



CITY OF WOODINVILLE

TREE BOARD PACKET

October 28, 2015

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



**CITY OF WOODINVILLE
TREE BOARD AGENDA
REGULAR MEETING WEDNESDAY, OCTOBER 28, 2015 5:30 PM**



• 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. Draft Planning Commission Minutes – September 23, 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: October 23, 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 NOVEMBER 25, 2015, 5:30 PM

AGENDA ITEM 1



City of Woodinville, Washington

TREE BOARD REGULAR MEETING MINUTES OF September 23, 2015

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

<p><u>CALL TO ORDER</u></p>	<p>The regular meeting for the Woodinville Tree Board was called to order at 5:37 p.m. by Chair Quigley.</p>
<p><u>ROLL CALL</u></p>	<p><u>Tree Board Present:</u> Tom Quigley, Steve Yabroff, and Stephanie Young</p> <p><u>Absent:</u> Ron Smith, Michael Munniks</p> <p><u>City Staff Present:</u> Jenny Ngo, Senior Planner</p> <p>MAIN MOTION: to excuse Board Members Smith and Munniks from the meeting.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Young Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nayes: 0. Abstain: 0.</p>
<p><u>APPROVAL OF AGENDA ORDER AND CONTENT</u></p>	<p>Motion to approve agenda order as proposed.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None.</p>
<p><u>BUSINESS AND DISCUSSION ITEMS</u></p> <p><i>Approval of June 24, 2015 and July 22, 2015 Regular Tree Board Minutes as presented</i></p>	<p>1. <u>Approval of June 24, 2015 and July 22, 2015 Tree Board Meeting Minutes</u> as presented.</p> <p>MAIN MOTION: to approve the regular meeting minutes of June 24, 2015 and July 22, 2015, as presented.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Young Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nayes: 0. Abstain: 0.</p>

<p><i>Discussion and Review of Draft Landscape Code</i></p>	<p>1. Discussion & Review of Draft Landscaping Code The Tree Board was presented a draft of the Landscaping Code. Senior Planner Ngo provided an overview of the draft code and updates since the Tree Board last reviewed the code. Board Members discussed the thresholds related to construction valuation. Board Members mentioned concerns over those projects completing interior work only and the full landscaping compliance as potentially burdensome. Member Yabroff discussed businesses with potentially expensive equipment upgrades as triggering landscaping standards.</p> <p>Board Members recommended that language for trimming/maintenance be included in the applicability section for clarification. Board Members stated that they would like to see language providing for some discretion on behalf of the Tree Official to make adjustments or determinations on a case-by-case basis for compliance. Board Members recommended incentives for preservation similar to the tree code, particularly those for tree groves, be included in this code.</p> <p>Board Members provided additional edits throughout the code for clarity and corrections.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None.</p>
<p><u>ADJOURNMENT</u></p>	<p>Chair Quigley called the meeting adjourned. The meeting was adjourned at 6:10 p.m.</p>

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
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To: Tree Board **Date:** October 28, 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.

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

Attachment 1: Draft landscape code with mark-ups
Attachment 2: Draft landscape code without mark-ups
Attachment 3: Threshold table

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Chapter 21.16 DEVELOPMENT STANDARDS – LANDSCAPING

Sections:

- 21.16.010 Purpose and intent.
- 21.16.020 ApplicationApplicability.
- 21.16.030 Land use groupingLandscape submittal requirements.
- 21.16.040 Landscaping – Types and description.Minimum landscaping requirements.
- 21.16.050 Landscaping – Street frontages.Perimeter landscaping.
- 21.16.060 Landscaping – Interior lot lines.Surface parking areas.
- 21.16.070 Landscaping – Surface parking areas.Landscape Types.
- ~~21.16.075 Landscaping – Adjacent to public trails and other publicly used lands.~~
- 21.16.080 Alternative compliance.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 Landscape Mmaintenance.
- 21.16.190 Bonds – Security.
- 21.16.200 Penalties.

21.16.010 Purpose and intent.

(1) Introduction and purpose. Landscaping is a key component of Woodinville’s northwest woodland character. 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 through promote retention and protection of existing vegetation and significant trees when possible; promotion of proper plant selection and continuous maintenance; to reduce reduction of the impacts of development on drainage systems and natural habitats; and to increased privacy for Residential-low-density zones; providing visual relief from parking lots and service areas; softening perceived building scale; and provide transition between differing zones. by:

- ~~(1) Providing visual relief from large expanses of parking areas and reduction of perceived building scale;~~
- ~~(2) Providing physical separation between residential and nonresidential areas;~~
- ~~(3) Providing visual screens and barriers as a transition between differing land uses;~~
- ~~(4) Retaining existing vegetation and significant trees by incorporating them into the site design when possible; and~~
- ~~(5) 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.

(1) General. Any construction, site disturbance, or landscape removal within multifamily, commercial, industrial, and public/institutional zones (R-12 through R-48, CBD, NB, GB, I, or TB zones) or nonresidential development in residential zones shall be subject to the provisions of this chapter. The City has established three thresholds to gauge the extent of construction work and set requirements based on the level of improvement. Where a project qualifies for multiple thresholds, the requirement providing the largest area of landscaping improvement shall qualify.

(a) Major Construction. All development qualifying as major construction shall be subject to all of the provisions of this chapter for the entire site or lot. Major construction shall include projects where:

(i) A new development project is subject to land use project approval permit pursuant to WMC 21.44.020; or

(ii) New, removed or replaced impervious surfaces on the site total more than 50 percent.

(b) Minor Construction. All minor construction project shall be subject to the provisions of this chapter as follows:

(i) Projects involving new, removed, or replaced impervious surfaces on the site total less than 50 percent. Projects shall be subject to all of the provision of this chapter only within the limits of disturbance. The limits of disturbance shall include portions of the site ten feet beyond the area of construction, grading, site disturbance, or dripline for tree removal; or

(ii) Building remodels or tenant improvement projects to existing buildings where construction valuation exceeds 25 percent of the existing valuation of all structures on the site. Sites not meeting the landscaping standards shall be required to provide additional landscaping on the site equal to 25 percent of the construction valuation.

(c) Landscaping Maintenance. On sites where landscaping is proposed for removal and no construction activities are proposed, a tree permit shall be required and the impacted area shall be replanted to meet the landscaping type as provided in this chapter. The impacted area shall be considered the dripline of any removed shrub or the critical root zone of any removed tree. Enlargement of landscape areas shall not be required.

(2) Trimming and maintenance that do not include vegetation removal shall be subject to WMC 21.16.180 and WMC 21.15.130. Trimming and maintenance shall not be subject to a permit.

(3) Deviations. Deviation requests from these standards may be granted by the City Tree Official where strict application of these standards will conflict with existing development or landscaping, and are contrary to the purpose and intent of this chapter. ~~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.~~ [SC1]

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. [sc2]

21.16.030 Landscaping submittal requirements.

(1) Submittal Materials. The following materials must be submitted as part of applications for construction permits. The City Tree Official shall have the authority to waive certain application materials if the item is not necessary to evaluate a specific proposal for consistency with this chapter.

(a) Site plan prepared by a licensed certified landscape architect or arborist, showing the following:

- (i) Location of all existing and proposed structures, construction limits, easements, utility lines, and construction protection barriers consistent with WMC 21.16.120;
- (ii) Location of all trees above 3 inches at diameter-at-breast height (DBH) within 50 feet of the construction limits, including size and species;
- (iii) Identification of all trees to be removed and/or relocated;
- (iv) Existing and proposed topography at 5-foot intervals; and

- (v) Location of all critical areas and buffers.
- (b) Replanting plan, showing the following:
 - (i) Location of proposed structures and retained trees;
 - (ii) Location of proposed replacement trees and/or vegetation, including species, size, and spacing;
 - (iii) Location and design of other landscape restoration measures;
 - (iv) A planting schedule that indicates species, quantity, size, spacing, and tree density calculations for replanted trees; and
 - (v) Irrigation system, including location and specifications;
- (c) Arborist report or professional recommendation, evaluating the following:
 - (i) Inventory of all impacted trees, including size, species, dripline, and critical root zone. The inventory must include all trees proposed for removal and any trees within 50 feet of the construction limits. Written evaluation of anticipated impacts to tree health and viability resulting from construction, including any impacts to critical root zones;
 - (ii) Information on compliance with coverage requirements, including a calculation of tree canopy or replanting schedule;
 - (iii) Evaluation of impacts on dripline and critical root zone of trees on adjoining properties;
 - (iv) Suggested location and species of supplemental trees, maintenance, and planting specifications consistent with WMC 21.15.100;
 - (v) Recommendations on tree protection measures consistent with WMC 21.15.120 and correspond to the site plan in subsection (b);
 - (vi) Special instructions for working within the protection area, including but not limited to, hand-digging, tunneling, root pruning, minimizing grade changes;
 - (vii) Information on any required on-site supervision during construction;
 - (viii) Information on maintenance including duration, benchmarks for success, cost estimates, and financial guarantees/bonding; and
 - (x) If applicable, assessment and designation of a hazard or nuisance tree.

21.16.040 General landscaping standards.

~~Landscaping—Types and description.~~

- (1) Minimum Landscape Area. At least ten percent of the total site area, excluding areas dedicated as right-of-way, shall be landscaped pursuant to this chapter. Where no landscaping type is required, landscaping shall be Type III or greater.
- (2) Planting Selection. Plant species shall be selected that enhances the City's Northwest Woodland character.
 - (a) Native and Naturalized Species. Plant species must be either native or non-invasive naturalized species to the coastal region of the Pacific Northwest. Species shall be selected from the City of Woodinville Plant Species List or be suitable in the USDA Plant Hardiness Zone 8.
 - (b) Drought Tolerance. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the landscape areas assure adequate moisture for growth.
- (3) Retention of Existing Vegetation. Healthy native vegetation shall be preserved as much as feasible. New vegetation should be replanted in between existing vegetation consistent with the required landscape type in random patterns where possible.
- (4) Continuity. Landscaping shall be designed to provide continuity between adjoining properties.

- (5) Building entries, pedestrian plazas and walkways shall be emphasized with special landscaping and/or paving in combination with landscaping.
- (6) Maximum Hardscape. No more than 15 percent of the width of any required landscaping areas shall be covered with walkways, driveways, or other impervious surfaces necessary for access. No other impervious surfaces or hardscapes are permitted in required landscaping areas.
- (7) When the width of any landscape strip is 25 feet or greater, the required trees shall be staggered in two or more rows;
- (8) All fences shall be placed on the inward side of any required perimeter landscaping;
- (9) 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;
- (10) Biofiltration swales, wet ponds, and stormwater retention facilities may be located in required landscaping areas; provided, the following are met:
 - (a) Landscaping is designed to be consistent with landscaping types and widths identified in this chapter;
 - (b) The detention facility is designed in a manner that does not require the installation of chainlink fence or other visually obstructive structures.

~~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.

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.^[sc2]
 - (c) 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.

21.16.060-050 Perimeter landscaping. Landscaping – Interior lot lines.

- (1) Except as otherwise provided in this chapter, landscaping along property lines shall be provided based on zoning districts set forth in this section. If listed in Table 21.16.060(1), perimeter landscaping shall be required for the subject street frontage or interior lot line identified in parenthesis.

Table 21.16.050 - Perimeter Landscaping Requirements

Zoning District of Subject Property	Required Perimeter Landscaping		
	Street Frontage	Interior Lot Lines	Special Standards and Notes

Single-Family (R-1 through R-8)	See Notes	See Notes	<p>1. For single-family uses, refer to Chapter 21.15 WMC Tree Code.</p> <p>2. Nonresidential uses shall be subject to the requirements for NB.</p>
Multifamily (R-12 through R-48)	- 10 feet Type III (all streets)	- 20 feet Type II (single-family zones) - 10 feet Type II (other multifamily zones)	
General Business (GB)	- 25 feet (SR 522) 20 feet Type II (all other streets)	- 10 feet Type I (Public Park/Open Space)	1. For lots adjacent to SR 522, 0-25 feet Type II landscaping required per WMC 21.16.060(4).
Neighborhood Business (NB)	- 10 feet Type III (all streets)	- 20 Feet Type I (single-family zones)	
Industrial (I)	- See Note 1 and 2 - 25 feet Type II (SR 202) - 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)	<p>1. Refer to Industrial Design Standards for additional requirements.</p> <p>2. For properties in the Tourist District Overlay, refer to WMC 21.38.065.</p> <p>3. For 10 feet of Type II landscaping required adjacent to Industrial uses or public trails, landscaping 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 Industrial Design Guidelines and Standards.</p>
Tourist Business (TB)	See Notes	See Notes	1. Refer to WMC 21.38.065
Central Business District (CBD)	See Notes	- 20 feet Type I (single-family zones)	1. Refer to Chapter 21.14 WMC Design Guidelines
Public Park/Open Space (P)		- 10 feet Type I (single-family zone)	
Public Institutional (P/I)	10 feet Type II (all streets)	- 20 feet Type I (single-family zones)	

- (2) Frontage Landscaping. Required street frontage 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.
- (3) Street Trees. Street trees shall be planted in the right-of-way for all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the City of Woodinville Plant Species List or 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.
- (4) State Route 522. All developments shall provide a minimum of 25 feet of Type III landscaping adjacent to a SR 522 right-of-way. Developments may reduce the required landscaping width to zero feet provided the following requirements are met:
- (a) 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.

- ~~(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.~~

~~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.

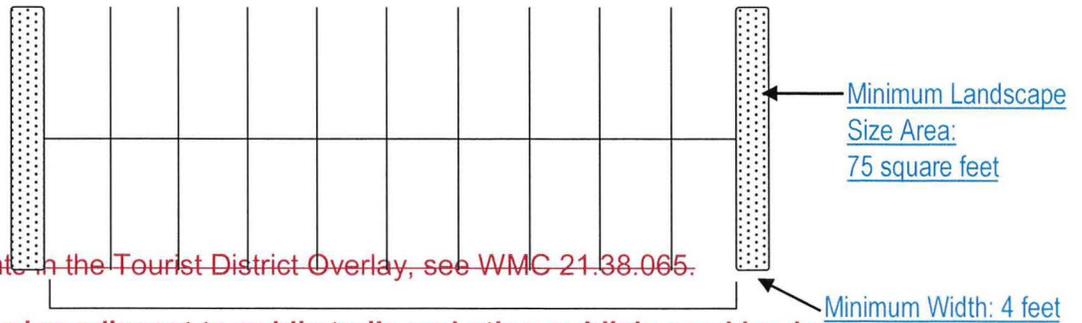
21.16.070-060 Landscaping—Surface parking areas.^[SC4]

- (1) General. Surface parking lots shall be landscaped to break up large areas of asphalt and to provide visual relief from the street.
- (2) Required Plantings. Landscaping shall be provided within surface parking lots at a rate of 20 square feet per parking stall and planted as follows:
 - (a) Broadleaf trees shall be planted at a rate of one tree per every seven stalls;^[SC5]
 - (b) Shrubs planted no more than four feet apart; and
 - (c) Groundcovers planted no more than 24 inches apart.
- (3) Landscape Spacing. Landscape islands shall be spaced no further than 10 parking stalls and at the end of each parking row. Landscaping strips may be placed in between rows of parking stalls.
- (4) Size. Landscape islands or strips shall be a minimum of four feet wide and shall have an area of at least 75 square feet.

~~Type IV landscaping shall be provided within surface parking areas with 10 or more parking stalls as follows:~~^[SC6]

- ~~(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~~^[SC7]
 - ~~(b) Twenty five square feet per parking stall when 31 or more parking stalls are provided;~~~~
- ~~(3) Trees shall be provided 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;~~~~
- ~~(4) The maximum distance between any parking stall and required parking area landscaping shall be no more than 65 feet; and~~ (5) Landscape islands or planters shall be surrounded by a standard vertical Permanent curbs or a similar barrier or structural barriers shall be provided to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater runoff.

WMC 21.16.070 Parking Lot Landscaping



~~(6) For developments in the Tourist District Overlay, see WMC 21.38.065.~~

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.

Maximum Distance from Landscape Area: 10 stalls

- (6) Parking Perimeter Landscaping. If no perimeter landscape standard is listed in WMC 21.16.050 and if permitted, parking lots adjacent to sidewalks or streets shall be screened with a minimum of 10 feet of Type III landscaping or five feet of Type III landscaping with a 3-foot-tall decorative wall, unless otherwise required by this title.

21.16.070 Landscape Types.

- (1) 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>
<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
<u>Tree size and spacing</u>	Trees spaced no further than 20 feet on center 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.	Trees spaced no further than 25 feet on center 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.	Trees spaced no further than 25 feet on center 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>Shrubs</u>	Evergreen shrubs spaced no more than four feet apart	Shrubs spaced no more than five feet apart	Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart

	<u>Shrubs shall be at least 24 inches in height</u>	<u>Shrubs shall be at least 24 inches in height</u>	<u>Shrubs shall be at least 24 inches in height</u>
Groundcovers	<u>Four-inch pots spaced 24 inches on center</u>	<u>Four-inch pots spaced 24 inches on center</u>	<u>Four-inch pots spaced 24 inches on center</u>
	<u>Turf may constitute no more than 30 percent.</u>	<u>Turf may constitute no more than 30 percent.</u>	<u>Turf may constitute no more than 30 percent.</u>

21.16.080 Alternative compliance.

- (1) 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:
- [sc8](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 10 significant trees per acre or a grove of trees on-site.
- (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 other pedestrian-related amenities and the landscaping is incorporated elsewhere on site.
- (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.
- (7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five feet.
- (8) Adjoining parcels under a binding site plan or those designed under common ownership may have perimeter landscaping located at the project limits and not the joint property lines.
- (9) Alternative landscape spacing under the recommendation of a landscape architect or arborist may be approved if spacing will ensure long-term landscape health and provide equivalent screening.

~~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. [sc9]~~
- ~~(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 to a point that is within zero feet of the right-of-way in compliance with the terms of this subsection. In exchange for this flexibility, an 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. 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. 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.~~

- ~~(4) 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.~~

21.16.100085 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) Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;
- (b) Prune trees to direct growth away from utility lines using accepted pruning practices identified in the public tree care standards manual;
- (c) Phase replacement of vegetation located improperly in the right-of-way;
- (d) Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;
- (e) Select tree species recommended ~~by the City's Tree Board~~ in the [Woodinville Plant Species List](#) or as approved by the City Tree Official that are compatible with utility lines;
- (f) Provide the City with a copy of the utility's policies and guidelines regarding tree pruning; and
- (g) 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; [sc10]~~
- ~~(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.~~

21.16.110 Landscaping – Irrigation.

- (1) ~~Except for areas of undisturbed existing vegetation or low areas with existing high soil moisture conditions, l~~andscape 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~~ Landscape 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 for the life of the development. 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 of the project. 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 or plat recording.

(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.

(d2) Pruning. All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure. Shrubs and groundcovers shall be maintained at a height not exceeding four feet. 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.~~
- ~~(e)4) 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.~~

21.16.190 Bonds – Security.

- (1) Performance Bond. A financial guarantee in the form of bond, cash deposit, or assignment of funds shall be submitted prior to issuance of any construction permits with landscaping improvements. The performance bond shall be equal to 150 percent of the estimated total cost of landscaping, including labor and materials. Prior to release of the performance bond, a maintenance and defect guarantee shall be in place.
- (2) Maintenance Bond. ~~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.

Chapter 21.16
DEVELOPMENT STANDARDS – LANDSCAPING

Sections:

- 21.16.010 Purpose and intent.
- 21.16.020 Applicability.
- 21.16.030 Landscape submittal requirements.
- 21.16.040 Minimum landscaping requirements.
- 21.16.050 Perimeter landscaping.
- 21.16.060 Surface parking areas.
- 21.16.070 Landscape Types.
- 21.16.080 Alternative compliance.
- 21.16.085 Landscaping – Utility corridors.
- 21.16.100
- 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 Landscape maintenance.
- 21.16.190 Bonds – Security.
- 21.16.200 Penalties.

21.16.010 Purpose and intent.

- (1) Introduction and purpose. Landscaping is a key component of Woodinville’s northwest woodland character. The purpose of this chapter is to preserve and improve the aesthetic character of Woodinville’s neighborhoods through retention and protection of existing vegetation and significant trees when possible; promotion of proper plant selection and continuous maintenance; reduction of the impacts of development on drainage systems and natural habitats; increased privacy for low-density zones; providing visual relief from parking lots and service areas; softening perceived building scale; and provide transition between differing zones.

21.16.020 Applicability.

- (1) General. Any construction, site disturbance, or landscape removal within multifamily, commercial, industrial, and public/institutional zones (R-12 through R-48, CBD, NB, GB, I, or TB zones) or nonresidential development in residential zones shall be subject to the provisions of this chapter. The City has established three thresholds to gauge the extent of construction work and set requirements based on the level of improvement. Where a project qualifies for multiple thresholds, the requirement providing the largest area of landscaping improvement shall qualify.
- (a) Major Construction. All development qualifying as major construction shall be subject to all of the provisions of this chapter for the entire site or lot. Major construction shall include projects where:
- (i) A new development project is subject to land use project approval permit pursuant to WMC 21.44.020; or

- (ii) New, removed or replaced impervious surfaces on the site total more than 50 percent.
- (b) Minor Construction. All minor construction project shall be subject to the provisions of this chapter as follows:
 - (i) Projects involving new, removed, or replaced impervious surfaces on the site total less than 50 percent. Projects shall be subject to all of the provision of this chapter only within the limits of disturbance. The limits of disturbance shall include portions of the site ten feet beyond the area of construction, grading, site disturbance, or dripline for tree removal; or
 - (ii) Building remodels or tenant improvement projects to existing buildings where construction valuation exceeds 25 percent of the existing valuation of all structures on the site. Sites not meeting the landscaping standards shall be required to provide additional landscaping on the site equal to 25 percent of the construction valuation.
- (c) Landscaping Maintenance. On sites where landscaping is proposed for removal and no construction activities are proposed, a tree permit shall be required and the impacted area shall be replanted to meet the landscaping type as provided in this chapter. The impacted area shall be considered the dripline of any removed shrub or the critical root zone of any removed tree. Enlargement of landscape areas shall not be required.
- (2) Trimming and maintenance that do not include vegetation removal shall be subject to WMC 21.16.180 and WMC 21.15.130. Trimming and maintenance shall not be subject to a permit.
- (3) Deviations. Deviation requests from these standards may be granted by the City Tree Official where strict application of these standards will conflict with existing development or landscaping, and are contrary to the purpose and intent of this chapter.

21.16.030 Landscaping submittal requirements.

- (1) Submittal Materials. The following materials must be submitted as part of applications for construction permits. The City Tree Official shall have the authority to waive certain application materials if the item is not necessary to evaluate a specific proposal for consistency with this chapter.
 - (a) Site plan prepared by a licensed certified landscape architect or arborist, showing the following:
 - (i) Location of all existing and proposed structures, construction limits, easements, utility lines, and construction protection barriers consistent with WMC 21.16.120;
 - (ii) Location of all trees above 3 inches at diameter-at-breast height (DBH) within 50 feet of the construction limits, including size and species;
 - (iii) Identification of all trees to be removed and/or relocated;
 - (iv) Existing and proposed topography at 5-foot intervals; and
 - (v) Location of all critical areas and buffers.
 - (b) Replanting plan, showing the following:
 - (i) Location of proposed structures and retained trees;
 - (ii) Location of proposed replacement trees and/or vegetation, including species, size, and spacing;
 - (iii) Location and design of other landscape restoration measures;
 - (iv) A planting schedule that indicates species, quantity, size, spacing, and tree density calculations for replanted trees; and
 - (v) Irrigation system, including location and specifications;

- (c) Arborist report or professional recommendation, evaluating the following:
 - (i) Inventory of all impacted trees, including size, species, dripline, and critical root zone. The inventory must include all trees proposed for removal and any trees within 50 feet of the construction limits. Written evaluation of anticipated impacts to tree health and viability resulting from construction, including any impacts to critical root zones;
 - (ii) Information on compliance with coverage requirements, including a calculation of tree canopy or replanting schedule;
 - (iii) Evaluation of impacts on dripline and critical root zone of trees on adjoining properties;
 - (iv) Suggested location and species of supplemental trees, maintenance, and planting specifications consistent with WMC 21.15.100;
 - (v) Recommendations on tree protection measures consistent with WMC **21.15.120** and correspond to the site plan in subsection (b);
 - (vi) Special instructions for working within the protection area, including but not limited to, hand-digging, tunneling, root pruning, minimizing grade changes;
 - (vii) Information on any required on-site supervision during construction;
 - (viii) Information on maintenance including duration, benchmarks for success, cost estimates, and financial guarantees/bonding; and
 - (x) If applicable, assessment and designation of a hazard or nuisance tree.

21.16.040 General landscaping standards.

- (1) Minimum Landscape Area. At least ten percent of the total site area, excluding areas dedicated as right-of-way, shall be landscaped pursuant to this chapter. Where no landscaping type is required, landscaping shall be Type III or greater.
- (2) Planting Selection. Plant species shall be selected that enhances the City's Northwest Woodland character.
 - (a) Native and Naturalized Species. Plant species must be either native or non-invasive naturalized species to the coastal region of the Pacific Northwest. Species shall be selected from the City of Woodinville Plant Species List or be suitable in the USDA Plant Hardiness Zone 8.
 - (b) Drought Tolerance. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the landscape areas assure adequate moisture for growth.
- (3) Retention of Existing Vegetation. Healthy native vegetation shall be preserved as much as feasible. New vegetation should be replanted in between existing vegetation consistent with the required landscape type in random patterns where possible.
- (4) Continuity. Landscaping shall be designed to provide continuity between adjoining properties.
- (5) Building entries, pedestrian plazas and walkways shall be emphasized with special landscaping and/or paving in combination with landscaping.
- (6) Maximum Hardscape. No more than 15 percent of the width of any required landscaping areas shall be covered with walkways, driveways, or other impervious surfaces necessary for access. No other impervious surfaces or hardscapes are permitted in required landscaping areas.
- (7) When the width of any landscape strip is 25 feet or greater, the required trees shall be staggered in two or more rows;
- (8) All fences shall be placed on the inward side of any required perimeter landscaping;
- (9) 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;

- (10) Biofiltration swales, wet ponds, and stormwater retention facilities may be located in required landscaping areas; provided, the following are met:
- Landscaping is designed to be consistent with landscaping types and widths identified in this chapter;
 - The detention facility is designed in a manner that does not require the installation of chainlink fence or other visually obstructive structures.

21.16.050 Perimeter landscaping.

- (1) Except as otherwise provided in this chapter, landscaping along property lines shall be provided based on zoning districts set forth in this section. If listed in Table 21.16.060(1), perimeter landscaping shall be required for the subject street frontage or interior lot line identified in parenthesis.

Table 21.16.050 - Perimeter Landscaping Requirements

Zoning District of Subject Property	Required Perimeter Landscaping		
	Street Frontage	Interior Lot Lines	Special Standards and Notes
Single-Family (R-1 through R-8)	See Notes	See Notes	1. For single-family uses, refer to Chapter 21.15 WMC Tree Code. 2. Nonresidential uses shall be subject to the requirements for NB.
Multifamily (R-12 through R-48)	- 10 feet Type III (all streets)	- 20 feet Type II (single-family zones) - 10 feet Type II (other multifamily zones)	
General Business (GB)	- 25 feet (SR 522) 20 feet Type II (all other streets)	- 10 feet Type I (Public Park/Open Space)	1. For lots adjacent to SR 522, 0-25 feet Type II landscaping required per WMC 21.16.060(4).
Neighborhood Business (NB)	- 10 feet Type III (all streets)	- 20 Feet Type I (single-family zones)	
Industrial (I)	- See Note 1 and 2 - 25 feet Type II (SR 202) - 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)	1. Refer to Industrial Design Standards for additional requirements. 2. For properties in the Tourist District Overlay, refer to WMC 21.38.065. 3. For 10 feet of Type II landscaping required adjacent to Industrial uses or public trails, landscaping 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 Industrial Design Guidelines and Standards.
Tourist Business (TB)	See Notes	See Notes	1. Refer to WMC 21.38.065
Central Business District (CBD)	See Notes	- 20 feet Type I (single-family zones)	1. Refer to Chapter 21.14 WMC Design Guidelines
Public Park/Open Space (P)		- 10 feet Type I (single-family zone)	
Public Institutional (P/I)	10 feet Type II (all streets)	- 20 feet Type I (single-family zones)	

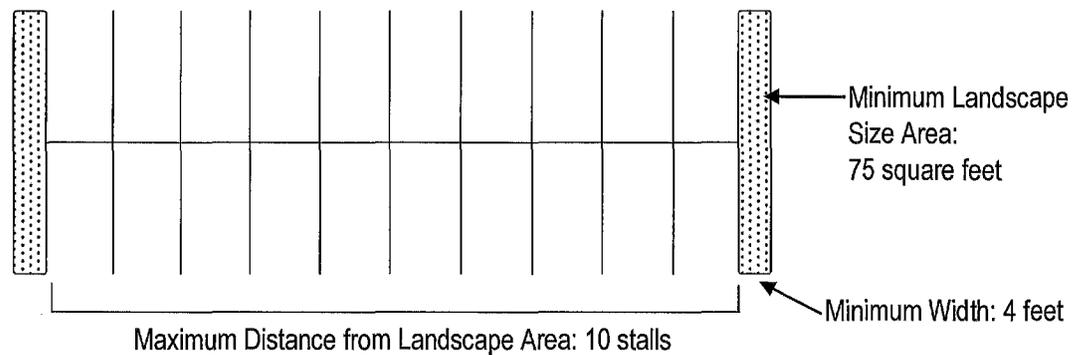
- (2) Frontage Landscaping. Required street frontage landscaping may be placed within City of Woodinville street rights-of-way subject to the City's street design standards with the permission of the Public Works Director, provided adequate space is maintained along the street line on-site to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.
- (3) Street Trees. Street trees shall be planted in the right-of-way for all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the City of Woodinville Plant Species List or 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.
- (4) State Route 522. All developments shall provide a minimum of 25 feet of Type III landscaping adjacent to a SR 522 right-of-way. Developments may reduce the required landscaping width to zero feet provided the following requirements are met:
- 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.
 - 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.
 - 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.
 - 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.

21.16.060 Surface parking areas.

- General. Surface parking lots shall be landscaped to break up large areas of asphalt and to provide visual relief from the street.
- Required Plantings. Landscaping shall be provided within surface parking lots at a rate of 20 square feet per parking stall and planted as follows:

- (a) Broadleaf trees shall be planted at a rate of one tree per every seven stalls;
 - (b) Shrubs planted no more than four feet apart; and
 - (c) Groundcovers planted no more than 24 inches apart.
- (3) Landscape Spacing. Landscape islands shall be spaced no further than 10 parking stalls and at the end of each parking row. Landscaping strips may be placed in between rows of parking stalls.
- (4) Size. Landscape islands or strips shall be a minimum of four feet wide and shall have an area of at least 75 square feet.
- (5) Landscape islands or planters shall be surrounded by a standard vertical curb or a similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater runoff.

WMC 21.16.070 Parking Lot Landscaping



- (6) Parking Perimeter Landscaping. If no perimeter landscape standard is listed in WMC 21.16.050 and if permitted, parking lots adjacent to sidewalks or streets shall be screened with a minimum of 10 feet of Type III landscaping or five feet of Type III landscaping with a 3-foot-tall decorative wall, unless otherwise required by this title.

21.16.070 Landscape Types.

- (1) 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

	Type I	Type II	Type III
Intent	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.
Tree ratio	Minimum 70 percent evergreen trees	At least 50 percent broadleaf trees and at	At least 70 percent broadleaf trees

		least 30 percent evergreen trees	
Tree size and spacing	Trees spaced no further than 20 feet on center 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.	Trees spaced no further than 25 feet on center 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.	Trees spaced no further than 25 feet on center 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.
Shrubs	Evergreen shrubs spaced no more than four feet apart Shrubs shall be at least 24 inches in height	Shrubs spaced no more than five feet apart Shrubs shall be at least 24 inches in height	Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart Shrubs shall be at least 24 inches in height
Groundcovers	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.

21.16.080 Alternative compliance.

- (1) 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:
- (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 10 significant trees per acre or a grove of trees on-site.
- (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 other pedestrian-related amenities and the landscaping is incorporated elsewhere on site.
- (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.
- (7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five feet.
- (8) Adjoining parcels under a binding site plan or those designed under common ownership may have perimeter landscaping located at the project limits and not the joint property lines.
- (9) Alternative landscape spacing under the recommendation of a landscape architect or arborist may be approved if spacing will ensure long-term landscape health and provide equivalent screening.

21.16.100 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) Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;
 - (b) Prune trees to direct growth away from utility lines using accepted pruning practices identified in the public tree care standards manual;
 - (c) Phase replacement of vegetation located improperly in the right-of-way;
 - (d) Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;
 - (e) Select tree species recommended in the Woodinville Plant Species List or as approved by the City Tree Official that are compatible with utility lines;
 - (f) Provide the City with a copy of the utility's policies and guidelines regarding tree pruning; and
 - (g) Present the City with a tree-pruning plan at least one week prior to tree-pruning activities.

21.16.110 Landscaping – Irrigation.

- (1) Landscape areas shall have 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.

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 Landscape 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 for the life of the development. 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 of the project. 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 or plat recording.
 - (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.

- (d) Pruning. All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure. Shrubs and groundcovers shall be maintained at a height not exceeding four feet. 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.
- (e) Landscape areas shall be kept free of weeds, trash, and debris.

21.16.190 Bonds – Security.

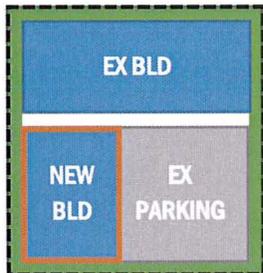
- (1) Performance Bond. A financial guarantee in the form of bond, cash deposit, or assignment of funds shall be submitted prior to issuance of any construction permits with landscaping improvements. The performance bond shall be equal to 150 percent of the estimated total cost of landscaping, including labor and materials. Prior to release of the performance bond, a maintenance and defect guarantee shall be in place.
- (2) Maintenance Bond. 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.

DRAFT LANDSCAPING CODE – CHAPTER 21.16 WMC

THRESHOLDS IN THE APPLICABILITY SECTION



Example	Major Construction (a)	Minor Construction (b)
New development on vacant land	New development triggers land use approval or creates more than 50 percent impervious surfaces Landscaping must comply for the entire site	Not applicable
New development on developed land	New development creates more than 50 percent impervious surfaces Landscaping must comply for the entire site	New development creates less than 50 percent impervious surface Landscaping must comply within the limits of disturbance
New parking lot on an existing building	Parking lot creates more than 50 percent impervious surface Landscaping must comply for the entire site	Parking lot creates less than 50 percent impervious surface Landscaping must comply within the limits of disturbance
Remodel of an existing building	Not applicable	Remodel is greater than 25 percent of existing valuation New landscaping totaling 25 percent of construction valuation required
		Remodel is less than 25 percent of existing valuation No new landscaping required

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