



CITY OF WOODINVILLE

TREE BOARD PACKET

June 24, 2015

*CITY HALL COUNCIL CHAMBERS
17301 133RD AVENUE NE
WOODINVILLE, WASHINGTON 98072*



CITY OF WOODINVILLE
TREE BOARD AGENDA
REGULAR MEETING WEDNESDAY, JUNE 24, 2015 5:30 PM

DK



• Thomas L Quigley • Michael Munniks • Ron Smith • Steve Yabroff • Stephanie Young

5:30 CALL TO ORDER

5:31 ROLL CALL

5:32 APPROVE AGENDA IN CONTENT & ORDER

5:33 PUBLIC COMMENTS

BUSINESS AND DISCUSSION ITEMS

5:38 1. Approval of Draft Minutes – May 27, 2015

5:40 2. Study Session – Review Landscaping Requirements

6:25 PUBLIC COMMENTS

6:30 ADJOURNMENT

(Note: The agenda may be rearranged or changed at the beginning of the meeting, with a consensus of Tree Board members present.)

Issue Date: June 18, 2015

Staff Contact: Jenny Ngo, Sr. Planner

Faxed to: News Media
E-mailed to: Tree Board
Publish: Not published
Post: 1) In-House, 2) Post Office, 3) Outdoor Display & 4) Website

CITY OF WOODINVILLE, CITY COUNCIL CHAMBERS
17301 133RD AVE. NE, WOODINVILLE, WA 98072

NEXT REGULAR MEETING JULY 22, 2015, 5:30 PM

AGENDA ITEM 1



City of Woodinville, Washington

TREE BOARD REGULAR MEETING MINUTES OF May 27, 2015

Woodinville City Hall City Council Chambers, 17301 133rd Avenue NE, Woodinville, WA

<u>CALL TO ORDER</u>	The regular meeting for the Woodinville Tree Board was called to order at 5:37 p.m. by Board Member Young.
<u>ROLL CALL</u>	<p><u>Tree Board Present:</u> Steve Yabroff, Stephanie Young, and Ron Smith</p> <p><u>Absent:</u> Tom Quigley, Michael Munniks</p> <p><u>City Staff Present:</u> Jenny Ngo, Senior Planner</p> <p>MAIN MOTION: to excuse Board Members Quigley and Munniks. There was a motion to excuse Board Members Quigley and Munniks from the meeting.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Smith Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nays: 0. Abstain: 0.</p>
<u>APPROVAL OF AGENDA ORDER AND CONTENT</u>	Motion to change agenda to include discussion of clearing and grading for a subdivision in the Woodinville Heights neighborhood. Agenda order approved as revised.
<u>PUBLIC COMMENTS</u>	None.
<u>BUSINESS AND DISCUSSION ITEMS</u> <i>Approval of March 25, 2015 and April 22, 2015 Regular Tree Board Minutes as presented</i>	<p>1. <u>Approval of March 25, 2015 and April 22, 2015 Tree Board Meeting Minutes as presented.</u></p> <p>MAIN MOTION: to approve the regular meeting minutes of March 25, 2015, and April 22, 2015, as presented.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Smith Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nays: 0. Abstain: 0.</p>

<i>Discussion of Clearing and Grading for Subdivisions</i>	<p><u>1. Discussion of Clearing and Grading for Subdivisions</u></p> <p>Tree Board Members discussed clearing and grading activities currently underway for a subdivision along Woodinville-Duvall Road NE. Senior Planner Ngo discussed specific details of the project in question, including the platting layout, site conditions, tree preservation, and nearby slopes. Tree Board Members discussed concerns about clear cutting, tree preservation and protection, and appearance of the project from Woodinville-Duvall Road NE.</p>
<i>Discussion and Review of Draft Landscape Code</i>	<p><u>2. Discussion & Review of Draft Tree Code</u></p> <p>The Tree Board was presented a final draft of the Tree Code. Board Members completed discussion of the draft and recommended that the draft be reviewed by the Planning Commission.</p> <p>MAIN MOTION: to recommend that the Planning Commission recommend approval of the Tree Code</p> <p>Motion by: Board Member Yabroff</p> <p>Second by: Board Member Young</p> <p>Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nays: 0. Abstain: 0.</p>
<i>Discussion of Draft Landscaping Code</i>	<p><u>3. Discussion & Review of Landscape Code</u></p> <p>The Tree Board was presented the existing landscape code. The Tree Board discussed streamlining the landscape code to align with other chapters of the zoning code. Suggested revisions included simplifying required landscaping by zone rather than land use, aligning landscaping standards with zoning and Comprehensive Plan goals (aesthetics, natural elements, utilities, etc.), removing disparate or conflicting standards, and creating a multi-purpose code.</p>
<u>PUBLIC COMMENTS</u>	None.
<u>ADJOURNMENT</u>	Board Member Young called the meeting adjourned. The meeting was adjourned at 6:37 p.m.

Respectfully Submitted,

Sandy Guinn
Sr. Administrative Assistant

AGENDA ITEM 2



CITY OF WOODINVILLE, WA
REPORT TO THE TREE BOARD
17301 133rd Avenue NE, Woodinville, WA 98072
WWW.CI.WOODINVILLE.WA.US

To: Tree Board **Date:** June 24, 2015
From: Dave Kuhl, Development Services Director 
By: Jenny Ngo, AICP, Senior Planner 
Subject: Landscaping requirements

ISSUE: Shall the Tree Board review information regarding the landscape code.

STAFF RECOMMENDATION: To review the landscape code and provide feedback.

POLICY DECISION: The Tree Board provides an advisory role to the City Council on matters of trees and urban forestry.

BACKGROUND/DISCUSSION:

In Spring 2014, the draft tree code was brought to the Planning Commission for an initial review. During the meeting, several Commissioners discussed some concerns with removing non-residential properties from the tree code requirements. With the separation of single-family residential from non-residential uses between the tree and landscaping codes, it is critical to start considering the outline and language of the landscaping code. These codes should work in tandem to achieve a visual aesthetic that enhances the quality of life for Woodinville residents.

One approach is to first understand the zones within the City, including the physical characteristics (lot size, shape, site constraints, zoning) and the aesthetic character of the area (forested, agrarian, urban, etc.). The landscape code should be structured to enhance the assets of each zone and the community overall, yet provide enough flexibility to suit a variety of lots and uses.

**RECOMMENDED ACTION:
DISCUSS AND PROVIDE RECOMMENDATIONS.**

- Attachment 1: Draft landscape code
- Attachment 2: Table showing landscaping character by zone
- Attachment 3: Zoning map

Chapter 21.16 DEVELOPMENT STANDARDS – LANDSCAPING

Sections:

- 21.16.010 Purpose and intent.
- 21.16.020 ApplicationApplicability.
- ~~21.16.030 Land use grouping.~~
- ~~21.16.040 Landscaping – Types and description.~~
- 21.16.050 General Landscaping Standards~~Landscaping – Street frontages.~~
- 21.16.060 Landscaping – ~~Interior lot lines.~~Types by zoning district.
- 21.16.070 Landscaping – Surface parking areas.
- ~~21.16.075 Landscaping – Adjacent to public trails and other publicly used lands.~~
- 21.16.080 Landscaping – Adjacent to freeway rights-of-way.
- 21.16.085 Landscaping – Utility corridors.
- ~~21.16.090 Landscaping – General requirements.~~
- 21.16.100 Landscaping – Alternative options.
- 21.16.110 Landscaping – Irrigation.
- 21.16.120 Landscaping – Installation.
- 21.16.125 Repealed.
- 21.16.128 Repealed.
- 21.16.130 Repealed.
- 21.16.140 Repealed.
- 21.16.150 Repealed.
- 21.16.160 Repealed.
- 21.16.170 Repealed.
- 21.16.180 Maintenance.
- 21.16.190 Bonds – Security.
- 21.16.200 Penalties.

21.16.010 Purpose and intent.

(1) Introduction. Landscaping is an important feature of Woodinville’s northwest woodland character.

(2) Purpose. The purpose of this chapter is to preserve and improve the aesthetic character of Woodinville’s neighborhoods communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for ~~Residential low-density zones.~~ by: The intent of this chapter is to:

- (a) Providing Provide visual relief from large expanses of parking areas and reduction of perceived building scale;
- (b) Providing Provide physical separation, visual screens, between residential and nonresidential areas ~~or transition zones between differing of land uses;~~
- (c) Encourage the use of native and drought-tolerant plant species;
- (d) Promote proper plant selection and on-going maintenance that will encourage long-term enhancement of landscaped areas; ~~(3) Providing visual screens and barriers as a transition between differing land uses;~~
- (e) Retaining Retain existing vegetation and significant trees by incorporating them into the site design when possible; and

- ~~(f5) Reduce the impact of development on natural drainage systems by improving water quantity and quality. Providing increased areas of permeable surfaces to allow for:~~
- ~~(a) Infiltration of surface water into ground water resources;~~
 - ~~(b) Reduction in the quantity of storm water discharge; and~~
 - ~~(c) Improvement in the quality of storm water discharge.~~

21.16.020 Application Applicability.^[sc1]

(1) When Required. All development located within the CBD, NB, GB, CBD, TB and I zones shall be subject to the provisions of this chapter as follows:

- (a) Major Development. Major development shall include new construction or major alterations that exceed 50 percent of the assessed value of all structure on the site, or that involve removal or replacement of more than 50 percent impervious surface. Major development shall be required to comply with all provisions of this chapter.
- (b) Minor Development. Minor development shall include alterations that are between 25 and 50 percent of the assessed value of all structures on site, or that involve removal or replacement of more than 50 percent impervious surface. Minor project shall be required to re-plant within the existing landscaping areas along street frontage consistent with the type and spacing in WMC 21.16.060. ~~Except for communication facilities regulated pursuant to Chapter 21.26 WMC, all new development listed in WMC 21.16.030 shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purposes of this chapter, a new development involves a new occupancy or tenant improvement that exceeds 25 percent of the assessed value of the structure before the improvement or before any damage occurred, if the structure has been damaged and is being repaired.~~^[sc2]

21.16.030 Land use grouping.

~~In order to facilitate the application of this chapter, the land uses of Chapter 21.08 WMC have been grouped in the following manner:~~

- ~~(1) Residential development shall refer to those uses listed in WMC 21.08.030, except those uses listed under accessory uses, provided:~~
 - ~~(a) Attached/group residences shall refer to:~~
 - ~~(i) Townhomes;~~
 - ~~(ii) Apartments;~~
 - ~~(iii) Senior citizen-assisted;~~
 - ~~(iv) Temporary lodging;~~
 - ~~(v) Group residences (community residential facilities); and~~
 - ~~(vi) Mobile home parks.~~
 - ~~(b) Single detached development shall refer to residential subdivisions.~~
- ~~(2) Commercial development shall refer to those uses in:~~
 - ~~(a) WMC 21.08.040, as park/recreation and amusement/entertainment uses;~~
 - ~~(b) WMC 21.08.050, except health and educational services;~~
 - ~~(c) WMC 21.08.060, as general business services, professional offices, and commercial accessory uses; and~~
 - ~~(d) WMC 21.08.070.~~
- ~~(3) Industrial development shall refer to those listed in:~~
 - ~~(a) WMC 21.08.050, except health and education services;~~
 - ~~(b) WMC 21.08.060, except general business services, professional offices, and commercial accessory uses;~~

- ~~(c) WMC 21.08.080; and~~
- ~~(d) WMC 21.08.090, as mineral extraction and processing.~~
- ~~(4) Institutional development shall refer to those uses listed in:~~
 - ~~(a) WMC 21.08.040, as cultural uses, except arboretums;~~
 - ~~(b) WMC 21.08.050, as health services, and education services except specialized instruction schools permitted as an accessory use;~~
 - ~~(c) WMC 21.08.055; and~~
 - ~~(d) WMC 21.08.100.~~
- ~~(5) Utility development shall refer to those listed in WMC 21.08.060 as subregional utilities.~~
- ~~(6) Uses contained in Chapter 21.08 WMC that are not listed in subsections (1) through (5) of this section shall not be subject to landscaping except as specified in any applicable review of a conditional use or special use permit. [sc3]~~

~~21.16.040 Landscaping — Types and description.~~

~~The four types of landscaping are described and applied as follows:~~

- ~~(1) Type I Landscaping.~~
 - ~~(a) Type I landscaping is a “full screen” that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and nonresidential areas;~~
 - ~~(b) Type I landscaping shall consist of:~~
 - ~~(i) A mix of primarily evergreen trees and shrubs placed to form a continuous screen;~~
 - ~~(ii) At least 70 percent evergreen trees;~~
 - ~~(iii) Evergreen trees spaced no more than 15 feet on center;~~
 - ~~(iv) Broadleaf trees spaced no more than 20 feet on center;~~
 - ~~(v) Evergreen shrubs spaced no more than four feet apart; and~~
 - ~~(vi) Groundcover pursuant to WMC 21.16.090;~~
- ~~(2) Type II Landscaping.~~
 - ~~(a) Type II landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;~~
 - ~~(b) Type II landscaping shall consist of:~~
 - ~~(i) A mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen;~~
 - ~~(ii) At least 50 percent broadleaf trees and at least 30 percent evergreen trees;~~
 - ~~(iii) Evergreen trees spaced no more than 15 feet on center;~~
 - ~~(iv) Broadleaf trees spaced no more than 20 feet on center;~~
 - ~~(v) Shrubs spaced no more than five feet apart; and~~
 - ~~(vi) Groundcover pursuant to WMC 21.16.090;~~
- ~~(3) Type III Landscaping.~~
 - ~~(a) Type III landscaping is a “see-through buffer” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;~~
 - ~~(b) Type III landscaping shall consist of:~~
 - ~~(i) A mix of evergreen and/or broadleaf trees spaced to create a continuous canopy;~~
 - ~~(ii) At least 70 percent broadleaf trees;~~
 - ~~(iii) Trees spaced no more than 25 feet on center;~~
 - ~~(iv) Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and~~
 - ~~(v) Groundcover pursuant to WMC 21.16.090;~~
- ~~(4) Type IV Landscaping.~~
 - ~~(a) Type IV landscaping is “parking area landscaping” that provides shade and visual relief while maintaining clear sight lines within parking areas;~~

~~(b) Type IV landscaping shall consist of:~~

- ~~(i) Canopy-type broadleaf or evergreen trees, evergreen shrubs and groundcovers planted in islands or strips;~~
- ~~(ii) Shrubs that do not exceed a height of four feet;~~
- ~~(iii) Plantings contained in planting islands or strips having an area of at least 75 square feet and with a narrow dimension of no less than four feet;~~
- ~~(iv) Groundcover pursuant to WMC 21.16.090; and~~
- ~~(v) At least 90 percent of the trees shall be broadleaf.~~

21.16.050 General landscaping standards. Landscaping—Street frontages.

- (1) All development shall comply with the minimum perimeter landscaping requirements as set forth in WMC 21.16.060. All sites shall provide at least 10 percent landscaping area.
- (2) Maximum Hardscape. No more than 25 percent of the width of any required landscaping areas shall be covered with impervious or hardscape surfaces. Impervious surfaces could include patios, plazas, walkways, walls, fences or water features.
- (3) Planting Selection. Plant species shall be selected that enhances the City's Northwest Woodland character. Plant species must be selected from the City of Woodinville Plant Species List or be suitable in the USDA Plant Hardiness Zone 8.
 - (a) Native and Naturalized Species. New landscaping materials shall include a minimum of 75 percent species that are either native or non-invasive naturalized species to the coastal region of the Pacific Northwest. Species and plantings shall be consistent with the City of Woodinville plant species list
 - (b) Drought Tolerant species. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth. Drought-tolerant and nondrought-tolerant species shall be distributed and irrigated in a manner that uses water efficiently;
- (4) When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
- (5) All fences shall be placed on the inward side of any required perimeter landscaping;
- (6) Berms shall not exceed a slope of three horizontal feet to one vertical foot for lawns and shall not exceed a slope of two horizontal feet to one vertical foot for other plant materials;

~~Perimeter landscaping along street frontages shall be provided as follows:~~

- ~~(1) A 10-foot width of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields.~~
- ~~(2) A 10-foot width of Type II landscaping shall be provided for an industrial development, except a 25-foot width of Type II landscaping shall be provided for development on I-zoned property abutting SR 202 or Woodinville-Snohomish Highway.~~
- ~~(3) A 10-foot width of Type II landscaping shall be provided for an above-ground subregional utility development located outside a public right-of-way.~~
- ~~(4) A 10-foot width of Type III landscaping shall be provided for a commercial or attached/group residence development, except the 10-foot width of Type III landscaping may not be required pursuant to the City of Woodinville Design Guidelines and Standards.~~
- ~~(5) For single detached subdivisions:~~
 - ~~(a) Trees shall be planted at the rate of one tree for every:~~
 - ~~(i) Fifty feet of frontage along a neighborhood collector street; and~~
 - ~~(ii) Forty feet of frontage along an arterial street.~~
 - ~~(b) The trees shall be:~~

- (i) Located within the street right-of-way if permitted by the custodial State or local agency;
- (ii) No more than 20 feet from the street right-of-way line when located within a lot;
- (iii) Maintained by the adjacent landowner unless part of a City maintenance program; and
- (iv) A species approved by the City Tree Official in accordance with the Tree Board approved required tree species list.^[sc4]
- (e) The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
- (6) For developments in the Tourist District Overlay, see WMC 21.38.065.
- (7) Street trees shall be required in all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the Tree Board approved required tree species list or by the City's adopted street tree plan if applicable.

21.16.060 Landscaping – Interior lot lines Types by zoning district.

- (1) Landscaping along property lines shall be provided based on zoning districts consistent with the tables below. Property lines adjacent or abutting a street or land use of an adjacent property shall provide landscaping consistent with the provisions.
- (2) Landscaping for developments within the Industrial zone shall be provided as follows:

Zoning District	Street Frontage	Interior Lot Lines	Additional Standards ^[sc5]
Single-Family (R-1 through R-8)	*	*	*Refer to Chapter 21.15 WMC Tree Code
Multifamily (R-12 through R-48)	10 feet Type III	20 feet Type II (single-family zones) 10 feet Type II (other multifamily zones)	
General Business (GB)	20 feet Type II	10 feet Type I (Public Park/Open Space)	0-25 feet Type II landscaping along SR 522 per WMC 21.16.080
Neighborhood Business (NB)	10 feet Type III	20 Feet Type I (single-family zones)	
Industrial (I)	25 feet Type II (Woodinville Redmond Road or Woodinville Snohomish Road) 10 feet Type II (all other streets)	20 feet Type I (single-family zones) 10 feet Type II (Industrial)* 10 feet Type II (public trails or other publicly used lands)*	*May be reduced to 5 feet depending on the intensity of the use to be screened, visual impacts, and if development is integrated with the subject abutting property through provision of pedestrian connections. Exceptions may be made for those developments meeting Section IV.F of the City's Design Guidelines and Standards.
Tourist District	*	*	* Refer to WMC 21.38.065

<u>Overlay (TDO)</u>			
<u>Central Business District (CBD)</u>	*	15 feet Type I (single-family zones)	*Refer to Chapter 21.14 WMC Design Guidelines
<u>Public Park/Open Space (P)</u>		10 feet Type I (single-family zone)	
<u>Public Institutional (P/I)</u>	10 feet Type II	20 feet Type I (single-family zones) 10	

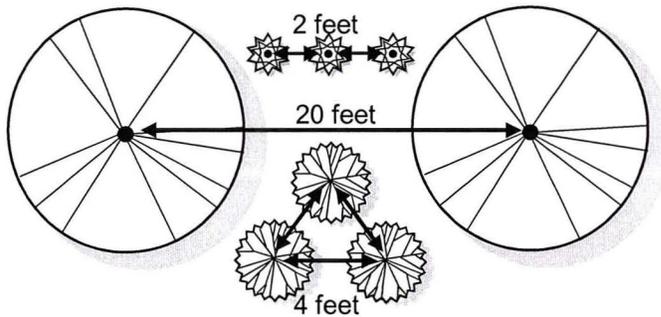
- (3) Existing vegetation may be used to augment new plantings to meet the standards of this chapter;
- (4) Street trees shall be required in all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the Tree Board approved required tree species list or by the City’s adopted street tree plan, if applicable. Street trees shall be provided in the public right-of-way at an average rate of one tree per 25 feet pursuant to WMC 2.24.100. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
- (5) Required street landscaping may be placed within City of Woodinville street rights-of-way subject to the City’s street design standards with the permission of the Public Works Director, provided adequate space is maintained on-site along the street frontage to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;
- (6) For commercial and industrial developments, storm water retention facilities may be located in interior lot line landscaping areas; provided, that landscaping requirements are still met and the location is approved by the Development Services Director.
- (7) Landscaping Types. The types, arrangement, and quantity of plants shall be appropriate to the size and intent of the landscaping as indicated in the table below:

Table WMC 21.16.060(7) Landscape Types

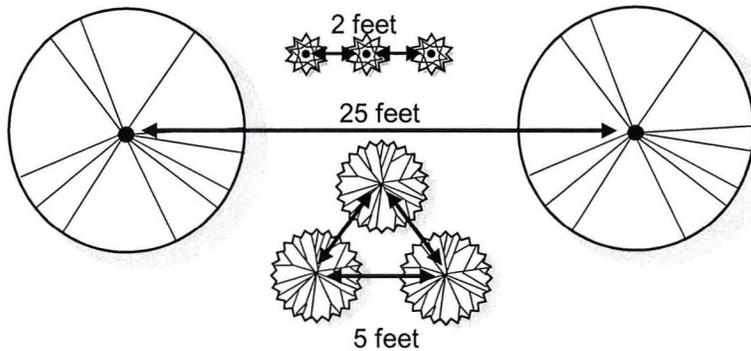
	<u>Type I</u>	<u>Type II</u>	<u>Type III</u> ^[sc6]
<u>Intent</u>	A “full screen” that functions as a visual barrier. Type I landscaping shall consist of a mix of primarily evergreen trees and shrubs placed to form a continuous screen.	A “filtered screen” that functions as a visual separator. Type II landscaping shall consist of a mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen	A “see-through buffer” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. Type III landscaping shall consist of a mix of evergreen and/or broadleaf trees spaced to create a continuous canopy.
<u>Tree ratio</u>	Minimum 70 percent evergreen trees	At least 50 percent broadleaf trees and at least 30 percent evergreen trees	At least 70 percent broadleaf trees

<p><u>Tree size and spacing</u></p>	<p><u>Trees spaced no further than 20 feet on center</u></p> <p><u>Broadleaf trees shall be at least 2 inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.</u></p>	<p><u>Trees spaced no further than 25 feet on center</u></p> <p><u>Broadleaf trees shall be at least 2 inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.</u></p>	<p><u>All trees spaced no further than 25 feet on center</u></p> <p><u>Broadleaf trees shall be at least 2 inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.</u></p>
<p><u>Shrubs</u></p>	<p><u>Evergreen shrubs spaced no more than four feet apart</u></p> <p><u>Shrubs shall be at least 24 inches in height</u></p>	<p><u>Shrubs spaced no more than five feet apart</u></p> <p><u>Shrubs shall be at least 24 inches in height</u></p>	<p><u>Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart</u></p> <p><u>Shrubs shall be at least 24 inches in height</u></p>
<p><u>Groundcovers</u></p>	<p><u>Four-inch pots spaced 24 inches on center</u></p> <p><u>Turf may constitute no more than 30 percent of the total area</u></p>	<p><u>Four-inch pots spaced 24 inches on center</u></p> <p><u>Turf may constitute no more than 30 percent of the total area</u></p>	<p><u>Four-inch pots spaced 24 inches on center</u></p> <p><u>Turf may constitute no more than 30 percent of the total area</u></p>

Type 1 Landscaping



Type 2 Landscaping



Perimeter landscaping along interior lot lines shall be provided as follows:

~~(1) Type I landscaping shall be included in a commercial, office, or industrial development as follows:~~

~~(a) A 20-foot width abutting residentially developed property or undeveloped residentially-zoned property;~~

~~(b) A 10-foot width abutting property developed public recreational; or~~

~~(c) A 10-foot width abutting property designated as permanent open space.~~

~~(2) A 20-foot width of Type II landscaping shall be included in an attached/group residence development along any portions of the development adjacent to a single-family detached residential development. Along portions of the development adjacent to another attached/group residence development or any nonresidential use the requirement shall be a 10-foot width of Type II landscaping.~~

~~(3) A 10-foot width of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development.~~

~~(4) A 10-foot width of Type II landscaping shall be included in an institutional use, excluding playgrounds and playfields, or an above-ground subregional utility development, excluding distribution or transmission corridors, when located outside a public right-of-way. If the institutional use abuts a residentially-zoned or developed property, a 20-foot width of Type II landscaping is required along lines abutting the property. If the institutional use abuts an agriculturally-zoned parcel, a 50-foot width of Type II landscaping is required along property lines abutting the parcel.~~

~~(5) For developments in the Tourist District Overlay, see WMC 21.38.065.~~

21.16.070 Landscaping – Surface parking areas.

~~(1) Type IV landscaping~~ Landscaping shall be provided within surface parking areas with 10 or more parking stalls as follows:

~~(1) Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;~~

~~(2) Commercial, industrial, or institutional developments shall provide landscaping at a rate of:~~

~~(a) Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and~~

~~(b) Twenty-five square feet per parking stall when 31 or more parking stalls are provided.;~~

~~(3) Trees~~ Plantings shall be provided within parking lot planting areas as follows:

~~(a) and~~ Trees shall be a minimum of 90 percent broadleaf trees and distributed throughout the parking area at a rate of:

~~(a) One tree for every five parking stalls for a commercial or industrial development; and~~

~~(b) One tree for every 10 parking stalls for residential or institutional development;~~

(b) Shrubs shall be planted no more than four feet apart

~~(4) The maximum distance between any parking stall and required parking area landscaping shall be no more than 65 feet; and~~

~~(5) Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang;~~

~~(6) For developments in the Tourist District Overlay, see WMC 21.38.065.~~ Plantings contained in planting islands or strips shall have an area of at least 75 square feet and dimensions no less than four feet

~~21.16.075 Landscaping adjacent to public trails and other publicly used lands.~~

- ~~(1) All developments adjacent to publicly used trails and other public lands shall provide landscaping adjacent to and along the building facade that faces the trail or land at the rate of at least one tree per 50 feet of facade. Exceptions may be made for those developments meeting Section IV.F of the City's Design Guidelines and Standards.~~
- ~~(2) All development shall provide, at a minimum depending upon the intensity of use to be screened, Type III landscape screening from public areas, etc., to reduce off-site visual impacts. The applicant shall propose the type of landscaping to be provided for approval by the City Tree Official.~~

21.16.080 Landscaping – Adjacent to freeway rights-of-way.

- (1) All residential developments shall provide a minimum of 20 feet of Type I landscaping adjacent to freeway rights-of-way. [sc7]
- (2) All other developments shall provide a minimum of 25 feet of Type III landscaping adjacent to freeway rights-of-way.
- (3) All developments adjacent to SR 522 may reduce the required ~~buffer distance~~ landscaping width to ~~a point that is within zero feet of the right-of-way in compliance with the terms of this subsection provided the following requirements are met:~~
- (a) ~~In exchange for this flexibility, an~~ A development agreement between the City and property owner is required, in which the property owner agrees to construct and maintain at the property owner's expense a landscape buffer in the State of Washington Department of Transportation (DOT) right-of-way.
 - (b) The agreement shall be at the City's discretion and would include provisions allowing the City to conduct the landscape maintenance, in which case a fee for these maintenance services will be agreed upon between the property owner and the City prior to acceptance of the agreement by the City Council.
 - (c) The provisions of the agreement shall be designated as covenants running with the land of the property owner binding the successors and assigns of the property owner, including mortgagees and beneficiaries of a deed of trust.
 - (d) An agreement will be required by DOT to allow the installation and maintenance of the landscaping in the DOT right-of-way. Typically, this agreement would be between DOT and the City.

21.16.085 Landscaping – Utility corridors.

- (1) Utility purveyors within the City of Woodinville are required to maintain and plant landscaping within their right-of-way as follows:
- (a) ~~4~~ Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;
 - (b) ~~2~~ Prune trees to direct growth away from utility lines using accepted pruning practices identified in the public tree care standards manual;
 - (c) ~~3~~ Phase replacement of vegetation located improperly in the right-of-way;
 - (d) ~~4~~ Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;
 - (e) ~~5~~ Select tree species ~~recommended by the City's Tree Board in the Woodinville Plant Species List, suitable in the USDA Plant Hardiness Zone 8,~~ or as approved by the City Tree Official that are compatible with utility lines;
 - (f) ~~6~~ Provide the City with a copy of the utility's policies and guidelines regarding tree pruning; and
 - (g) ~~7~~ Present the City with a tree-pruning plan at least one week prior to tree-pruning activities.

21.16.090 Landscaping—General requirements.

Landscape designs shall conform to the following provisions:

- (1) ~~New landscaping materials shall include species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following amounts:~~
 - (a) ~~Seventy-five percent of groundcover and shrubs; and~~
 - (b) ~~Fifty percent of trees;~~
- (2) ~~At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth;~~
- (3) ~~Existing vegetation may be used to augment new plantings to meet the standards of this chapter;~~
- (4) ~~Broadleaf trees shall have a caliper of at least 1.75 inches at the time of planting. The caliper may be averaged, but no individual tree shall have a caliper of less than 1.5 inches;~~
- (5) ~~Evergreen trees shall be at least six feet in height measured from treetop to the ground at the time of planting;~~
- (6) ~~When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;~~
- (7) ~~Shrubs shall be:~~
 - (a) ~~Number two size, and minimum 18 inches in height, at time of planting in Type II, III and IV landscaping;~~
 - (b) ~~At least 24 inches in height at the time of planting for Type I landscaping; and~~
 - (c) ~~Maintained at a height not exceeding four feet when located in Type III or IV landscaping;~~
- (8) ~~Groundcovers shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:~~
 - (a) ~~Four-inch pots at 18 inches on center; or~~
 - (b) ~~One gallon or greater sized containers at 24 inches on center;~~
- (9) ~~Turf may be used as groundcover in landscape areas; provided, that the turf area:~~
 - (a) ~~Constitutes no more than 30 percent of Type I and II landscape areas; and~~
 - (b) ~~Is at least five feet wide at the smallest dimension;~~
- (10) ~~Grass and groundcover areas shall contain at least two inches of composted organic material at finish grade;~~
- (11) ~~All fences shall be placed on the inward side of any required perimeter landscaping;~~
- (12) ~~Berms shall not exceed a slope of three horizontal feet to one vertical foot for lawns and shall not exceed a slope of two horizontal feet to one vertical foot for other plant materials;~~
- (13) ~~Existing soils shall be augmented with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;~~
- (14) ~~Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;~~
- (15) ~~Drought-tolerant and nondrought-tolerant species shall be distributed and irrigated in a manner that uses water efficiently;~~
- (16) ~~Required street landscaping may be placed within City of Woodinville street rights-of-way subject to the City's street design standards with the permission of the Public Works Director, provided adequate space is maintained along the street line on-site to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;~~

- ~~(17) Species and plantings shall be consistent with the Tree Board approved required tree species list and required plant species list; and~~
~~(18) A qualified tree professional, as defined in WMC 21.06.486, shall be on-site during any site work affecting preserved trees.~~

21.16.100 Landscaping – Alternative options.

The following alternative landscape options may be allowed only if they accomplish equal or better levels of screening and are subject to Development Services Director approval:

- (1) When the total area for required landscaping and that within the dripline of retained trees exceeds 15 percent of the area of the site, the landscaping requirement may be reduced so that the total required landscape and tree retention area will not exceed the 15 percent of site area.;
- (2) The width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:
 - (a) Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; and
 - (b) The landscape materials are incorporated elsewhere on-site.;
- (3) The width of the perimeter landscaping may be reduced up to 10 percent when a development retains an additional 10 percent of significant trees or 10 significant trees per acre on-site (above the requirements of WMC 21.15.070).; ~~whichever is greater;~~
- (4) The landscaping requirement may be modified when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction.;
- (5) Street perimeter landscaping may be waived provided a site plan is approved that provides a significant amount of street trees and other pedestrian-related amenities.;
- (6) When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.; ~~and~~
- (7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five feet; ~~and~~;
- (8) Adjoining parcels under a binding site plan or those designed and permitted under common ownership may have perimeter landscaping located at the project limits and not the joint property lines.

21.16.110 Landscaping – Irrigation.

- (1) ~~Except for areas of undisturbed existing vegetation or low areas with existing high soil moisture conditions, I~~landscape areas shall have ~~temporary irrigation systems~~permanent irrigation systems unless the applicant can demonstrate that temporary irrigation will be sufficient to establish plantings within two growing seasons. Such systems shall be removed after 24 months or two growing seasons, whichever occurs first; provided, that the plantings are established;
- (2) Areas of undisturbed existing vegetation or areas where existing site conditions assure adequate soil moisture for growth within the required landscape area shall have temporary irrigation systems only as required to sustain new plantings and shall be determined on a case-by-case basis by the Development Services Director; and
- (3) Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation shall not have permanent irrigation systems. Permanent irrigation systems may be permitted within all

other required landscape areas; provided such systems shall be designed by a licensed landscape architect or certified irrigation designer and with:

- (a) Moisture or precipitation sensors;
- (b) Automatic timers set for operation during periods of minimum evaporation and that assure adequate moisture levels;
- (c) Head-to-head spacing, if sprinkler heads are proposed;
- (d) Pressure regulating devices;
- (e) Backflow prevention devices; and
- (f) Separate irrigation zones for:
 - (i) Turf and planting beds; and
 - (ii) Other nondrought-tolerant species.

21.16.120 Landscaping – Installation.

(1) Installation Standards.

- (a) Existing soils shall be augmented with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;
- (b) Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;
- (c) Grass and groundcover areas shall contain at least two inches of composted organic material at finish grade;

(2) Supervision. A qualified tree professional, as defined in WMC 21.06.486, shall be on-site during any site work affecting preserved trees.

(3) Timing. Landscaping shall be installed prior to issuance of a certificate of occupancy for the project or project phase. The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season, subject to submittal of a performance bond or appropriate security as approved by the Development Services Director.

~~(2) The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season, subject to submittal of a performance bond or appropriate security as approved by the Development Services Director.~~

21.16.125 Tree preservation exemptions.

Repealed by Ord. 478.

21.16.128 Single-family residential tree preservation incentive.

Repealed by Ord. 478.

21.16.130 Tree preservation requirements.

Repealed by Ord. 478.

21.16.140 Tree preservation plan.

Repealed by Ord. 478.

21.16.150 Incentives for tree preservation.

Repealed by Ord. 478.

21.16.160 Tree protection.

Repealed by Ord. 478.

21.16.170 Tree replacement.

Repealed by Ord. 478.

21.16.180 Maintenance.

- (1) The following maintenance requirements apply to all landscaping planted or preserved consistent with this chapter.
- (a) Responsibility for Regular Maintenance. The applicant, landowner, or successors in interest shall be responsible for regular maintenance of landscaping and trees. Maintenance of all landscaping installed as part of a development project within the right-of-way shall be the responsibility of the abutting property owner unless alternative conditions are approved by the City.
 - (b) Replacement. Planting materials that are dead shall be removed and replaced in-kind by the property owner, unless required for thinning. Plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season.
 - (c) Maintenance Duration. All landscaping and trees shall be maintained for the life and use of the project development. A maintenance guarantee pursuant to Chapter 15.42 or 20.06 WMC shall be secured for a period of three years following the issuance of the certificate of occupancy.
 - (d) Non-native Invasive and Noxious Plants. It is the responsibility of the property owner to remove non-native invasive plants and noxious plants from the vicinity of any tree or other vegetation planted or preserved consistent with this chapter. Removal must be performed in a manner that will not harm the tree or other vegetation that the City has required to be planted or protected.
 - (e2) All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure. Topping or pruning to the extent that would constitute tree removal as defined in Chapter 21.06 WMC is prohibited. If a required tree smaller than six inches in diameter-at-breast-height is topped, it must be replaced. If a tree six inches or larger in diameter-at-breast-height is topped, the property owner may be subject to enforcement actions pursuant to WMC 21.15.140. Trees may be windowed or limbed up using best management practices. This method of tree pruning shall maintain the health of the tree.
 - ~~(3) With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season.~~
 - (f4) Landscape areas shall be kept free of weeds, trash, and debris.
 - ~~(5) Proper tree and plant protection shall be considered as a part of the overall landscaping maintenance methods used.~~
 - ~~(6) Maintenance of all landscaping installed as part of a development project within the right-of-way shall be the responsibility of the abutting property owner for the life of the project unless alternative conditions are approved by the City.~~
 - (g) Shrubs and groundcovers shall be maintained at a height not exceeding four feet.

21.16.190 Bonds – Security.

~~Performance~~ Maintenance bonds or other appropriate security (including letters of credit and set-aside letters) shall be required for a period of three years after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance.

21.16.200 Penalties.

In accordance with enforcement regulations of Chapter 1.06 WMC [and Chapter 21.15 WMC](#), any person violating these regulations shall be subject to civil penalty procedures and fines. Each tree removed or damaged shall be considered a separate violation.

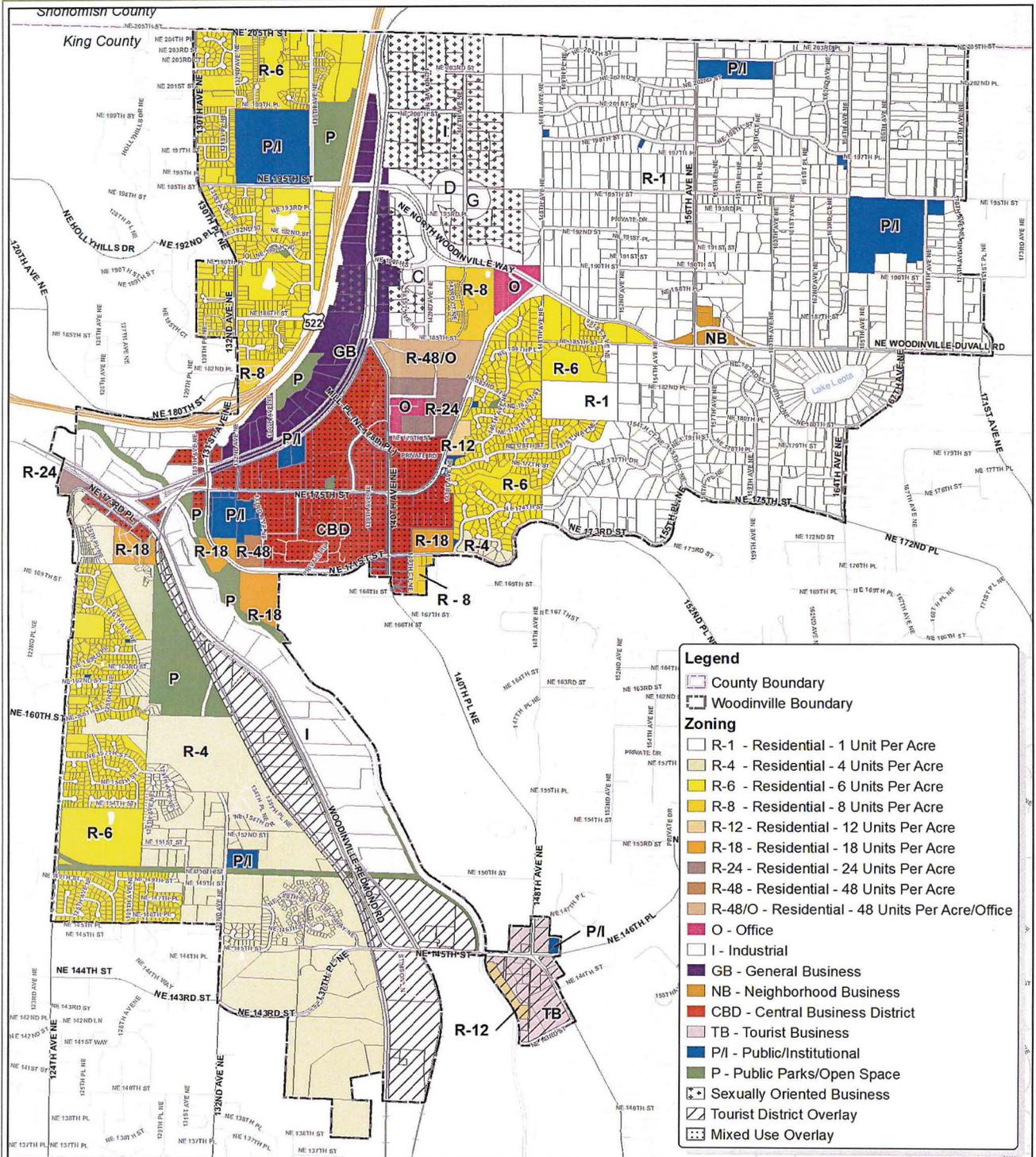
Attachment 2 – Physical and aesthetic character by zone

Zones	O	GB	NB	CBD	TB	P/I	I	AMU
General	Approx. 6 lots are zoned O.	Located along SR-522 and Wood-Sno Road, existing uses are primarily warehouse.	Approx. 10 properties are zoned NB.	Encompasses retail, office, apartments.	Approx. 20 properties are zoned TB.	Includes schools and City Hall.	Located in northern portion and along Sammamish River.	New overlay in Comp Plan. AMU would be an overlay for the I zone.
Lot shape/size	Lots are .5-1.5 acres.	Lots vary greatly in size, but generally have more depth to width.	Lots are 0.2-1.5 acres. Lots tend to front multiple streets.	Variety of lot sizes. Many development are split across multiple lots.	Lots are 0.5 to 12 acres in size.	Large lots – approx. 5 acres.	Large range of lot sizes. Smaller lots located in North Industrial, larger lots along river.	Generally large lots.
Zoning	Height up to 45 feet, 75% impervious surface. Setbacks vary from 0 to 20 feet.	Height up to 60 feet, 85% impervious surface. Setbacks vary, including buffers from Little Bear Creek.	Height up to 35 feet, 75% impervious surface. Setbacks are 10 feet.	Height up to 57 feet, 85% impervious surface. Setbacks vary, but may be zero feet.	Height up to 35 feet, 85% impervious surface. Setbacks may be required per Tourist District.	Height up to 45 feet, 85% impervious surface.	Height up to 45 feet, 90% impervious surface. Setbacks are generally 10 to 20 feet, but vary. Buffer from Sammamish River.	
Landscaping Comments	Proposed to be removed in Comp Plan update.	SR-522 to the west (noise, visual impacts); Little Bear Creek runs to the west with large buffers (100-150 feet). Consider how landscaping can reduce or soften impacts from road and how to tie landscaping into required buffers. Additional uses may be added to this zone as part of the Comp Plan.	Lots are fairly built-out in this zone. Landscaping should provide some visual interest to and from Wood-Duvall. Visibility is important in this area.	CBD has a town center focus/main street which will limit landscaping on the sides and front. Landscaping should be appropriate for an urban setting.	Landscaping is integral to aesthetics of this area. Vegetation is focused more towards an agrarian look. Consider views of valley.	Consider variety of uses for landscaping in this zone. Landscaping may help to reduce or soften impacts to neighboring single-family.	With industrial buildings and parking lots, landscaping should be used to soften building elements. Landscaping is usually located on perimeter. High impervious surface (90%) in this zone. The I zone covers a majority of the wineries/breweries in the city.	Significant constraints with stream buffers (100-150 feet), potential streams/wetlands on west side of SR 202. Treatment would ideally be a mix between TB and I.

Attachment 2 – Physical and aesthetic character by zone

Zones	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48	R-48/O	
General	Single-Family			Single/Multi			Multi-Family			
Lot shape/size	Not applicable			Varies. Lots may be split into a condominium development (small lots) to large apartment complexes.						
Zoning	Subject to Tree Code			2-4 story buildings with 60% impervious. Typically garden apartments or townhomes with surface parking. Consider landscaping requirements in relation to potential yard space, street frontages, parking lots, etc.			Multi-story (45 foot max) buildings with 70% impervious. Consider landscaping requirements in relation to street frontages, resident amenity spaces, parking lots, and around buildings. Parking may be combination of surface and structured.			

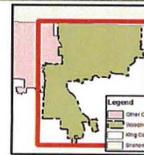
City of Woodinville



Zoning
December 24, 2012



1 inch = 2,200 feet
File Name: 2012 Zoning Map Letter.mxd



NO	DESIGN/REVISION	DATE	BY
1	Ord. No. 485	07/20/08	AU
2	Ord. No. 481	01/25/10	AU
3	Ord. No. 499	03/01/10	AU
4	Ord. No. 489	11/22/10	AU
5	Ord. No. 539	12/24/12	AU

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