

CHAPTER 18.64

LANDSCAPING

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18.64.010: Purpose: This chapter establishes minimum requirements and standards for landscaping and screening; promotes safety, privacy, and public well-being; protects and preserves the appearance, character, and value of property and surrounding neighborhoods; provides for temperature modification and shading; provides elements of wind protection; provides a method to mitigate adverse climatic and visual effects associated with intense urban development; and provides an effective manner to achieve the above objectives. (Ord. 3228 Sec. 1 (part), 1989)

18.64.020: Applicability: This Chapter applies to all new structures and parking lots, and expanded structures when the cost of such expansion (as determined by the Building Inspector) is equal to or exceeds 50% of the current assessed value of the structure, but excludes single family uses and structures. (Ord. 3325 Sec. 1, 1991; Ord. 3228 Sec. 1 (part), 1989)

18.64.030: Definitions: Unless the context requires otherwise, the following definitions apply throughout this chapter.

(1) Intensity of Zones. The juxtaposition of the various zoning districts in order of intensity with the most intense district listed first. The order of intensity is as follows: IH (Industrial, Heavy); IL (Industrial, Light); CG (Commercial, General); CR (Commercial, Regional); CC (Commercial, Community); CM (Commercial, Marina); PF (Public Facility); IP (Industrial, Park); CN (Commercial, Neighborhood); CO (Commercial, Office); A (Agricultural); OS (Open Space); R (Residential).

(2) Solid Screen. An evergreen or nearly evergreen mixture (minimum of 65% evergreen) of shrubs, bushes or trees that produce a dense, sight-obscuring screen at least six feet in height within three years of planting. Berms may be included in this definition as long as the maximum height of the berm is five feet; both sides of the berm are planted with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting; and the top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.

(3) Well-Branched. At least three well-formed and distinct branches originated from the main trunk. (Ord. 3325 Sec. 2, 1991; Ord. 3228 Sec. 1(part), 1989)

18.64.040: Application Requirements: The following information is required in addition to that required by KMC 18.80.120(3).

(1) Detailed landscape plan showing specie name, planting method, size and location of planted materials, and method of irrigation. If non-living material is used in accord with Section 18.64.060(1)(a) or 18.64.060(4)(f), the type and design must be specified.

(2) Show existing trees or significant plant groupings, those that are to remain, and illustrate the method of tree protection and protection of landscaped area.

(3) Total landscaped area in square feet. (Ord. 3228 Sec. 1 (part), 1989)

18.64.050: Maintenance:

(1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which it was required.

(2) Dead or diseased plants, as determined by the Planning Department, must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving removal and replacement of large trees.

(3) All plantings must be fertilized, irrigated, and pruned at such intervals necessary to promote optimum growth. All landscaped areas must be kept free of debris and weeds.

(4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.

(5) All planting areas must be irrigated. An underground system equipped with an automatic timer is strongly recommended.

(6) The owners, their agents and assigns, are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

(7) The Director may require a guarantee equal to the cost of installation, and maintenance for a period not to exceed two growing seasons. This requirement may be applied to situations involving landscape variances (Section 18.64.070); complex landscaping schemes involving diverse or exotic plant species; landscaping installed during severe (high or low temperatures) weather; or in cases where the public's best interest will be served by financially guaranteeing the success of the landscaping required by this chapter. (Ord. 3228 Sec. 1 (part), 1989)

18.64.060: Landscaping Requirements:

(1) Side and rear yard areas within Commercial and Public Facility Districts.

(a) Adjacent to properties with a less intense zoning designation: ten feet minimum, and must be planted with trees at the ratio of at least one per every 50 feet of side and rear yard, and may be planted in groups or singularly - as long as there is no less than one grouping or one tree per side and rear yard. The remainder of the side and rear yard area must be planted with groundcover or shrubbery, not more than one-half of the required area is used for non-living landscape material. Groundcover or shrubbery must provide minimum ground coverage of 50 percent within 3 years of initial planting.

(b) Adjacent to properties with the same zoning designation: None required. However, an area equal to one-fourth of that which would have been required must be relocated to other portions of the site.

(2) Adjacent to Residential Districts: Side and rear yard landscaping must contain a minimum six-foot high continuous solid screen when adjacent to any Residential District.

(3) Street yards adjacent to minor and major arterials as shown on the Comprehensive Plan:

(a) Commercial and Open Space Districts: A minimum five-foot landscaped area meeting established vision triangle requirements that is designed and planted in accord with KMC 18.64.060(1)(a).

(b) Industrial and Public Facility Districts: A minimum ten-foot landscaped area meeting established vision triangle requirements that is designed and planted with the same requirements as contained in Section 18.64.060(1)(a).

(4) Parking areas. All Commercial, Industrial Park, Open Space and Public Facility Districts are required to have the following parking area landscaping required in this Section.

(a) Lots having 50 or less, but more than 5 stalls: A minimum of 8% of the gross parking area must be landscaped.

(b) Lots having 51 to 99 stalls: A minimum of 7% of gross parking area must be landscaped.

(c) Lots having 100 or more stalls: A minimum of 6% of gross parking area must be landscaped.

(d) Landscaped areas must be adequately protected from damage by vehicles. The overhang of a vehicle may project over a landscaped area a maximum of one foot when such area is at least 5 feet in depth per each abutting parking space. Landscaped areas must be protected by wheel stops or curbing.

(e) No parking stall shall be located more than 75 feet from the edge of any landscaped area.

(f) Trees which provide shade or are capable of providing shade at maturity, at a rate of one per 200 square feet of required landscaped area, with a one tree minimum, shall be the primary landscaping material. Shrubbery and hedges or living groundcover may also be used to compliment tree landscaping as long as not more than 75% of the required landscaped area will be used for non-living material.

(g) Parking lots that utilize trees in excess of those required will be allowed to reduce the total square footage of required street or side/rear yard landscaping at the following rates:

(i) 50 percent increase in required trees - 20 percent.

(ii) 60 percent increase in required trees - 30 percent.

(iii) 70 percent increase in required trees - 40 percent.

(iv) 80 percent increase in required trees - 50 percent.

(5) Two, three, four, and multi-family structures.

(a) Parking, setback and open space areas must be landscaped meeting the following minimum requirements for each four required parking spaces:

(i) 10 or less units: two trees.

(ii) 11-30 units: 1.75 trees.

(iii) 30 or more units: 1.25 trees.

(b) The design of the planted areas must be as specified in Section 18.64.060(1)(a). (Ord. 3438 Sec. 1, 1993; Ord. 3325 Sec. 3, 1991; Ord. 3228 Sec. 1 (part) 1989)

18.64.070: Alternative Landscaping Options:

(1) The Director may approve a modification of these requirements if:

(a) The proposed alternate meets the purpose of this chapter; and,

(b)The landscaping better accommodates the existing physical conditions of the property or provides significant elements for wind protection, solar access and shading, and the proposed landscaping represents an equal or superior result than would be achieved if the requirements of this chapter were strictly followed; or

(c)The proposed alternate incorporates a distinct coloring scheme utilizing the planting of annuals in areas of high visibility, and otherwise meeting Section 18.64.010.

(2) The City Council may authorize the City's participation in the installation of landscaping and landscaping improvements required by this chapter in any Commercial or Industrial district when it is in the City's best interest. (Ord. 3228 Sec. 1 (part), 1989)

18.64.080: Delays: In no instance will compliance with this chapter be delayed more than one year from the date of initial occupancy as determined by the Director. (Ord. 3228 Sec. 1 (part), 1989)

18.64.090: Landscaping Materials:

(1) No landscape material may be used unless approved in conformance with this Section. Species may be approved for use if it can be determined that such species will not cause adverse impacts to public improvements, such as sidewalk heave or root infiltration of utility pipes or lines, and will not adversely affect private property (weeping on vehicles, malodorous fruits or flowers, and similar effects). A suggested planting list is on file with the Department of Planning.

(2) All deciduous trees must be a minimum of 8 feet in overall height upon planting, or with a minimum caliper of 1¼" measured six inches above grade, and shall attain an average mature height of at least 20 feet. All evergreen trees must be a minimum of five feet in overall height upon planting. Trees not meeting these standards may be used in special or unique situations with the approval of the Director provided that the trees used meet the standards outlined in: *American Standard for Nursery Stock*; American Association of Nurserymen, May 2, 1986; copy of which is on file at the Department of Planning.

(3) Planting and staking must conform to the standards contained in: "Planting Landscape Plants"; EB #1505; Washington State University, College of Agriculture and Home Economics". (Ord. 3661 Sec. 2 (part), 1995: Ord. 3325 Sec. 4, 1991: Ord. 3228 Sec. 1 (part), 1989)