Building Permit | Mobile home courts approved by special permit. | 60% from 0'-10', within the 50' open space or between mobile homes above the ground elevation of the mobile home court and subdivision. |
| Design Standards Chapter 3.5 § 7.7 | Through Building Permit | Salvage Yards allowed by special permit. | 90% from 0'-6' (75% of which must be evergreen) around the entire perimeter of the area of salvage or scrap processing. |
| Design Standards Chapter 3.5 §7.9 | Through Building Permit | Screening all new broadcast towers. | 70% from 0'-8' from the ground elevation (50% or more of the trees must grow over 35' in height). |
| Landscaping Based on Building Coverage Design Standards Chapter 3.5 §7.6 | Through Building Permit | All development in O3, B2, B5, I-2, I-3 and churches in R1-R4. | for buildings 10,000 sf or larger, 3 deciduous trees and 400 sf of shrub coverage for each 10,000 sf of building coverage. Ornamental trees may be uses in lieu of deciduous trees if 2 for 1. |

NOTES:

All requirements are cumulative.

In all cases (except as otherwise specifically provided) 50%, but not more than 75% of all plant materials must be evergreen.

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Updated: October 31, 2007