

Members

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Donald Erickson, Vice-Chair
Chris Beale
Sean Gaffney
Tina Lee
Ian Morrison
Matthew Nutsch
Erle Thompson
Scott Winship



Agenda

Tacoma Planning Commission

Community and Economic Development Department

Ryan Petty, Director
Peter Huffman, Assistant Director
Charles Solverson, P.E., Building Official

Public Works and Utilities Representatives

Kurtis Kingsolver, Interim Assistant Director/City Engineer, Public Works Department
Heather Pennington, Resource Planning Manager, Tacoma Water
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5200 (phone) / 253-591-2002 (fax)
www.cityoftacoma.org/planning

(Agenda also posted at: www.cityoftacoma.org/planning > "Planning Commission" > "Agendas-Minutes-Recordings")

MEETING: Regular Meeting

TIME: Wednesday, March 21, 2012, 4:00 p.m.

PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – N/A

D. GENERAL BUSINESS

(4:05 p.m.) 1. Port of Tacoma Public Access Plan

Description: Review the scope of work and public outreach efforts for the project, in relation with the City's efforts in the implementation of the Shoreline Master Program.

Actions Requested: Informational; Comment

Support Information: See "Agenda Item GB-1"

Staff Contact: Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org

(4:25 p.m.) 2. Urban Forestry Code Revisions

Description: Review of draft code amendments to the landscaping provisions of Title 13 of the Tacoma Municipal Code implementing urban forestry policy direction, and discussion of the staff report and supporting exhibits.

Actions Requested: Discussion; Direction

Support Information: See "Agenda Item GB-2"

Staff Contact: Ramie Pierce, 591-2048, rpierce2@cityoftacoma.org
Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org



E. COMMUNICATION ITEMS

1. "On-Premise Flashing Signs" (Letter of Comments from Dale Cope, February 29, 2012) –
"Agenda Item C-1"
2. South Downtown Subarea Plan & EIS Working Group Meeting, Wednesday, March 21, 2012, 4:00–6:00 p.m., GWP Building, Room 320, University of Washington Tacoma.
(For more information, visit www.cityoftacoma.org/SouthDowntownPlan.)
3. MLK Subarea Plan & EIS Community Workshop, Thursday, March 22, 2012, 6:00–8:00 p.m., McCarver Elementary School Library, 2111 South J Street.
(For more information, visit www.cityoftacoma.org/Planning > "MLK Subarea Plan & EIS").
4. Planning Commission Tentative Agendas (subject to change):
 - April 4: Urban Forestry Code
Medical Cannabis Moratorium
Regional TDR Study
2012 Annual Amendment Package (review of testimony)
 - April 18: Medical Cannabis Moratorium
Shoreline Master Program
2012 Annual Amendment Package (recommendation)

F. COMMENTS BY LONG-RANGE PLANNING DIVISION

G. COMMENTS BY PLANNING COMMISSION

H. ADJOURNMENT



City of Tacoma
Community and Economic Development Department

TO: Planning Commission
FROM: Stephen Atkinson, Associate Planner, Long-Range Planning Division
SUBJECT: Port of Tacoma Public Access Plan
DATE: March 14, 2012

At the Commission's meeting on March 21, Kell McAboy, Planning Manager for the Port of Tacoma will be on hand to discuss the Port of Tacoma Public Access Plan, including the ongoing public outreach and future schedule. This discussion will be a follow up to the Commission's recommendations for the Shoreline Master Program from 2011, which provided an option for public agencies to develop their own public access master plans in-lieu of providing access on a permit by permit basis. This approach was enabled by the WAC Guidelines and incorporated into the Shoreline Master Program adopted by City Council in November, 2011.

WAC 173-26-221(4)(c) states that:

Where a port district or other public entity has incorporated public access planning into its master plan through an open public process, that plan may serve as a portion of the local government's public access planning, provided it meets the provisions of this chapter. The planning may also justify more flexible off-site or special area public access provisions in the master program. Public participation requirements in WAC 173-26-201(3)(b)(i) apply to public access planning.

The Port of Tacoma has developed a website for their public outreach, which can be found at <http://www.portoftacoma.com/public-access-plan>. Public outreach in support of the plan is ongoing and includes two upcoming public open houses on March 27th including an afternoon and evening session. Details are provided on the Port's webpage. The City Council's Environment and Public Works Committee was briefed on the process on February 22nd and a Joint City of Tacoma – Port of Tacoma Study Session is scheduled for June 19th at the Fabulich Center.

At this time, the City's intent is to adopt the Port of Tacoma Public Access Plan via an inter-agency agreement. The tentative schedule is to complete the plan and agreement by Fall of 2012.

Attached for your information is a copy of the PowerPoint slides to be presented at the meeting. If you have any questions regarding the Port of Tacoma Public Access Plan, please contact Kell McAboy, Principal Planner for the Port of Tacoma, at kmcaboy@portoftacoma.com. For related questions concerning the Tacoma Shoreline Master Program, please contact Stephen Atkinson, Associate Planner, at (253) 591-5531 or satkinson@cityoftacoma.org.

c. Peter Huffman, Assistant Director

Attachment

**City of Tacoma Planning Commission
Port of Tacoma's Public Access Plan**

Place of Circling Waters



**City of Tacoma Planning Commission
Port of Tacoma's Public Access Plan
Background**

Public access is defined as the ability of the public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. [WAC 173-26-221 (4)(a)]

PORT OF TACOMA

**City of Tacoma Planning Commission
Port of Tacoma's Public Access Plan
Background**

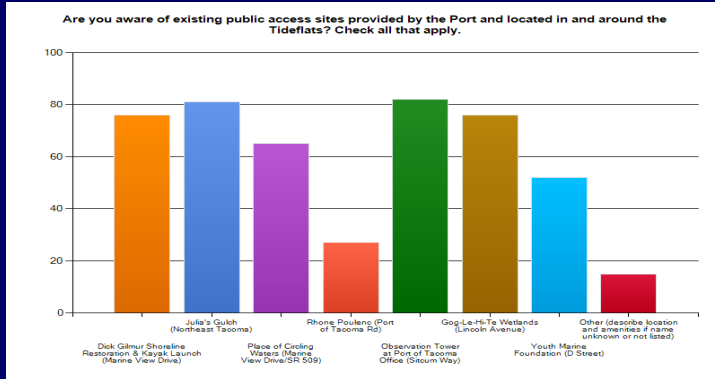
- Meet intent of City of Tacoma's SMP
- Predictable and streamlined permitting process
- Provide public access at desirable locations

PORT OF TACOMA

**City of Tacoma Planning Commission
Port of Tacoma's Public Access Plan
Existing Sites**

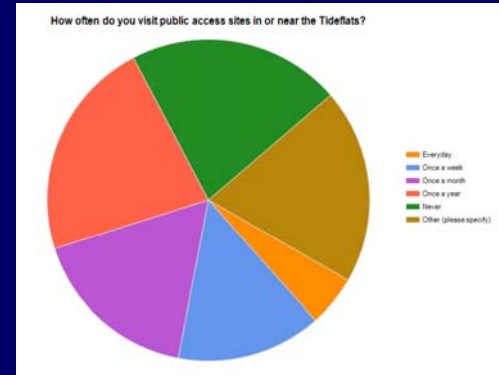


City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Survey Results



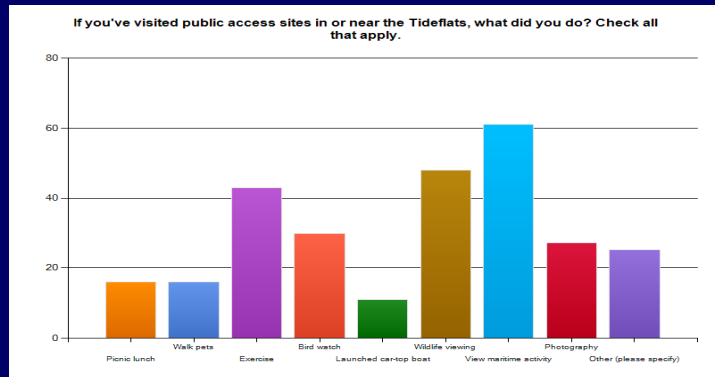
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City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Survey Results



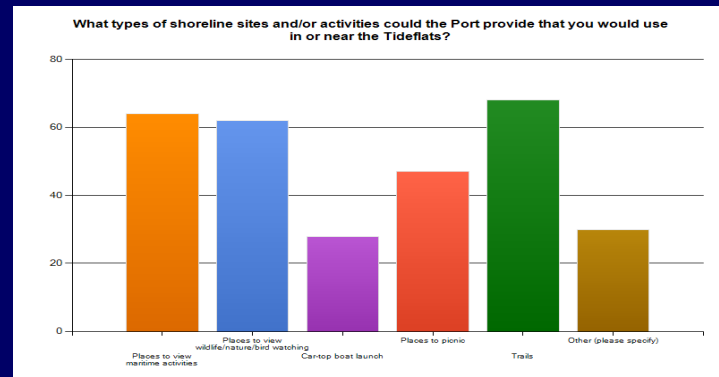
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City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Survey Results



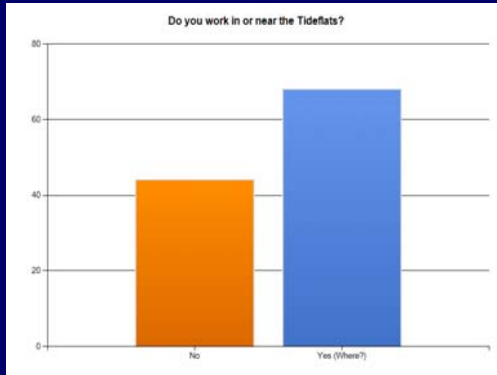
PORT OF TACOMA

City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Survey Results



PORT OF TACOMA

City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Survey Results



PORT OF TACOMA

City of Tacoma Planning Commission Port of Tacoma's Public Access Plan Policy Considerations

- Partnerships
- Adequate and reasonable provisions
- Credit for existing sites
- Maintenance
- Nuisance/safety issues
- Appropriate types/sites
- Compatibility with industry
- Compatibility with habitat/restoration

PORT OF TACOMA

Next Steps

PORT OF TACOMA

Questions and Answers

PORT OF TACOMA

Julia's Gulch



Place of Circling Waters



Place of Circling Waters



Rhone Poulenc



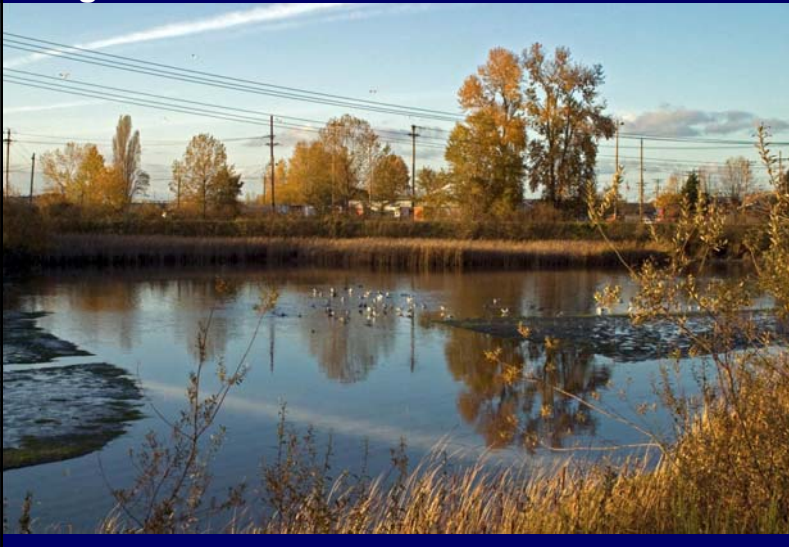
Dick Gilmur Shoreline Restoration and Kayak Launch



Observation Tower



Gog-le-hi-te



Balfour Dock



Port of Kitakyushu gift on Ruston Way



Youth Marine Foundation





City of Tacoma
Community and Economic Development Department

TO: Planning Commission
FROM: Elliott Barnett, Associate Planner
SUBJECT: Urban Forestry Landscaping Code Revisions
DATE: March 14, 2012

On March 21st, the Planning Commission will again take up the discussion of proposed changes to the landscaping-related provisions of the Land Use Regulatory Code, intended to implement recent policy direction on Tacoma's urban forest. Originally part of the Annual Amendment package, this project is now on its own timeline and public review process. Since the last meeting in December 2011, staff have utilized the additional time to develop draft code language to interpret the Commission's policy direction to date.

At this meeting, Environmental Services staff will present the draft code, a staff report and supporting exhibits—most or all of the materials that would make up the public review draft package. This is a substantial amount of new and detailed material. We recognize the need for a thorough discussion, likely to take more than one meeting. Our intention in providing all these materials together is to facilitate that in depth conversation by placing all of the relevant materials at the Commission's disposal at once.

To review, the recommended proposal is to incorporate canopy coverage into zoning requirements based upon the canopy goals by land use; increase flexibility of some existing requirements and provide options to meet the canopy requirement; and, incorporate requirements and standards addressing tree quality, health, maintenance and replacement. Also proposed is a reorganization of the landscaping code for better clarity and ease of use, and to utilize the Urban Forestry Manual as the repository of more detailed standards and technical guidance. These policy proposals, as well as staff's recommended canopy coverage goals by land use, are laid out primarily in the Commission's November 2, 2011 packet (available online at www.cityoftacoma.org/planning, select Urban Forestry Landscape Code Update).

Attached are the following documents:

PowerPoint presentation for the March 21st meeting
Staff Report, and the following exhibits:

- A – A “strike-out version” of the proposed text amendments
- B – Key Changes Summary
- C – Land Use Canopy Coverage Goals
- D – Comprehensive Plan Policies on Landscaping
- E – Current Landscaping Code Approaches

Urban Forestry Code Revisions (Proposed)
March 14, 2012
Page 2 of 2


In addition, the current draft of the Urban Forestry Manual is available online at the website above.

If you have any questions or requests, please contact Ramie Pierce at 591-2048 or trees@cityoftacoma.org, or Elliott Barnett at 591-5389 or elliott.barnett@cityoftacoma.org.

EB

Attachments

c: Peter Huffman, Assistant Director




Planning Commission
March 21, 2012

URBAN FORESTRY TITLE 13
STAFF RECOMMENDATIONS

1

SUMMARY


- ✦ General changes
- ✦ Canopy Cover-General
 - + Rights-of-way
 - + Parking Areas/Lots
 - + Site
- ✦ Enforcement



2

GENERAL CHANGES
STAFF RECOMMENDATIONS


- ✦ Technical standards in the Urban Forest Manual, adopted by reference in code and under Public Works Director purview
- ✦ Landscape Plans and Landscape Management Plans required for all developments
- ✦ Installation, maintenance, irrigation, protection and pruning requirements subject to City review and approval



3

GENERAL CHANGES
STAFF RECOMMENDATIONS

- ✦ New landscaping type: Building Frontage
Landscaping on the street facing sides of Downtown and X-District buildings



4

CANOPY COVER-GENERAL

STAFF RECOMMENDATIONS

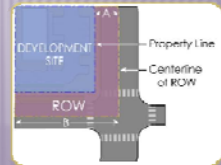
- ✦ Requirements for Rights-of-Way (ROW), Parking Areas/Lots and Sites
- ✦ Self-Managed Agencies-flexibility
- ✦ Credits and In-lieu fees



CANOPY COVER-ROW

STAFF RECOMMENDATIONS

- ✦ ROW requirement 30% in all districts for all land uses
 - + New for 1,2 and 3-family developments
 - + Replaces current street tree quantity requirements
- ✦ Alternate locations for ROW tree planting acceptable
 - + Tree bulb-outs
 - + Medians

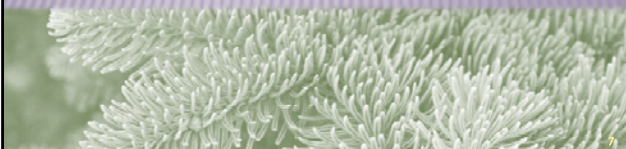


6

CANOPY COVER-ROW

STAFF RECOMMENDATIONS

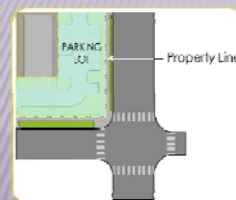
- ✦ For 1, 2 and 3-family dwellings in all districts:
 - + Threshold proposed to be Threshold II (50% to 200% of the value of development)
- ✦ For all other uses in Residential Zones:
 - + Threshold proposed to be Threshold I (< 50% of the value of development)



CANOPY COVER-PARKING AREAS/LOTS

STAFF RECOMMENDATIONS

- ✦ Parking Area/Lot requirement 30% in all districts for all land uses
 - Except Industrial uses
- ✦ Unifies parking lot perimeter and internal distribution requirements



8

CANOPY COVER-PARKING AREAS/LOTS

STAFF RECOMMENDATIONS

- ✦ Interior Distribution of landscaping
 - ✦ Flexible on placement
 - ✦ 45 sq feet of landscaping per stall
 - ✦ Quantity of trees varies by tree size selected
 - ✦ Removes current exemption for industrial lots less than 20,000 sq. ft

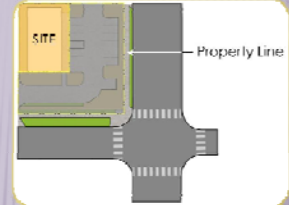


9

CANOPY COVER-SITE

STAFF RECOMMENDATIONS

- ✦ Replaces overall site coverage requirement
- ✦ Special Uses-in all districts
 - + Major Institutions-25%
 - + Parks-35%
 - + Except in Downtown-15%



10

CANOPY COVER-SITE

STAFF RECOMMENDATIONS

- ✦ For 1, 2 and 3-family dwellings in all districts:
 - + Site Canopy Cover requirement for all new development and Threshold III alterations (greater than 200% of the value of development)



11

ENFORCEMENT

STAFF RECOMMENDATIONS

- ✦ Adds 3 new tools to enforcement options for landscaping code violations:
 - + Replacement planting (plants and install);
 - + Cost of replacement value (\$); and/or Tree value commensurate with tree size (\$)



Funds collected to the UF Fund for urban forestry growth and maintenance.

12





2012 Land Use Regulatory Code Amendment Urban Forestry Landscaping Code Update

STAFF REPORT

(For Planning Commission's Review on March 21, 2012)

Application #:	N/A
Applicant:	City of Tacoma, Environmental Services Division
Contact:	Ramie Pierce, Urban Forester
Type of Amendment:	Regulatory Code Text Change
Current Land Use Intensity:	Citywide
Current Area Zoning:	Citywide
Size of Area:	Citywide
Location:	Citywide
Neighborhood Council area:	Citywide
Proposed Amendment:	Proposed changes to the landscaping-related provisions of the Land Use Regulatory Code, intended to implement recent policy direction on Tacoma's urban forest.

General Description of the Proposed Amendment:

Tacoma's urban forest (broadly defined to include all trees and vegetation) has been the focus of extensive policy development and City Council direction over the past several years. In 2010, the City Council adopted the Urban Forest Policy Element, following the 2008 adoption of the Open Space Habitat and Recreation Element. These elements recognize that the urban forest provides a broad range of public benefits and set far-reaching goals to improve its health and function, and increase its extent pursuant to the City's goal of achieving a 30 percent citywide canopy coverage by the year 2030 ("30 by 30").

This project consists of changes to the Land Use Regulatory Code to better align the City's landscaping requirements with these urban forest goals. Tacoma's current landscaping code approaches are characterized by an emphasis on promoting aesthetics, screening and buffering, and on a rhythmic and uniform pattern of street trees. This proposal would make changes to better promote urban forest health and extent, with a strong focus on increasing the City's tree canopy coverage, while balancing other policy intents such as urban design, complete streets, and safety.

The proposal, in overview, is to incorporate canopy coverage into zoning requirements based upon specific canopy goals by land use; to increase flexibility of some existing requirements and provide options to meet the canopy requirement; and, to incorporate requirements and standards addressing tree quality, health, maintenance and replacement. Also proposed is a reorganization of the landscaping code for better clarity and ease of use. Finally, a newly developed Urban Forestry Manual (UFM) will be integrated with the code. The UFM will provide technical guidance to property owners and developers on all aspects of tree and vegetation selection, planting and maintenance. As part of the current code update, technical standards would be moved from the code to the UFM, providing the ability to more readily update them as best practices and science improve.

Exhibit A is a strike-out version of the proposed code changes. To aid in understanding the changes proposed, staff have also prepared a summary of key changes, attached as *Exhibit B*. Due to its length, the UFM is not included as an attachment but is available online at www.cityoftacoma.org/planning, select Urban Forestry Landscaping Code Update, or by request.

Additional Information:

This code update is one component of a larger strategy being pursued by the Environmental Services Division's Urban Forestry Program, based upon the recognition of the urban forest as a stormwater management asset. The health and extent of the urban forest bears a direct impact on surface water management. Amongst the many public benefits they provide, trees reduce flow, increase infiltration and reduce stormwater contaminants, thus reducing the need for man-made infrastructure to perform these functions.

The Urban Forestry Program is pursuing multiple actions to enhance and extend the urban forest, including: City projects; incentives and assistance; education and outreach; technical guidance; and, updates of the Tacoma Municipal Code, including the Land Use Regulatory Code. A future effort would update the City's regulations governing public property and rights-of-way. Property development is one of many tools being explored and used to achieve a 30 percent city-wide canopy cover.

Canopy coverage is a central concept to this project. Canopy coverage is generally defined as the area of ground covered by the extent of tree foliage. It is closely linked with benefits including oxygen production, air temperature reduction, air and water quality benefits, greenhouse gas reduction, wildlife habitat, noise reduction, building energy conservation, prolonged infrastructure life, and sociological/physiological and aesthetic benefits. Canopy coverage is increasingly being utilized as an indicator for the overall health of the urban forest, and has proven to be a meaningful measurement tool for community goal-setting.

The University of Washington (Seattle) conducted a study which estimated that Tacoma's citywide tree canopy coverage was 19 percent in 2009. This benchmark establishes the progress that must be made in order to achieve the "30 by 30" vision. Tacoma's "30 by 30" canopy coverage goal refers to coverage on a citywide basis, rather than on a site by site basis.

As part of this project, staff conducted an analysis of the canopy cover capacity for differing land uses of the City. Starting with the goal of achieving 30 percent citywide, this analysis divided the city into land uses, and used the intensity of development intended for each land use (and thus the likely space available for trees) as the primary factor in setting canopy coverage goals for each land use category. These land use canopy coverage goals (see *Exhibit C*) are the basis of the canopy requirements proposed as part of this code update. The analysis concluded that the areas with the most potential to help achieve the canopy coverage goal are residential land uses and public rights-of-way. This is because these are the two largest land uses by area, consisting of approximately 2/3 of the city; and, staff analysis identified that both land uses have a much greater potential for canopy coverage than currently exists.

Public Outreach:

From January to May of 2011, the Urban Forestry Program facilitated a stakeholder process on Urban Forestry code change initiatives. Participating stakeholders included the Port of Tacoma, Metro Parks Tacoma, Master Builders Association, members of the Community Council and Cross District Association, and the Green Tacoma Partnership. The meetings were facilitated by EnviroIssues, a firm

specializing in facilitating public discussions of environmental issues. Two sessions focused specifically on developing proposals for changes to the Landscaping Code, and guided the initial development of the proposal.

Since the beginning of the Planning Commission's review, public outreach has been primarily through the Commission public notice process. Outreach will continue through the Commission's public hearing and notice process, and subsequently through the City Council's process. Regular updates have also gone out to an Urban Forestry interested parties list.

In addition, City staff met with Metro Parks Tacoma (MPT) staff to discuss the proposal. MPT staff expressed the view that their agency should be given autonomy over implementation of the proposed canopy cover requirements, since the agency has developed its own Urban Forest Management Plan and is actively pursuing the extension of canopy coverage on its properties. The proposed code allows MPT, or other agencies with their own Urban Forest Management Plan, substantial autonomy in meeting the canopy coverage intent and provides an incentive for other agencies to create an urban forestry program in the future.

After the March 21st Commission meeting, staff will engage in targeted outreach to potential stakeholders including the Port of Tacoma, Master Builders Association, Downtown Merchants Group, and Tacoma School District.

Applicable Provisions of the Growth Management Act (and other state laws):

Growth Management Act

The proposed amendments are in harmony with the goals of the Growth Management Act (GMA). The decisions involved are policy choices well within the purview of the City Council under the GMA.

The GMA's environmental goal supports this action to improve the health of the urban forest:

Environment Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The GMA's urban growth goal can also be construed as supporting this proposal. The linkage has been established between the urban forest and stormwater management. Through the development of the Urban Forestry Program, including these proposed code changes, the City is encouraging development within Tacoma by enhancing the City's capacity to address stormwater development impacts:

Urban growth Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The GMA's housing and economic development goals also have some bearing. This proposal could increase the cost of development and maintenance, and thus potentially could affect housing affordability and economic development. However, infrastructure, environmental, aesthetic and other benefits stand to be gained through that exchange, making an assessment of the long-term economic and affordability affects speculative.

Housing Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Economic development Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

State Environmental Preservation Act

This project constitutes a non-project action that requires environmental review under SEPA. The Environmental Checklist and Determination will be issued along with the public review draft of the code.

Applicable Provisions of the Comprehensive Plan:

Landscaping plays multiple important roles, and there are many Comprehensive Plan policies that relate to it. Nearly every element recognizes trees and vegetation as important. The Plan provides strong policy support for urban forestry, recognizing that trees, landscaping, environmental conservation and sustainability are integral to the City's goals and policies in numerous ways, and calling for implementing actions. In addition, multiple policies call for landscaping to meet various urban design, land use buffering, and streetscape-related functions. In summary, the Plan calls for a balanced approach to accommodating compact development within livable, sustainable and green neighborhoods. The proposal shifts the City's emphasis toward providing more trees and landscaping, striking a new balance that is consistent with this intent.

This code update directly follows the policy direction of the Urban Forest Policy Element, which calls for a range of actions that could be implemented through code changes, including the following core themes:

- Achieve a 30 percent citywide tree canopy coverage by the year 2030;
- Incorporate flexible code approaches tailored to the needs of differing land uses;
- Seek opportunities to increase stormwater benefits through landscape requirements;
- Integrate public safety considerations into landscape requirements;
- Improve the health of the urban forest.

The following Urban Forest Policy Element vision and policies provide the most specific policy direction for this project:

Vision

The City of Tacoma takes the lead in establishing a citywide tree canopy cover of 30 per cent by the year 2030 ("30-by-30") through effective education, extensive outreach, innovative partnerships and pragmatic implementation strategies.

UF-1 Urban Forest Infrastructure

Consider Tacoma's urban forest together with other infrastructure systems when planning, designing, and/or maintaining infrastructure.

UF-2 Management

Achieve a balance between the competing needs of the environment, budget limitations, utilities and infrastructure, safety, the rights of property owners and the desires of the public.

UF-8 Urban Forest Manual

Create, and regularly update, an Urban Forest Manual using the best available science and current best management practices, accepted standards and guidelines to support the UFMP, and this element.

UF-13 Public Agencies

Public agencies that maintain an Urban Forestry Program (see glossary) should be given autonomy in meeting the intent and policies of this element in exchange for the sharing of urban forest management data, provided that the agency agrees to periodic review of the agency's progress in meeting the City's urban forestry goals.

UF-14 Diverse Land Uses

Develop incentives, programs and/or regulations to meet the intent of this element that are tailored to the needs and characteristics of differing land uses.

UF-PR-2 Flexible Regulatory Approaches

Recognizing differing land use needs and characteristics, structure regulatory approaches in a manner that provides flexibility and various options to support the preservation of trees. Examine regulations to remove disincentives for tree planting, care, and maintenance.

UF-PCM-5 Tree Canopy Cover

Achieve 30 percent citywide tree canopy cover by the year 2030 as an important step in becoming a healthy and sustainable city.

UF-PCM-10 Landscape Maintenance Management Plans

Ensure that landscaping in new developments is properly cared for and survives, both during the plant establishment period and in perpetuity through such means as landscape management plans, maintenance agreements, and monitoring.

UF-PD-5 Landscaping and Stormwater Management

Align the City's landscape regulations and stormwater management manual to promote the integration of landscaping elements and low impact development stormwater management approaches. Emphasize use of techniques which can effectively achieve multiple urban forestry and stormwater management objectives, including native vegetation preservation, native soil retention and soil amendment, stormwater dispersion and infiltration.

Numerous elements contain policies supporting trees, landscaping, environmental sensitivity, and enhancement of the character of the City. While citations of all the pertinent policies would be a lengthy exercise, *Exhibit D* provides a thorough inventory of policies pertaining to landscaping.

One particularly pertinent Open Space Habitat and Recreation Element policy provides support for tree and landscaping planting and maintenance, with an emphasis on rights-of-way and public properties:

OS-GI-5 Tree Planting and Maintenance

Actively engage in tree planting, maintenance of native and climate-adapted trees and plants, and preservation of large trees city-wide. Encourage and work with partners to conserve, plant and maintain trees and landscaping. Prioritize street and freeway rights-of-way, and include utility rights-of-way, parks, school sites, and other public property when appropriate. Trees and landscaping should be appropriate to the location and conditions, and seek to avoid or minimize conflicts with existing public infrastructure and/or utility facilities.

Neighborhood Element: Every neighborhood identifies trees and environmental features as valuable.

As part of this proposal, additional landscaping requirements are proposed throughout the City (along with added flexibility in some cases). The proposed new requirements, including the Canopy Coverage requirements and the Foundation requirement, could potentially limit overall development capacity in some situations (or add to development expense). Within Downtown and other Centers, where density is intended to be greatest, the changes particularly merit review against the policies of the Comprehensive Plan.

The Comprehensive Plan provides clear policy direction for creating compact, dense Mixed-Use Centers (including Downtown):

Growth Strategy and Development Concept Element: "Mixed-use centers are compact, defined areas of medium to high intensity development". The GSDC Element designates the Downtown Center as a Regional Growth Center anticipated to accommodate a large proportion of projected growth in the region.

Generalized Land Use Element (GLUE): "Medium and high intensity uses will be encouraged to develop in concentrations in order to better use the land, limit the spread of higher intensity development, protect low intensity residential neighborhoods and enable the economical provision of public facilities and services".

Policy LU-GGD-3 Concentrated Development

Growth and development throughout the urban area should be regulated, stimulated, and otherwise guided toward the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and expand transportation options to the public.

The Plan clearly envisions that density and compact development should be achieved in a manner that fosters sustainability, livability and active living, through steps including provision of trees and landscaping:

GLUE: "Encourage sustainable development, including green building techniques, green/plant coverage, and low impact development."

GLUE: "Increase vegetation and greenery in an urban setting" (within Mixed-Use Centers).

LU-MUD-10 Green Infrastructure and Streetscape Improvements

Improve livability, particularly in and adjacent to mixed-use centers, through targeted streetscape improvements that include integrated landscaping, pedestrian facilities and stormwater management with enhanced aesthetics.

LU-MUD-18 Landscaping

Provide landscaping elements to enhance the pedestrian environment, soften the appearance of buildings, enhance environmental conditions, screen and shade surface parking lots, enhance compatibility with existing and/or desired character of the area, block unwanted views, and upgrade the overall visual appearance of the centers. Provide landscaping standards that are flexible, promote the use of native vegetation and encourage low impact and sustainable development techniques such as green roofs, vegetated walls, rain gardens and permeable paving.

The proposed Building Frontage Landscaped Area requirement requires a 3 foot planted area along the frontage (or 4 foot within the right-of-way) of all street-facing building frontages within Downtown and X District zones. This requirement has not existed before. Some could argue that each square foot used for vegetation is one less square foot for density, but clearly the two must coexist. Additionally, this could

in some cases prevent pedestrians from coming right up to buildings. The proposed changes are staff's effort to strike a balance.

In conclusion, the proposed changes are substantially in harmony with the policies of the Comprehensive Plan, particularly the Urban Forest Policy Element. The policies cited above articulate a growth vision, including within Downtown and Mixed-Use Centers, incorporating both density and trees and landscaping. By adding requirements for on-site and building frontage landscaping, this proposal shifts that balance toward providing more green features, and that is the core policy choice of this project.

Applicable Provisions of the Land Use Regulatory Code:

Changes are proposed to the following TMC chapters and sections:

- TMC 13.04 Platting and Subdivisions
 - Section 13.04.030 Policy
 - Section 13.04.040 Definitions
 - Section 13.04.090 Short subdivisions and short plats
 - Section 13.04.100 Plat procedures
- TMC 13.05.100 Land Use Permit Procedures, Enforcement
- TMC 13.06 Zoning
 - Section 13.06.140 PRD Planned Residential Developments
 - Section 13.06.502 Landscaping
 - Section 13.06.600 Zoning Code Administration
 - Section 13.06.645 Variances
 - Section 13.06.700 Definitions and Illustrations
- TMC 13.06A Downtown Tacoma
 - Section 13.06A.010 Purpose
 - Section 13.06A.070 Basic design standards
- TMC 13.08.010 Current Use Assessment, Intent

The majority of the changes are proposed to TMC 13.06.502 Landscaping, which contains the City's regulations governing landscaping required in association with property development. The existing language in that section is proposed to be deleted and replaced, as shown in *Exhibit A*. The changes proposed to other sections are primarily intended to ensure consistency with the new landscaping section. *Exhibit E* provides a summary of the existing landscaping requirements. It can be reviewed alongside *Exhibit B* (the summary of key changes), to get a detailed understanding of how the code is proposed to change through this update.

Amendment Criteria:

Applications for amendments to the Comprehensive Plan and Land Use Regulatory Code are subject to review based on the adoption and amendment procedures and the review criteria contained in TMC 13.02.045.G. Proposed amendments are required to be consistent with or achieve consistency with the Comprehensive Plan and meet at least one of the ten review criteria to be considered by the Planning Commission. The following section provides a review of each of these criteria with respect to the proposal. Each of the criteria is provided, followed by staff analysis of the criterion as it relates to this proposal.

- 1. There exists an obvious technical error in the pertinent Comprehensive Plan or regulatory code provisions.**

Staff Analysis: N/A

- 2. Circumstances related to the proposed amendment have significantly changed, or a lack of change in circumstances has occurred since the area or issue was last considered by the Planning Commission.**

Staff Analysis: N/A

- 3. The needs of the City have changed, which support an amendment.**

Staff Analysis: The proposed code changes reflect a heightened community emphasis on the importance of trees, landscaping and environmental sensitivity, as well as their relevance to a broad range of community goals—in particular to canopy coverage and stormwater management.

- 4. The amendment is compatible with existing or planned land uses and the surrounding development pattern.**

Staff Analysis: N/A

- 5. Growth and development, as envisioned in the Plan, is occurring faster, slower, or is failing to materialize.**

Staff Analysis: N/A

- 6. The capacity to provide adequate services is diminished or increased.**

Staff Analysis: N/A

- 7. Plan objectives are not being met as specified, and/or the assumptions upon which the plan is based are found to be invalid.**

Staff Analysis: The adoption of the Urban Forest Policy Element set new policy direction which supports this effort to revise the landscaping provisions of the code.

- 8. Transportation and and/or other capital improvements are not being made as expected.**

Staff Analysis: N/A

- 9. For proposed amendments to land use intensity or zoning classification, substantial similarities of conditions and characteristics can be demonstrated on abutting properties that warrant a change in land use intensity or zoning classification.**

Staff Analysis: N/A

10. A question of consistency exists between the Comprehensive Plan and its elements and RCW 36.70A, the County-wide Planning Policies for Pierce County, Multi-County Planning Policies, or development regulations.

Staff Analysis: Again, recently adopted policies in the Comprehensive Plan call for taking a range of actions to promote urban forestry goals, including this code update.

Economic Impact Assessment:

Assessing the economic impacts of these proposed code changes is a speculative exercise. It is probably safe to say that the up-front costs of complying with the Landscaping Code will increase over current levels. However it is possible that the long-term costs of maintenance and replacement may decrease as a result of better guidance, monitoring and support from the City. Furthermore, it is reasonable to speculate that over the long-term, increasing Tacoma's canopy coverage is likely to contribute to making the City a more livable and an attractive place to live and work.

Some of the proposed changes would result in additional requirements and costs for developers and property owners. For example, the code includes new canopy requirements that will result in more tree plantings (or in-lieu fees) relative to current requirements, potentially additional permit fees and the expense of hiring professionals, ongoing maintenance and/or replacement of landscaping planted, and additional City inspections and enforcement (some of these requirements exist today but are being modified through this project). The extension of certain requirements to residential uses, previously exempt from most landscaping requirements, will have a financial cost to developers and homeowners. It should be noted that there are flexible options built into the canopy coverage requirement that could reduce the cost of complying with it.

On the other hand, other intended outcomes include better technical support, education and outreach, avoiding infrastructure conflicts, and better long-term landscaping survival. These outcomes will generate savings over the long-term. Research from the USFS in 2001 shows that for every dollar invested in tree maintenance in Western Washington, an estimated \$2.70 is returned in quantifiable benefits (stormwater, energy savings, property values and air quality, water quality, carbon sequestration). Effective tree maintenance is an investment that reduces costs and adds value through the prevention of infrastructure conflicts, enhanced property values, reduced hazards, enhanced neighborhood pride, and multiple other benefits that are key components of a livable, economically competitive city.

The Planning Commission has put forward this proposal as a balanced approach that achieves the intent of prioritizing the urban forest, without unduly impacting upon economic development, the provision of infrastructure and services, or individuals conducting regular maintenance or planting activities on their own property.

Staff Recommendation:

Staff recommends that the draft amendments be forwarded for public review and comment, and preliminarily recommend that they be approved, with changes as appropriate based on public input.

Exhibits:

- A. A "strike-out version" of the proposed text amendments
- B. Key Changes Summary
- C. Land Use Canopy Coverage Goals
- D. Comprehensive Plan Policies on Landscaping
- E. Current Landscaping Code Approaches

TITLE 13

LAND USE REGULATORY CODE

Chapters:

- 13.02 Planning Commission**
- 13.03 *Repealed***
- 13.04 Platting and Subdivisions**
- 13.05 Land Use Permit Procedures**
- 13.06 Zoning**
- 13.06A Downtown Tacoma**
- 13.07 Landmarks and Historic Special Review Districts**
- 13.08 Current Use Assessment**
- 13.09 South Tacoma Groundwater Protection District**
- 13.10 Shoreline Management**
- 13.11 Critical Areas Preservation**
- 13.12 Environmental Code**
- 13.13 *Repealed***
- 13.14 *Repealed***
- 13.15 Commute Trip Reduction**
- 13.16 Concurrency Management System**
- 13.17 Mixed-Use Center Development**

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Chapter 13.02

Chapter 13.04

PLATTING AND SUBDIVISIONS

Sections:

13.04.010	Title.
13.04.020	Intent and authority.
13.04.030	Policy.
13.04.040	Definitions.
13.04.050	Jurisdiction.
13.04.055	Platting on shorelines.
13.04.060	Exclusions.
13.04.085	Boundary line adjustment.
13.04.088	Binding site plan approval.
13.04.090	Short subdivisions and short plats.
13.04.095	Appeals.
13.04.100	Plat procedures.
13.04.110	General requirements and minimum standards.
13.04.120	Conformity to the Comprehensive Plan and the Major Street Plan.
13.04.130	Relation to adjoining street system.
13.04.140	Access.
13.04.150	Conformity to topography.
13.04.160	Street widths.
13.04.165	Streetlights.
13.04.170	Roadways.
13.04.180	Street design.
13.04.190	Dead-end streets.
13.04.200	Alleys.
13.04.210	Easements.
13.04.220	Blocks.
13.04.230	Lots.
13.04.240	Plats within Planned Residential Development Districts (PRD Districts).
13.04.250	Duplication of names.
13.04.260	Public open space.
13.04.270	Checking by the City Engineer – Charges.
13.04.280	Development of illegally divided land – Innocent purchaser for value.
13.04.290	Development of illegally divided land – Public interest determination.
13.04.300	Model home.
13.04.305	Temporary rental or sales offices, contractors’ offices, and signs.
13.04.310	Subdivisions.
31.04.315	<i>Repealed.</i>

13.04.030 Policy.

A. It is hereby declared to be the policy of the City of Tacoma to consider the subdivision of land and the subsequent development of the subdivision as subject to the control of the City of Tacoma pursuant to the City’s land use codes for the orderly, planned, efficient, and economical development of the community.

B. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist or proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, and motorized and non-motorized transportation facilities. While planning public facilities and improvements for proposed subdivisions of land, consideration shall be given to implementing sustainability goals including

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

urban forestry, complete streets, connectivity, and green infrastructure practices such as reducing road widths and using low impact development storm water techniques.

C. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions, standards and policies contained in building and housing codes, zoning ordinances, the City of Tacoma’s Major Street Plan and Comprehensive Plan, and elements thereof. (Ord. 27079 § 10; passed Apr. 29, 2003; Ord. 25532 § 1; passed Jun. 28, 1994)

13.04.040 Definitions.

For the purpose of these regulations, certain words used herein are defined as follows:

A. “Alley” shall mean a public or private accessway which provides a means of vehicular access to abutting property.

T. “Transit street” shall mean a street on which regularly scheduled bus service operates at frequencies of 15 minutes or less during peak travel periods. Transit streets are designated by the Director of Public Works in consultation with Pierce Transit and include streets designated in Section 11.05.492 of the Tacoma Municipal Code.

U. “Complete Streets” shall mean streets that are designed, operated and maintained to enable safe and convenient access and travel for all users – pedestrians, bicyclists, transit riders, and people of all ages and abilities, as well as freight and motor vehicle drivers, to incorporate options that reduce environmental impacts, and to foster a sense of place in the public realm.

13.04.090 Short subdivisions and short plats.

A. Administration. The Land Use Administrator or designee is vested with the duty of administering the provisions of this section and with the authority to summarily approve or disapprove proposed short plats. The Land Use Administrator or designee may prepare and require the use of such forms and develop policies deemed essential to the effective administration of this code.

C. Approval. The Land Use Administrator or designee shall review the proposed short plat. The short plat shall not be approved unless it is found that:

1. Appropriate provisions are made for the public health, safety, and general welfare; and for open spaces; drainage ways; streets or roads; alleys; bike routes; other public ways; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds; schools and school grounds; for a thorough consideration of Tacoma’s urban forest including protection of any designated heritage trees and threatened native tree species; and all other relevant facilities, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

2. The public use and interest will be served by the platting and dedication of such subdivision.

Upon completion of the review, the Land Use Administrator shall either approve or disapprove a proposed short plat within 30 days after filing of the short plat, unless the applicant consents to the extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 30-day period shall not include the time during which the environmental impact statement was prepared and circulated.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

13.04.100 Plat procedures.

A. Application. Applications for preliminary plat approval shall be submitted to Building and Land Use Services on forms provided by the City. The application shall be considered complete when the following information is received by Building and Land Use Services:

1. A completed application form including the following information: name(s), mailing address(es), and phone number(s) of applicant(s) and owner(s); legal description of property; assessor's parcel number; general location of property; current use of property; proposed improvement; signature of applicant(s); and date signed.
2. An environmental checklist or draft environmental impact statement.
3. A free-consent statement signed by all owners of the property.
4. A current (within 90 days) title report or plat certificate.
5. A filing fee as set forth in Chapter 2.09.
6. A City-approved plat mylar containing the following information:
 - a. The plat shall show the bearings and distances on the exterior boundary with ties to at least two known monuments on the City of Tacoma horizontal grid system. The plan shall be to scale, have a north arrow, and display the date of preparation.
 - b. The plat shall show existing and proposed contours at intervals of five feet or less, sufficient to show drainage patterns.
 - c. The names of all adjacent subdivisions and owners of adjoining parcels shall be shown.
 - d. All the zoning districts as set forth in the Tacoma zoning ordinances shall be shown on the mylar.
 - e. The location of all existing and platted streets, pedestrian ways, bike routes, recorded easements, rights-of-way, and section lines within and adjacent to the plat shall be shown on the mylar.
 - f. All public and private open space to be preserved within the plat shall be shown on the mylar.
 - g. A table showing the plat area, number of lots and minimum and average lot size shall be shown. The lot layout, numbers and lot dimensions shall also be shown on the mylar.
 - h. The locations of existing storm and sanitary sewers, water mains and electric conduits or overhead power lines to be used to serve the property shall be shown at points of proposed connection.
 - i. All existing buildings and required setbacks for each lot shall be shown.
 - j. Any City designated heritage or threatened native tree species shall be shown on the mylar.
 - jk. The mylar shall be stamped by a Professional Land Surveyor or Professional Civil Engineer licensed in the State of Washington.
7. A transit access checklist, including a table showing the location and walking distance in feet to the nearest bus stop(s), the routes served by that stop, and the potential transit patronage calculated according to a formula and generation rates shown on the checklist, unless this information has already been provided in the checklist submitted pursuant to the State Environmental Policy Act (SEPA).

G. Contents of Final Plat. The final plat shall be drawn to a scale of 100 feet or less, but, preferably, 100 feet to the inch, and shall show:

1. Name of subdivision.
2. Name and address of the subdivider.
3. North point, scale, and date.
4. The boundary lines with accurate distances and bearings, and the exact location and width of all existing or recorded streets and ways intersecting the boundary of the tract.
5. True bearings and distances to the established street lines or official monuments, which shall be accurately described on the plat; municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and bearings.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

6. Streets, alleys, and ways, together with their names, and any dedicated pedestrian ways, bike routes, and land for transit facilities within the subdivision.
7. The length of the arcs, radii, internal angles, points of curvature, length, and bearing of the tangents.
8. All easements for rights-of-way provided for public services or utilities and any limitations of the easement.
9. All block indications, lot numbers, and lot lines with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines.
10. The accurate location, material, and size of all monuments. Monuments shall meet the specifications of the Survey Recording Act and Public Works Department.
11. The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
12. Zoning districts as set forth in the Tacoma zoning ordinances.
13. Private restrictions:
 - a. Boundaries of each type of use restriction;
 - b. Other private restrictions for each definitely restricted section of the subdivision.
14. Certification by a registered land surveyor to the effect that the plat is a true and correct representation of the lands actually surveyed and that all monuments shown thereon actually exist, or, in lieu of their placement, that a bond has been provided in conformance with Section 13.04.360 of this chapter, and that their location, size, and material are correctly shown.
15. Certification of approval by the City Engineer of all locations, grades, and dimensions of the plat and the construction specifications.
16. Dedication of all streets, alleys, ways, easements, parks, and lands for public use as shown on the plat and as required by the City of Tacoma.
17. All private easements (new or existing).
18. All critical areas requiring delineation in accordance with Chapter 13.11.
19. All building setback lines.
20. Common open spaces shall be dedicated, reserved or otherwise held in common by a homeowners' association or by a proportional ownership interest shared among all of the property owners within the subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.
21. The location of any City designated heritage trees and/or threatened native tree species.

Chapter 13.05

LAND USE PERMIT PROCEDURES

Sections:

- 13.05.005 Definitions.
- 13.05.010 Application requirements for land use permits.
- 13.05.020 Notice process.
- 13.05.030 Land Use Administrator – Creation and purpose – Appointment – Authority.
- 13.05.040 Decision of the Land Use Administrator.
- 13.05.045 Historic Preservation Land Use Decisions.
- 13.05.046 Compatibility of historic standards with zoning development standards.
- 13.05.047 Certificates of approval, historic.
- 13.05.048 Demolition of City Landmarks.
- 13.05.049 Minimum buildings standards, historic.
- 13.05.050 Appeals of administrative decisions.
- 13.05.060 Applications considered by the Hearing Examiner.
- 13.05.070 Expiration of permits.
- 13.05.080 Modification/revision to permits.
- 13.05.090 Land Use Administrator approval authority.
- 13.05.095 Development Regulation Agreements.
- 13.05.100 Enforcement.
- 13.05.105 *Repealed.*
- 13.05.110 *Repealed.*

13.05.100 Enforcement.

A. Purpose. To ensure that the Land Use Regulatory Code, as well as conditions imposed on land use permits granted by the City, are administered, enforced, and upheld to protect the health, safety and welfare of the general public.

B. Applicability. A person who undertakes a development or use without first obtaining all required land use permits or other required official authorizations or conducts a use or development in a manner that is inconsistent with the provisions of this title, or who fails to conform to the terms of an approved land use permit or other official land use determination or authorization of the Land Use Administrator, Hearing Examiner, City Council or other authorized official, or who fails to comply with a stop work order issued under these regulations shall be considered in violation of this title and be subject to enforcement actions by the City of Tacoma, as outlined herein.

1. The Land Use Administrator, and/or their authorized representative, shall have the authority to enforce the land use regulations of the City of Tacoma.
2. The Land Use Regulatory Code shall be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons.
3. It is the intent of this Land Use Regulatory Code to place the obligation of complying with its requirements upon the owner, occupier, or other person responsible for the condition of the land and buildings within the scope of this title.
4. No provision of, or term used in, this code is intended to impose upon the City, or any of its officers or employees, any duty which would subject them to damages in a civil action.
5. Any violation of this title is a detriment to the health, safety, and welfare of the public, and is therefore declared to be a public nuisance.
6. The enforcement provisions outlined in this chapter shall apply to all sections of Title 13 of the Tacoma Municipal Code. However, if a specific chapter or section contains its own set of enforcement provisions, then such provisions shall be used for enforcement of that chapter and are exempt from the enforcement provisions outlined herein. [The Additional Relief provisions of TMC 13.06.502.H of the Landscaping Section augment and are supplemental to the provisions contained in this section.](#)

Chapter 13.06

ZONING¹

Sections:

- 13.06.100 Residential Districts.**
- 13.06.100.B.1 R-1 Single-Family Dwelling District.
- 13.06.100.B.2 R-2 Single-Family Dwelling District.
- 13.06.100.B.3 R-2 SRD Residential Special Review District.
- 13.06.100.B.4 HMR-SRD Historic Mixed Residential Special Review District.
- 13.06.100.B.5 R-3 Two-Family Dwelling District.
- 13.06.100.B.6 R-4-L Low-Density Multiple Family Dwelling District.
- 13.06.100.B.7 R-4 Multiple-Family Dwelling District.
- 13.06.100.B.8 R-5 Multiple-Family Dwelling District.
- 13.06.105 *Repealed.*
- 13.06.110 *Repealed.*
- 13.06.115 *Repealed.*
- 13.06.118 *Repealed.*
- 13.06.120 *Repealed.*
- 13.06.125 *Repealed.*
- 13.06.130 *Repealed.*
- 13.06.135 *Repealed.*
- 13.06.140 PRD Planned Residential Development District.
- 13.06.145 Small-lot single-family residential development.
- 13.06.150 Accessory dwelling units.
- 13.06.155 Day care centers.
- 13.06.200 Commercial Districts.**
- 13.06.200.A District purposes.
- 13.06.200.B Districts established.
- 13.06.200.B.1 T Transitional District.
- 13.06.200.B.2 C-1 General Neighborhood Commercial District.
- 13.06.200.B.3 C-2 General Community Commercial District.
- 13.06.200.B.4 HM Hospital Medical District.
- 13.06.200.B.5 PDB Planned Development Business District.
- 13.06.200.C Land use requirements.
- 13.06.200.D Building envelope standards.
- 13.06.200.E Maximum setback standards on designated streets.
- 13.06.200.F Common requirements.
- 13.06.300 Mixed-Use Center Districts.**
- 13.06.300.A District purposes.
- 13.06.300.B Districts established.
- 13.06.300.B.1 NCX Neighborhood Commercial Mixed-Use District.
- 13.06.300.B.2 CCX Community Commercial Mixed-Use District.
- 13.06.300.B.3 UCX and UCX-TD Urban Center Mixed-Use District.
- 13.06.300.B.4 RCX Residential Commercial Mixed-Use District.
- 13.06.300.B.5 CIX Commercial Industrial Mixed Use District.
- 13.06.300.B.6 NRX Neighborhood Residential Mixed-Use District.
- 13.06.300.B.7 URX Urban Residential Mixed-Use District
- 13.06.300.B.8 HMX Hospital Medical Mixed-Use District
- 13.06.300.C Applicability and pedestrian streets designated.
- 13.06.300.D Land use requirements.
- 13.06.300.E Building envelope standards.
- 13.06.300.F Maximum setback standards.
- 13.06.300.G Residential X-District Yard Space Standards.
- 13.06.300.H Common requirements.
- 13.06.400 Industrial Districts.**
- 13.06.400.A Industrial district purposes.

¹ Rezone ordinances are on file in the office of the City Clerk.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

- 13.06.400.B Districts established.
- 13.06.400.B.1 M-1 Light Industrial District.
- 13.06.400.B.2 M-2 Heavy Industrial District.
- 13.06.400.B.3 PMI Port Maritime & Industrial District.
- 13.06.400.B.4 ST-M/IC South Tacoma Manufacturing/Industrial Overlay District.

- 13.06.400.C Land use requirements.
- 13.06.400.D Building envelope standards.

13.06.410 *Repealed.*

13.06.420 *Repealed.*

13.06.430 *Repealed.*

13.06.500 Requirements in all preceding districts.

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential transition standards.
- 13.06.510 Off-street parking and storage areas.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.

13.06.520 Signs.

13.06.521 General sign regulations.

13.06.522 District sign regulations.

13.06.525 Adult uses.

13.06.530 Juvenile community facilities.

13.06.535 Special needs housing.

13.06.540 Surface mining.

13.06.545 Wireless communication facilities.

13.06.550 Work release centers.

13.06.555 View-Sensitive Overlay District.

13.06.560 Parks, recreation and open space.

13.06.600 Zoning code administration – General purposes.

13.06.601 Public Facility Sites – Development Regulation Agreements Authorized.

13.06.602 General restrictions.

13.06.603 Mineral resource lands.

13.06.605 Interpretation and application.

13.06.610 *Repealed.*

13.06.620 Severability.

13.06.625 *Repealed.*

13.06.630 Nonconforming parcels/uses/structures.

13.06.635 Temporary use.

13.06.640 Conditional use permit.

13.06.645 Variances.

13.06.650 Application for rezone of property.

13.06.655 Amendments to the zoning regulations.

13.06.700 Definitions and illustrations.

13.06.140 PRD Planned Residential Development District.

F. Area regulations.

6. Common Open Space. A minimum of one-third of the gross site area of the PRD District shall be provided as common open space. For the purpose of this section, common open space shall be defined as land which is provided or maintained for

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

the general enjoyment of the residents of the PRD District or the general public and not used for buildings, dedicated public rights-of-way, private access/road easements, driveways, traffic circulation and roads, private yards, required sidewalks, utility areas, storm water facilities (unless also developed as a recreational area), parking areas, or any kind of storage. Common open space includes, but is not limited to woodlands, open fields, streams, wetlands, other water bodies, habitat areas, steep slope areas, landscaped areas, parks, beaches, community gardens, courtyards, or recreation areas.

a. A minimum of one-third of this required common open space shall be devoted to recreation area for use by the residents of the PRD District or the general public. For the purpose of this section, recreation area includes, but is not limited to trails, athletic fields and courts, playgrounds, swimming pools, picnic areas or similar facilities. Such recreation area(s) shall be located in a central area of the district or spread throughout the district to provide convenient access to all residents. The recreation area(s) shall be of a size, topography and configuration so as to accommodate a variety of recreational functions for residents, with the overall intent of consolidating amenity areas to avoid fragmented areas of marginal utility. Said recreation areas shall not entirely consist of concrete or other hardscape.

b. Common open space areas shall be located and configured to protect native forest remnants, any City designated heritage or threatened native tree species, or other mature trees and critical areas, provide for recreational opportunities, and create open space corridors, green belts and connections between existing or planned parks, trails or open space.

c. Such common open space shall be available for use or enjoyment by all of the residents of the PRD District or the general public. The common open space shall be dedicated, reserved or otherwise held in common by a homeowners association or by a proportional ownership interest shared among all of the property owners within the PRD, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.

d. Permanent provisions for the maintenance and management of open space, private trails, private parks and recreation areas, and other common areas shall also be provided. -Landscaping in open space and recreation areas, private trails and parks, and other common areas shall be properly cared for and survive or be replaced, both during the plant establishment period and in perpetuity. These provisions shall run with the land and be recorded.

G. Parking regulations. Off-street parking space shall be provided in accordance with Section 13.06.510. Required off-street parking for dwellings shall not be located more than 100 feet from the dwelling or dwellings it is intended to serve unless otherwise permitted by the Hearing Examiner or Land Use Administrator.

Required parking spaces shall be surfaced with an impervious surface.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

13.06.502 Landscaping

A. Intent. The landscape requirements contained herein apply to development of private property, whether new development, remodels or alterations, unless exempt under this section, in zones listed in TMC 13.06.502.C, below. However, specific landscaping requirements for Shoreline Districts are in TMC 13.10 Shoreline Master Program. The landscaping requirements set out in this section are minimums; higher standards may be substituted.

These landscaping requirements in general are intended to contribute to the aesthetic environment of the City; to provide green spaces that can support wildlife, such as birds, in the urban environment; help reduce stormwater runoff; filter pollution; buffer visual impacts of development and contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

13.06.502.B Applicability

A. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, as outlined below. These requirements are based upon the value of improvements. Project valuation shall include both exterior and interior improvements.

1. ROW Canopy Cover requirement applies when:

a. Any street improvements are required of a Preliminary Plat or a subdivision of land; or

b. Any changes in street width in a Right-of-Way; or

c. Any major capital street improvement project.

2. When considering alterations to existing development (in all zoning districts except Downtown), the following thresholds are used to gauge the extent of landscaping requirements. No alteration shall increase of the level of nonconformity or create new nonconformities to these requirements. The requirements do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

a. Threshold I alteration to a site includes all remodels and/or additions within a two-year period whose combined value is less than 50% of the value of the existing development or structure, as determined by the Building Code, excluding the purchase costs of the property and/or structure.

b. Threshold II alteration to a site includes all remodels and/or additions within a two-year period whose combined value ranges from 50% to 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure.

c. Threshold III alteration to a site includes all remodels and/or additions within a two-year period whose combined value exceeds 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure.

<u>Zoning/Land Use</u>	<u>Threshold I</u>	<u>Threshold II</u>	<u>Threshold III/New Development</u>
<u>Residential Uses-All Zoning Districts</u> <i>Single, two-family and three family dwellings</i>	<u>No landscaping requirements apply</u>	<u>ROW Canopy Cover requirements</u>	<u>All landscaping requirements apply</u>

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

<u>Zoning/Land Use</u>	<u>Threshold I</u>	<u>Threshold II</u>	<u>Threshold III/New Development</u>
<u>Residential Zones</u> <i>All other uses, except those listed above</i>	<ul style="list-style-type: none"> • <u>ROW Canopy Cover requirements</u> • <u>Other landscaping requirements apply only to the proposed improvement areas. Existing areas are not required to be brought into conformance</u> 	<u>All requirements that do not involve repositioning the building or reconfiguring site development</u>	<u>All landscaping requirements apply</u>
<u>All Other Zones and Uses</u>	<u>Landscaping requirements apply only to the proposed improvement areas. Existing areas are not required to be brought into conformance.</u>	<u>All requirements that do not involve repositioning the building or reconfiguring site development</u>	<u>All landscaping requirements apply</u>

B. Downtown. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, as outlined below. These requirements are based upon the value of improvements. Project valuation shall include both exterior and interior improvements.

When considering alterations to existing development, any development meeting one or more of the Substantial Alteration thresholds below shall meet the applicable landscaping requirements. No alteration shall increase the level of nonconformity or create new nonconformities to these requirements. The requirements do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

Substantial Alterations to a site that includes all remodels and/or additions within a two-year period:

1. The total cost of which, excluding purchase costs of the property and/or building, exceeds 50 percent of the replacement value of a building or structure;
2. The total cost of which, excluding purchase costs of the property, exceeds 50 percent of the replacement value of site improvements;
3. Which increase the gross square footage by more than 50 percent of buildings and structures; or
4. Which build a new or increase the gross square footage of an existing surface parking area/lot by more than 50 percent; or
5. Which alter by 50 percent or more of the surface of parking areas/lots; or

<u>Zoning</u>	<u>New Development/Substantial Alterations</u>
<u>Downtown</u> <i>All land uses</i>	<u>All landscaping requirements apply.</u>

1306.502.C Landscaping Requirements

The Urban Forest Manual (UFM) is integrated with this section; providing technical guidance for meeting the requirements laid forth in this code both generally and specifically where referenced. Adopted neighborhood or area-specific design specifications and/or plans for tree selection, street furniture or similar features shall be followed if applicable.

A. Landscaping and safety. Except in cases where required Landscaped Areas are intended to provide dense visual buffers, Landscaped Areas shall be selected and maintained to maximize visibility at eye level for safety. Trees shall be selected and pruned according to the Urban Forest Manual (UFM) to maximize visibility below 8 feet in height. This provision does not apply to landscape screens required along property lines that abut residentially-zoned property.

B. Landscaped Areas. Landscaped Areas shall be consistent with the requirements in this section and the UFM (which provides dimensional, planting and other specifications). Landscaped Areas may incorporate low-impact development

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

techniques. Stormwater credits are available for transplanting and/or retention of existing and qualifying trees, in addition to the landscaping credits in this section. See the Stormwater Management Manual and the UFM.

1. Landscaped Area Type SP, Site Perimeter

This standard is a landscape treatment which uses a combination of trees, shrubs, and groundcover to provide visual relief and to enhance the aesthetic appearance of the site. When applicable, a Site Perimeter is required around the entire perimeter of the site. This Landscaped Area shall be a minimum width of 7 feet on sides without Street Trees or reduced to a minimum of 5 feet width on lots of 150 feet or less in depth or a 5 foot wide strip on sides with abutting Street Trees.

2. Landscaped Area Type PL, Parking Lot Perimeter

This standard is a landscape treatment which uses a combination of trees, shrubs, and groundcover to provide visual relief and to enhance the aesthetic appearance of on-site parking areas/lots and other paved areas. When applicable, a Parking Lot Perimeter is required around the entire perimeter of parking and loading facilities and similar paved areas, excluding driveways or walkways providing access to the facility. This Landscaped Area shall be a minimum width of 10 feet on all sides and may be reduced to a 5 foot wide strip where the property is 150 feet or less in depth on sides not abutting streets.

3. Landscaped Area Type PLI, Parking Lot Interior

This Landscaped Area is a landscape treatment which uses a combination of trees, shrubs, and groundcover to provide shade and shelter for pedestrians, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to parking and loading facilities or to similar paved areas. The Parking Lot Interior Landscaped Area is within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility. This Landscaped area shall have a minimum of 45 square feet of landscaping per stall, including Trees, per the this section and the UFM, and the landscaping shall be distributed in the parking area/lot and shall provide shade along pedestrian walkways.

4. Landscaped Area Type HS, High Screen

This Landscaped Area is a landscape treatment which uses substantial vegetative screening to provide physical and visual separation between dissimilar districts to soften visual and aesthetic impacts. It is used in those instances where visual separation is required. This Landscaped Area shall be a minimum width of 15 feet, unless the property is 150 feet or less in depth, measured perpendicularly from the residential then may be reduced to minimum width of 7 feet.

5. Landscaped Area Type LS, Low Screen

This Landscaped Area is a landscape treatment which uses low vegetative screening to provide physical and visual separation between dissimilar districts to soften visual and aesthetic impacts. It is applied where a low level of screening is adequate, or where visibility between areas is more important than a total visual screen, such as along street lot lines. This Landscaped Area shall be a minimum width of 7 feet.

6. Landscaped Area Type BF, Building Frontage

This Landscaped Area is a landscape treatment which uses shrubs and groundcover to screen street facing elevations soften the environment for pedestrians. The Landscaped Area is required on all exposed building foundations facing the street or along the outer edge of a porch instead of the foundation. This landscaping treatment does not apply to portions of the building façade that provide access for pedestrians or vehicles to the building. This Landscaped Area shall have a minimum width of 3 feet when located along the building frontage or a minimum width of 4 feet when located in the abutting ROW. When this Landscaped Area is located in the abutting ROW it may incorporate Street Trees. This Landscaped Area may be accomplished at ground level or with raised planters.

7. Landscaped Area Type HW, High Wall

This Landscaped Area is an alternative to providing landscaping intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses and/or where there is little space for separation. This Landscaped Area shall be placed along all sides (rear and street frontage included) within 5 feet of the property line.

C. Exceptions for Landscaped Areas.

1. All Landscaped Areas may be interrupted for perpendicular vehicle and pedestrian crossings. Pedestrian paths made of permeable materials may be used where Landscaped Areas are of a size or shape that is likely to interfere with pedestrian passage.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

2. High Screen (Type HS), Low Screen (Type LS) and High Wall (Type HW) Landscaped Areas may be interrupted for railroads, existing storm water ditches, or national security requirements, or if demonstrated that there is a 20 foot vertical grade difference between the properties that offers comparable protection.

3. Site Perimeter (Type SP) may be interrupted for primary structures.

4. When there is a 20 foot vertical grade difference between a development site that is located across the street or alley or is abutting R-District property, no Type LS, HS or HW Landscaped Area is required along the affected property line if such grade difference is demonstrated to provide comparable protection.

5. When the development site is across an arterial street or highway from the R-District property being screened, it is not required to provide a Type HS, LS or HW Landscaped Area along the affected property line abutting the arterial street or highway.

6. Single, two-family and three-family dwellings are exempt from Type SP Landscape Area requirements.

7. Parking Areas/Lots

a. Parking Areas/Lots of 5 stalls or less are exempt from all landscaping requirements.

b. Parking Areas/Lots of 15 stalls or less are exempt from Type PLI Landscape Area requirements, and, if located behind buildings and accessed by alleys are exempt from Type PL Landscape Area requirements as well.

c. Industrial Districts are exempt from the Parking Areas/Lots Canopy Cover requirement.

8. The Land Use Administrator may waive the requirement for a screening if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions.

D. Canopy Cover requirements. Canopy Cover is the layer of leaves, branches, and stems of trees that cover the ground when viewed from above that can be measured as a percentage of a land area shaded by trees and is used to provide screening, shade, aesthetic improvements, and numerous environmental benefits. Canopy Cover is to be calculated using the size of Tree Crowns at Maturity. All new developments and alterations required to comply with the Site Canopy Cover, ROW Canopy Cover, and Parking Area/Lot Canopy Cover requirements, if applicable, shall transplant and/or retain trees to the degree necessary to meet the established Canopy Cover percentage as outlined in the table below. Canopy Cover is to be calculated in accordance with the UFM. Trees used in Landscaped Areas may be counted towards the overall Canopy Cover calculation.

1. Self-Managed Agencies- Agencies with an Urban Forestry Program, shall be exempt from the Canopy Cover requirements provided that the agency program meets the following criteria:

a. At least one Urban Forester on staff or working under contract to manage the agency's Urban Forest Land; and

b. An Urban Forest Management Plan, consistent with the City's Comprehensive Plan and Tacoma Municipal Code, containing each of the following:

i. Agency policies regarding management of the agency's Urban Forest Land, including the establishment of an agency-wide Canopy Cover goal, equivalent or greater than City Canopy Cover goals by land-use, anticipated timeframe for accomplishment of the Canopy Cover goals, tree risk management, and storm and emergency response; and

ii. A listing of agency properties, current use and/or planned use of each site, existing Canopy Cover by site using the same data and methodology for analysis as the City, and Canopy Cover goals for each site; and

iii. Maintenance practices, protocols and standards for agency Urban Forest Land management; and

iv. Annual work plans detailing how the agency plans to accomplish their goals, including prioritization of planting locations.

c. Any agency seeking to be exempt from Canopy Cover requirements shall submit proof of the criteria listed above at any time for review and written approval by the City Manager, or his/her designee, in consultation with the City's Urban Forester.

d. An approved agency Urban Forest Management Plan must be updated every 6 years and reapproved by the City.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

2. Site Canopy Cover. The site shall be construed as the total area of the development site, excepting public Rights-of-way, off-street parking areas greater than 5 parking spaces.

3. Right-of-way (ROW) Canopy Cover. Street Trees shall, when possible, be planted within the ROW behind the curb. Street Trees may also be planted in medians, bulb-outs, parking spaces and other such appropriate locations in the ROW when authorized by the City Engineer and Urban Forester. Street Trees may also be located within the ROW behind the sidewalk.

4. Parking Area/Lot Canopy Cover. This requirement applies to off-street parking areas greater than 5 spaces.

5. Canopy Cover Calculation. Canopy coverage shall be calculated separately for ROW, Site and Parking Lots/Areas, per the methodology outlined in the UFM.

6. Canopy Cover requirements may be modified through the provision of credits, as indicated in Section G and the in-lieu-fee option as described below.

7. In-lieu fee for Canopy Cover. If all attempts to satisfy the Canopy Cover requirements (Site, ROW and/or Parking Lot/Areas) have been explored and it has been determined that the Canopy Cover requirements cannot be met in their entirety through planting, retaining and/or using the credits and incentives only then shall In-Lieu Fee(s) be accepted to satisfy any remaining Canopy Cover requirements. In order to demonstrate a reasonable effort, some amount of canopy must be provided on the site, excluding developments that entirely covers the site, and at least one credit must be employed. If In-Lieu fees are authorized the fees will be in accordance with the UFM. Canopy cover in-lieu fees shall be deposited into the Urban Forestry Fund to fund the design, planning, installation and maintenance of trees within the City of Tacoma.

E. Soil volumes and minimum unpaved planting area per tree. All trees shall be provided a minimum planting area per the UFM.

F. Landscape Requirements. The following requirements apply to the specified areas, unless otherwise noted above.

<u>Zoning</u>	<u>Landscaped Areas</u>	<u>Canopy Cover</u>
<u>Requirements in all Zoning Districts</u>	<u>ROW: No Landscaped Areas required.</u>	<u>30% ROW Canopy Cover</u>
	<ul style="list-style-type: none"> • <u>Parking Areas/Lots: Type PLI</u> • <u>In X-Districts and Downtown Parking Areas/Lots: Type PL & PLI</u> 	<u>30% Parking Area/Lot Canopy Cover</u>
	<u>Developed active-use Park and Recreation uses</u>	<u>35% Site Canopy Cover (15% in Downtown Districts)</u>
	<u>Major Institutions: Schools, hospitals, cemeteries, stadiums, public facility sites (excluding parks, recreation and open space), over 5 acres in size.</u>	<u>25% Site Canopy Cover (15% in Downtown Districts)</u>
<u>Residential</u> <u>R-1, R-2, R-2-SRD, HMR-SRD, R-3, R-4, R-4-L, R-5, R-1-PRD, R-2-PRD, R-3-PRD, R-4-PRD, R-4-L-PRD, R-5-PRD</u>	<u>Mobile home/trailer courts abutting R-1, R-2, and R-3 districts: Type HW</u>	<u>Single, two-family and three-family dwellings: 30% Site Canopy Cover</u>
	<u>Type SP</u>	<u>All other uses: 25% Site Canopy Cover</u>
<u>Commercial</u> <u>T, C-1, C-2, HM, PDB</u>	<u>Property abutting R-District property: Type HS, or HW where there's a space limitation, along the R-District property line</u>	<u>T, C-1, C-2 districts: 15% Site Canopy Cover</u>
	<u>Property across the street or alley from R-District property: Type LS</u>	<u>Type SP</u> <u>HM & PDB districts: 25% Site Canopy Cover</u>

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

<u>X-District</u> <u>RCX, NCX, CCX, UCX,</u> <u>UCX-TD, CIX, URX, HMX,</u> <u>NRX</u>	<u><i>X-District property abutting R-District District property:</i></u> <u>Type HS, or HW where there’s a space limitation, along the R-</u> <u>District property line</u>		<u><i>NCX, CCX, UCX, UCX-TD,</i></u> <u><i>CIX, & URX districts:</i></u> <u>15% Site Canopy Cover</u>
	<u><i>Front Yard-In areas where buildings are not located adjacent to</i></u> <u><i>the sidewalk, the area between the public sidewalk and buildings</i></u> <u><i>shall incorporate expanded sidewalk space, outdoor seating,</i></u> <u><i>plazas and/or landscaping.</i></u>		
	<u><i>Street-facing building frontages:</i></u> <u>Type BF</u>	<u><i>X-District property across</i></u> <u><i>the alley from R-1, R-2 or</i></u> <u><i>R-2SRD District property:</i></u> <u>Type LS</u>	<u><i>RCX, HMX & NRX</i></u> <u><i>districts:</i></u> <u>25% Site Canopy Cover</u>
<u>Port Maritime & Industrial</u> <u>M-1, M-2, PMI</u>	<u><i>M or PMI District property across the street or alley from R-</i></u> <u><i>District property; or adjacent to R-District property within a</i></u> <u><i>mixed-use center:</i></u> <u>Type LS or HW</u>		<u>15% Site Canopy Cover</u>
	<u><i>M or PMI District property</i></u> <u><i>abutting R-District property:</i></u> <u>Type HS or HW along the R-</u> <u>District property line.</u>	<u><i>Arterial Street Frontages-</i></u> <u>Type SP[^]</u>	
<u>Downtown</u> <u>DCC, DMU, DR, & WR</u>	<u><i>Street-facing building frontages:</i></u> <u>Type BF</u>		<u>15% Site Canopy Cover</u>
	<u><i>Whenever 50 percent or more of existing sidewalk is replaced:</i></u> <u>Type BF</u>		<u>30% ROW Canopy Cover</u>

^May be substituted with landscaping planted elsewhere on site, in equal proportion to the required vegetation except when necessary to screen an Industrial use from R-District property.

13.06.502.D Plans.

Landscape plans and Landscape Management Plans prepared according to the UFM are required for all private Development and shall be prepared by a registered landscape architect, certified landscape technician, or certified professional horticulturalist, unless otherwise approved by the City.

The following developments are exempt from the landscape plan and Landscape Management Plan requirement:

1. Residential developments with less than 2 units.
2. Any developments featuring less than 500 square feet of landscaping.

13.06.502.E Installation and Maintenance.

A. Installation. All required landscaping must be planted in the ground, where feasible. Exceptions shall be approved by the City. All landscaping required by this section must be planted prior to the issuance of a certificate of occupancy. If the applicant files security with the City, which ensures that the vegetation will be installed, the vegetation may be deferred during the summer months to the next planting season, but never for more than 6 months, unless otherwise approved by the City. Plant materials must be installed in compliance with the UFM.

B. Maintenance. Maintenance of Landscaped Areas is the ongoing responsibility of the property owner. Required Landscaped Areas must be continuously maintained in a healthy manner and consistent with the requirements, standards and specifications contained in Title 13 and in the UFM. Plants that die must be replaced one for one.

C. Irrigation. All Landscaped Areas shall provide an irrigation system; select one or more of the irrigation options in the UFM for all required Landscaped Areas. If more than one irrigation option is selected, the required Landscape Plan must clearly demarcate which Landscaped Areas are to be irrigated using which irrigation option.

D. Inspection. All landscaping shall be inspected during and/or after the Establishment Period. Inspection fees shall be paid in advance at the time of project application.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

E. Protection. All required Landscaping, particularly trees and shrubs, must be protected from potential damage by adjacent uses and development, including parking and storage areas.

F. Pruning. Trees and shrubs shall not be excessively pruned such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting.

G. Modifications. Modifications to the landscaping installed under this Chapter shall be in conformance with these requirements, the UFM and subject to approval of the City.

H. If the above installation and maintenance requirements are not followed, consistent with this section and/or TMC 13.05.100, a fine may be levied and/or new plants required to be planted consistent with the original approved Landscape Plan.

13.06.502.F Plant Material Selection.

A. All vegetation must conform to the standards and specifications contained in the UFM.

1. Existing shrubs, which comply with the minimum plant size specifications in the UFM, may count towards the required landscape plantings. Invasive Species and Noxious Weeds shall not count towards the required plantings.

2. Plant Diversity. If there are more than 25 required shrubs, no more than 75 percent of them can be of one species.

B. General tree types and variety. Developments using trees shall provide a mix of tree types such as Evergreen or Deciduous types or varying genera of plant species.

1. For Developments that involves the planting of ten trees or less, where feasible, a minimum of two different genera of trees shall be used.

2. For Developments involving the planting of more than ten trees, at least three different genera and a mixture of tree types (Evergreen and Deciduous) shall be used.

C. General tree size. Unless specified otherwise, trees planted to meet the requirements shall be consistent with the UFM.

13.06.502.G Canopy Cover Credits.

A. Credits for required Canopy Cover. Credits are available to be applied to Canopy Cover requirements through any combination of the following methods:

1. Retention of qualifying existing trees. If existing trees are elected to be retained for credit, then a Tree Protection Plan and Tree Protection Measures consistent with the UFM shall be required. Credits for any retained existing and qualifying trees may be applied to all land uses and zones and for all Canopy Cover requirements.

2. Use of transplanted Evergreen trees to satisfy Canopy Cover Requirements. Credits for Evergreen Trees transplanted may be applied to all land uses and zones and for all Canopy Cover requirements.

3. Installation of a green roof. Credits for Canopy Cover using a Green Roof may be applied for all land uses in the following zones: Downtown, X-District, Commercial, and Industrial Districts. No more than 75% of the required Canopy Cover can be met using the green roof credit.

4. Increase in soil volume for trees located in Parking Lots and/or Street Trees. Credits for Canopy Cover using a soil volume increase, such as through the use of engineered structural cells, located within 25 feet of a transplanted Tree trunk in Parking Lots and/or for Street Trees may be applied for all land uses in the following zones: Downtown, X-District, Commercial, and Industrial Districts. Enlarging the unpaved area around a Street Tree or Tree planted in a Parking Lot does not constitute an increase of soil volume and is therefore not eligible for a credit. Small Trees (Trees with a Crown width of 10 feet to 25 feet at Maturity) are not eligible for this credit.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

5. Use of Permeable Pavement. Credits for Canopy Cover using Permeable Pavement within 25 feet of a tree stem/trunk around transplanted Trees in Parking Lots and/or for Street Trees in the may be applied for all land uses in the following zones: Downtown, X-District, Commercial, and Industrial Districts.

B. Credits shall be granted or awarded in accordance with the UFM.

C. If retained trees for which credit has been awarded or given are severely damaged during or after construction, replacement shall be based upon the provisions of Section H, below.

D. Credit Applicability. Credits achieved in the ROW may be applied to satisfy Site Canopy and Parking Area/Lot Canopy requirements.

13.06.502.H Additional Relief.

In addition to, or in substitution of, any penalty provided in TMC 13.05.100, the following relief may be ordered and may include any combination of the following:

A. Cost of Violation. When a violation to this section occurs and requires relief, the violator may be assessed the City's cost of relieving the violation as follows.

1. Trees. The cost of relief shall use the most current average tree unit cost for Western Washington, as published in *Species Ratings for Landscape Tree Appraisal* by the Pacific Northwest Chapter of the International Society of Arboriculture and as such will be reproduced in the Urban Forest Manual. Such relief shall be deposited into the Urban Forest Fund.

2. Other Vegetation. The cost of Vegetation, excluding Trees, shall use the current market replacement cost.

3. Such relief assessments shall be deposited into the Urban Forest Fund.

B. Replacement Planting. When a violation to this section occurs and requires relief, the City may require the violator to undertake replacement planting as an alternative to assessing the costs of relief set forth above. Replacements shall be in-kind and on-site, or at another site as determined by the City to compensate for the Vegetation damaged or removed.

C. Other Measures. Any other measure determined by the City commensurate with the nature of the violation may be required.

D. The cost of the relief shall accrue to the City, and, if necessary, the City may place a lien against the property in the amount of the fee consistent with the lien authority contained in RCW 35.21.310. The City shall place any sum collected in the Urban Forestry Fund and may use sums for the purpose of replacing and replanting the destroyed Vegetation or its equivalent.

13.06.502.I Variances.

The Land Use Administrator may authorize a variance to any of the landscaping requirements, except Canopy Cover requirements, per TMC 13.06.645.

13.06.502—Landscaping and/or buffering standards.

A. General requirements. The landscaping section is divided into four sections, with one each specifically addressing the landscaping requirements for development in Residential Zoning Districts, Commercial Zoning Districts, Mixed Use Zoning Districts, or Industrial Zoning Districts. In addition to the standards outlined in each of those tables, the general requirements contained herein and the landscaping types outlined in subsection F apply to all districts.

1. Intent. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; provide green spaces that can support the urban citywide tree canopy; wildlife, such as birds, in the urban environment; help reduce storm water runoff; filter pollution; and buffer visual impacts of development.

2. Applicability. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, as outlined below.

a. Alterations. Three thresholds are used to gauge the extent of landscaping standard compliance on alterations to existing development:

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

~~(1) Level I alterations to a site include all remodels and/or additions within a two-year period whose cumulative value is less than 50% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking area into conformance with these landscaping standards.~~

~~(2) Level II alterations to a site include all remodels and/or additions within a two-year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.~~

~~(3) Level III alterations to a site include all remodels and/or additions within a two-year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. Such developments shall be brought into conformance with ALL of the applicable landscaping standards.~~

~~(4) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.~~

~~(5) No alteration shall increase the level of nonconformity or create new nonconformities to these standards.~~

~~3. Required landscape plans shall be prepared by a licensed landscape architect, certified nursery professional, or certified landscaper. Exempted developments:~~

~~a. Residential developments with less than 7 units.~~

~~b. Non-residential and mixed-use developments featuring less than 500 square feet of landscaping.~~

~~4. Native landscaping. The retention and use of new native landscaping is encouraged and permitted for any and all landscaping. New landscaping materials shall include species native to the Puget Sound lowland region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climactic conditions of the region in the following minimum amounts:~~

~~a. 50 percent of trees.~~

~~b. 75 percent of ground cover and shrubs.~~

~~5. Landscaping, visibility and safety. Except in cases where required landscaping is intended to provide dense visual buffers, trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, shrubs shall be chosen and maintained at no taller than 3 feet. Trees shall be selected and pruned (once tall enough) to maximize views below 7 feet in height. Limited flexibility in the selection of trees and shrubs shall be allowed to address unique circumstances such as unusual topography, existing features, or where strict adherence to this standard is not necessary to meet the intent. This provision does not apply to buffers required along property lines that abut residentially-zoned property and to Landscaping Type A.~~

~~6. Street trees:~~

~~a. Street trees shall be compatible with other trees in the vicinity by variety, species, and planting pattern. Trees and any associated grates must comply with any applicable, adopted business area improvement plan, streetscape design plan, and/or the City's Tree Planting Program.~~

~~b. Street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, other streetscape amenities, etc. To achieve consistency with an existing, well-established pattern of tree spacing, the quantity of required street trees may be reduced.~~

~~c. Street trees shall, when possible, be planted within the right-of-way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible, street trees may be located within the right-of-way and behind the sidewalk. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right-of-way, trees located within 10 feet of the right-of-way may be counted as street trees.~~

~~d. In cases where street trees are provided adjacent to a required buffer, the trees provided as street trees may be used to reduce the number of trees required in the buffer area.~~

~~7. General tree size standards. Unless specified otherwise, trees provided to meet the landscaping requirements shall be consistent with these minimum size standards. For deciduous trees, at least 50% of the trees provided shall be a minimum 2-~~

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

~~inch caliper at the time of planting, with the remaining deciduous trees a minimum 1½ inch caliper. The caliper of deciduous trees shall be measured 4½ feet above the root ball or grade (diameter at breast height, or DBH). For evergreen trees, at least 50% of the trees provided shall be a minimum of 6 feet tall at the time of planting, with the remaining evergreen trees a minimum of 5 feet tall at the time of planting. Evergreen trees provided to meet these requirements shall also be species with the ability to develop a minimum branching width of 8 feet within 5 years. In all cases, trees that are provided that are above and beyond the landscaping requirements can be smaller.~~

~~8. General tree variety standards. In order to improve and protect the health, aesthetic quality, and sustainability of the City's urban forest, projects shall provide a mix of trees. For projects that involve the planting of between four and ten trees, at least two different kinds (genera) of trees shall be included. For projects involving the planting of more than ten trees, at least three different kinds (genera) of trees shall be included.~~

~~9. General shrub size standards. Unless specified otherwise, shrubs provided to meet these requirements shall be from a minimum 3-gallon container.~~

~~10. Landscaping quantity calculations. When a specified amount or number of trees or plants is specified, that shall be the minimum number required. Any requirement resulting in a fraction, when applied, shall be rounded up or down to the nearest whole number. In cases where the minimum is expressed as a ratio of a number of trees or shrubs per a specified amount of area or length of site frontage or buffer (such as 3 trees per 100 feet of street frontage), the number of required trees or shrubs shall be calculated by applying the ratio to the square footage of the area or length of the associated frontage or buffer. For example, under a street tree requirement of 3 trees per 100 feet of street frontage, a site with 50 feet of street frontage would require 2 trees ($50 \times 3/100 = 1.5$, which rounds up to 2) and a site with 90 feet of street frontage would require 3 trees ($90 \times 3/100 = 2.7$, which rounds up to 3). The same planting may satisfy more than one requirement, unless specifically noted otherwise.~~

~~11. Minimum landscaped area—overall site. Where a minimum amount of landscaped area is identified for an entire site, that percentage shall be considered the minimum requirement. More specific requirements that also apply, such as buffering or parking lot landscaping, may necessitate more landscaping than this minimum.~~

~~12. Credits for retaining existing trees and shrubs. These requirements are provided to encourage tree preservation because of the greater visual and ecological benefits of mature plantings:~~

~~a. The following tree planting credits are available for existing trees, provided an arborist's or landscape architect's appraisal determines that the tree(s) is healthy and can be saved. If retained trees are damaged during or after construction, replacement shall be based upon the same ratios:~~

- ~~• One required tree for every retained tree of at least equal size;~~
- ~~• Two required trees for every retained tree that is 8 inches to 20 inches in diameter (measured at breast height);~~
- ~~• Three required trees for every retained tree 20 inches to 32 inches in diameter (measured at breast height);~~
- ~~• Four required trees for every retained tree over 32 inches in diameter (measured at breast height).~~

~~b. Existing shrubs, which comply with the minimum plant size specifications of this table, may count towards the required landscape plantings. Invasive plants, such as blackberry and scotch broom, shall not count towards the required plantings.~~

~~13. Minimum unpaved planting area per tree. Trees shall be provided with the following minimum planting areas:~~

- ~~a. Parking lot trees and other trees on private property; 60 square feet; 5-foot minimum width.~~
- ~~b. Street trees in the right of way; 24 square feet; 4-foot minimum width.~~
- ~~c. Street trees in right-of-way with tree grates; 16 square feet; 4-foot minimum width.~~

~~14. Minimum tree trunk setbacks. Trees shall be planted a minimum of 2 feet from a sidewalk or curb, 5 feet from a structure, and 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.~~

~~15. Installation. Landscaping meeting the standards of this section shall be installed by the time of final occupancy.~~

~~16. Maintenance. Landscaping shall be maintained in a healthy, growing, and safe condition, and replaced or repaired as necessary, during the plant establishment period and for the life of the project. Pruning of required trees or shrubs shall be for the purpose of maintaining the tree or shrub in a healthy growing condition and/or to enhance its natural growing form. Trees and shrubs shall not be excessively pruned such that it adversely affects the healthy living condition of the plant, significantly~~

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

~~damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting. Modifications to the landscaping shall be in conformance with these standards and subject to approval of the City.~~

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Section 13.06.502.B Residential District Landscaping		R-1, R-2, R-2-SRD, HMR-SRD, R-3, R-4, R-4-L, R-5, R-1-PRD, R-2-PRD, R-3-PRD, R-4-PRD, R-4-L-PRD, R-5-PRD
Exemptions		
<ul style="list-style-type: none"> • Single-family detached, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table. • Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the perimeter strip, buffer and interior landscaping distribution requirements below. • Parking lots of 20 stalls or less and loading areas are exempt from the interior landscaping distribution requirements to allow flexibility in placement of required landscaping. • Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. 		
Minimum Landscaping Area		
Overall site	<ul style="list-style-type: none"> • In R-4-L, R-4, and R-5 Districts, and for conditional uses permitted in Section 13.06.640, a minimum of 5 percent of the entire site, minus the area covered by structures, shall be planted with a mixture of trees, shrubs, and groundcover plants. 	
Site perimeter strip	<ul style="list-style-type: none"> • Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. • A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth. • A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees. • The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants. 	
Buffer Planting Areas. In addition to the intent of the landscaping requirement noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar districts to soften visual and aesthetic impacts (unless exempted above).		
Mobile home/trailer courts abutting R-1, R-2, and R-3 districts:	<ul style="list-style-type: none"> • A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum height four and one-half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area. • A landscaped screening area at least five feet in depth must be provided along the street frontage on a non-arterial street forming a boundary between a mobile home park site and an R-1, R-2, or R-3 District and must be located between the street curbline and a line five feet inside and parallel with the front lot line. • No signs shall be permitted on any part of a screening enclosure or within a screening area. • The Land Use Administrator may waive the requirement for a screening enclosure and/or screening area if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions. 	
Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots.		
Tree size and quantity	<ul style="list-style-type: none"> • A minimum of 1 tree per 1,000 square feet of parking lot area shall be provided. • For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement. 	

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Interior landscaping distribution	<ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.
Street trees	<ul style="list-style-type: none"> • 3 trees per 100 feet of site street frontage shall be provided.

Section 13.06.502.C Commercial District Landscaping	T, C-1, C-2, HM, PDB
Exemptions	
<ul style="list-style-type: none"> • Single family, two family, and three family dwellings are exempt from all landscaping requirements contained in this table. • Parking lots of 20 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping. • Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below. • C, T, HM, or PDB property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway. • Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. 	
Minimum Landscaping Area (unless exempted above)	
Overall site	<ul style="list-style-type: none"> • A minimum of 10 percent of the entire site, minus the area covered by structures, shall be covered with a mixture of trees, shrubs, and groundcover plants.
Site perimeter strip	<ul style="list-style-type: none"> • Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. • A minimum 7 foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth. • A minimum 5 foot wide site perimeter strip shall be provided on sides with abutting street trees. • The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants.
Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above):	
C, T, HM, or PDB District property abutting R-District property	<ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R-District. • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7 foot wide buffer listed below.
C, T, HM, or PDB District property across the street or alley from R-District property	<ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R-District. • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services located in alleys.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

<p>Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).</p>	
<p>Tree size and quantity</p>	<ul style="list-style-type: none"> • A minimum of 1 tree per 1,000 square feet of new parking lot area shall be provided. • For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.
<p>Interior landscaping distribution</p>	<ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.
<p>Street trees</p>	<ul style="list-style-type: none"> • 3 trees per 100 feet of site street frontage shall be provided.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

<p>Section 13.06.502.D X-District Landscaping</p>	<p>RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX</p>
<p>Exemptions</p>	
<ul style="list-style-type: none"> ● Single family detached dwellings are exempt from all landscaping requirements contained in this table. ● Parking lots of 15 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping. ● Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below. ● Property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway. ● Park and recreation uses are only required to meet the Front Yard and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. 	
<p>Minimum Landscaping Area (unless exempted above)</p>	
<p>Overall site</p>	<ul style="list-style-type: none"> ● For single purpose residential developments, a minimum of 15 percent of the entire site, minus the area covered by structures, shall be covered with a mixture of trees, shrubs, and groundcover plants. ● Exceptions and departures to landscaped area requirement: <ul style="list-style-type: none"> —i. Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no overall site landscaping requirement. If 50 percent of the parking is structured, then the amount of required overall site landscaping is reduced by 50 percent (to 7.5 percent). —ii. Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements. —iii. Planting strips within street rights-of-way shall not be counted toward this requirement.
<p>Residential Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above). These landscaping provisions are also intended to soften the appearance of buildings from the street and enhance the aesthetics of development.</p>	
<p>X-District property abutting R-1, R-2 or R-2SRD District property</p>	<ul style="list-style-type: none"> ● A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R-District. ● Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 10 feet in width.
<p>X-District property across the alley from R-1, R-2 or R-2SRD District property</p>	<ul style="list-style-type: none"> ● A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R-District. ● Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Front Yard	
Front Yard Landscaping	<ul style="list-style-type: none"> ● In areas where buildings are not located adjacent to the sidewalk, the area between the public sidewalk and buildings shall incorporate expanded sidewalk space, outdoor seating, plazas and/or landscaping with a combination of trees, shrubs, and/or ground cover plants.
Foundation Planting	<ul style="list-style-type: none"> ● All street facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards: <ol style="list-style-type: none"> 1. The landscaped area must be at least three feet wide. 2. There must be at least one shrub for every three lineal feet of foundation. 3. Groundcover plants must fully cover the remainder of the landscaped area.
Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above):	
Street Trees	<ul style="list-style-type: none"> ● Street trees shall be provided at a ratio of 3 trees per 100 feet of site street frontage shall be provided.
Parking Lot Landscaping	<ol style="list-style-type: none"> 1. Perimeter parking lot landscaping: <ol style="list-style-type: none"> a. Streets: 10 foot wide planting strip with Type C Landscaping. b. Side and rear yards: 10 foot wide planting strips with Type B or C Landscaping. Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width. c. Perimeter strips may be broken only for vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. 2. Internal parking lot landscaping: <ol style="list-style-type: none"> a. Planting areas with trees are required at all parking aisle ends. b. Long rows of parking shall be broken by islands or peninsulas with trees such that there are no more than eight parking stalls in a row without a tree. c. Trees shall be provided at an average of 30 foot intervals along walkways within or adjacent to parking lots. d. Type C Landscaping shall be used for internal parking lot landscaping. e. Bioretention cells or swales may be incorporated into required planting areas.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

<p>Section 13.06.502.E Port Maritime and Industrial District Landscaping</p>	<p>M-1, M-2, PMI</p>
<p>Exemptions</p>	
<ul style="list-style-type: none"> • Single family, two family, and three family dwellings are exempt from all landscaping requirements contained in this table. • Required landscaped perimeter strips may be substituted with central landscaping, except where necessary to screen an outdoor storage or industrial use from an R-District property. Central landscaping is in equal proportion to that which would have been required and can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. Required landscaped perimeter strips are those not otherwise exempted by the provisions in this section. • Required landscaped perimeter strips and street trees may be exempted if demonstrated that such requirement would interfere with adjacent or intersecting railroads, including private spur railroads, existing storm water ditches, or national security requirements. • When there is a 20-foot vertical grade difference between M or PMI District property that is abutting R-District property, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. • When there is a 20-foot vertical grade difference between M or PMI District property that is located across the street or alley from R-District property or adjacent to R-District property within a mixed-use district center, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. • Park and recreation uses are only required to meet the Minimum Landscaping Area Overall site requirements and the Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. 	
<p>Minimum Landscaping Area (unless exempted above)</p>	
<p>Overall site</p>	<ul style="list-style-type: none"> • Five percent of parking areas over 20,000 square feet of gross lot area shall be planted with a mixture of trees, shrubs, and groundcover plants. Not more than five percent is required for such parking areas, but this requirement is separate from the required site perimeter strip or buffer plantings.
<p>Site perimeter strip</p>	<ul style="list-style-type: none"> • Perimeter strips may be broken for primary structures and vehicle and pedestrian access crossings. • A minimum 5-foot wide perimeter strip that is covered with a mixture of trees, shrubs, and groundcover plants shall be provided along arterial street frontages.
<p>Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts, (unless exempted above):</p>	
<p>M or PMI District property abutting R-District property</p>	<ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R-District. • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below.
<p>M or PMI District property across the street or alley from R-District property</p>	<ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R-District. • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services. • In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring fence or vegetated wall.
<p>Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break-up parking lots, (unless exempted above):</p>	
<p>Tree size and quantity</p>	<ul style="list-style-type: none"> • A minimum 1 tree per 1,000 square feet of parking lot area shall be provided. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.

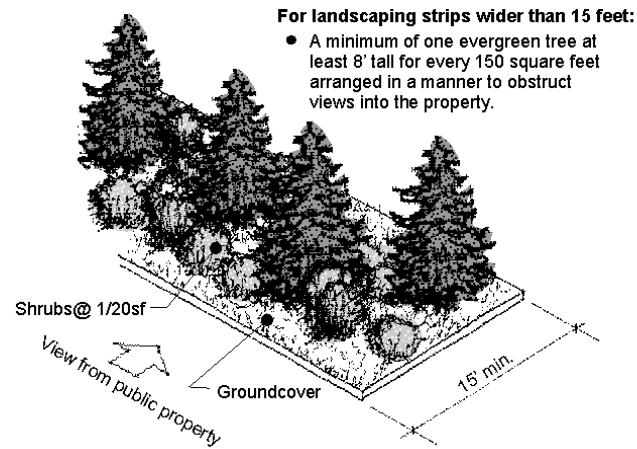
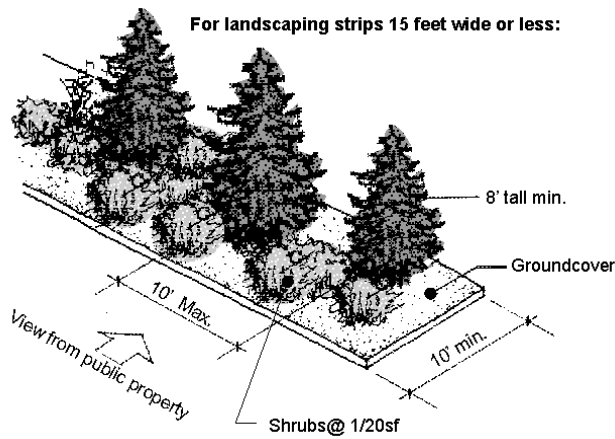
Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Interior landscaping distribution	<ul style="list-style-type: none"> Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk. At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.
Street trees	<ul style="list-style-type: none"> In M-1 Districts, 3 trees per 100 feet of site street frontage shall be provided.

Section 13.06.502.F
Landscaping Types

Landscaping Type A—A dense landscaping screen separating different uses. Specifically:

- a. For landscaping strips 10 to 15 feet wide:
 - i. At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.
 - iii. Groundcover plants.
 - iv. Bioretention cells or swales can be incorporated into these landscaping strips.
- b. For landscaping strips wider than 15 feet:
 - i. A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.
 - ii. Shrubs and groundcover as required above.
 - iii. Bioretention cells or swales can be incorporated into these landscaping strips.



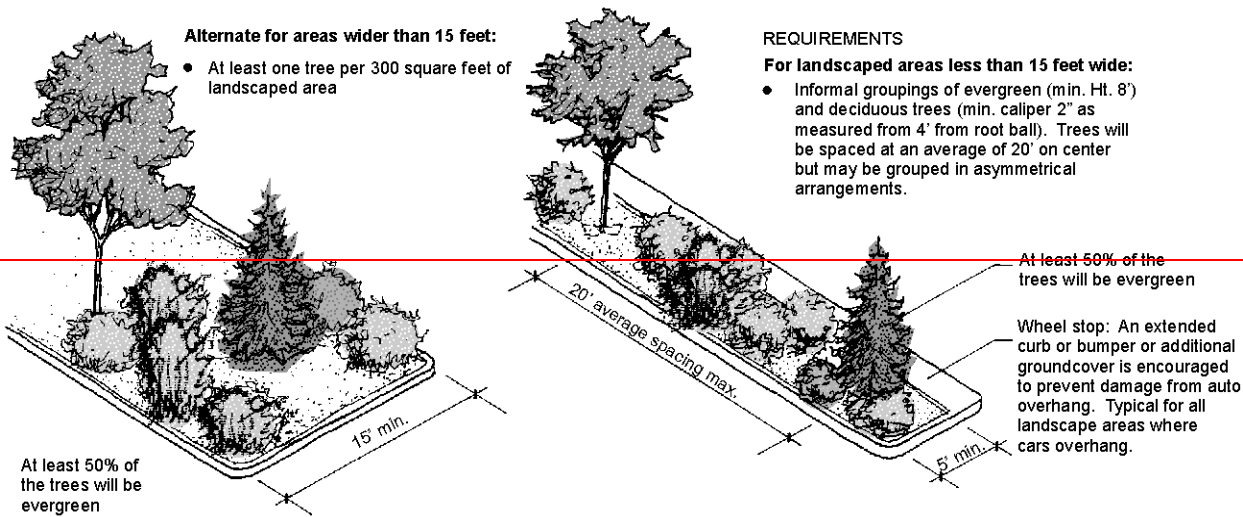
Staff Report Exhibit A – Urban Forestry Landscaping Code Update

~~Landscaping Type B—A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:~~

- ~~a.— For landscaping strips less than 15 feet wide:

 - ~~i.— Informal groupings of evergreen and/or deciduous trees. At least 50 percent of the trees must be evergreen. At least one tree per 500 square feet of landscaped area. Trees to be spaced at an average of 20 feet on center, but may be grouped in asymmetrical arrangements.~~
 - ~~ii.— Shrubs at a rate of one shrub per 20 square feet of landscaped area.~~
 - ~~iii.— Groundcover plants.~~
 - ~~iv.— Bioretention cells or swales can be incorporated into these landscaping strips.~~~~
- ~~b.— For landscaping strips wider than 15 feet:

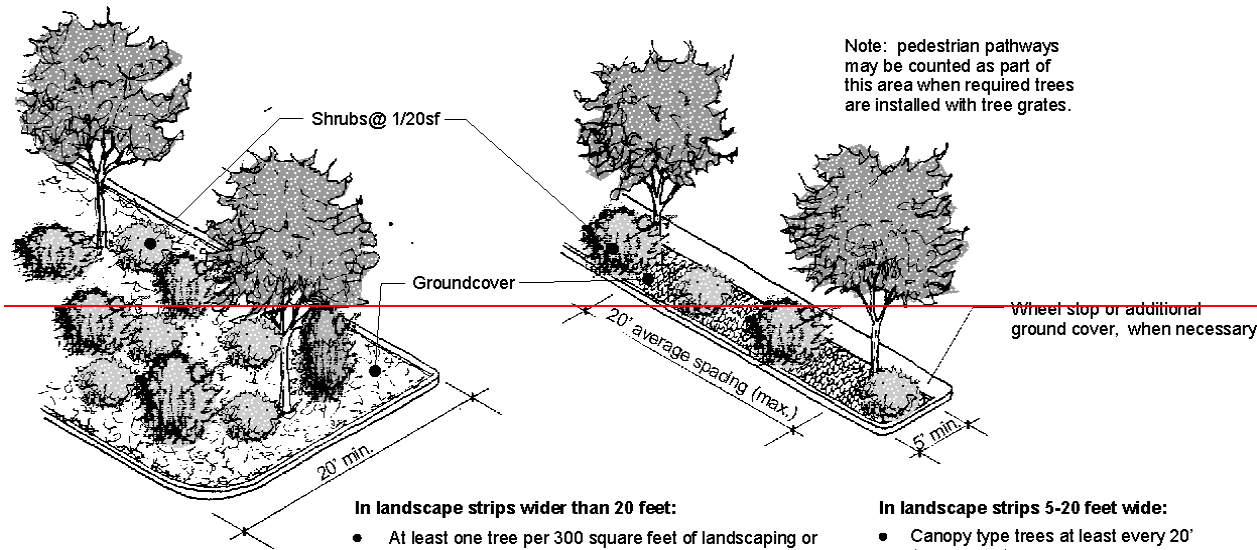
 - ~~i.— At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.~~
 - ~~ii.— Tree species, shrubs, and groundcover as required above.~~
 - ~~iii.— Bioretention cells or swales can be incorporated into these landscaping strips.~~~~



Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Landscaping Type C—Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

- a. For landscaping strips 5 to 20 feet wide:
 - i. Trees at 20 feet on center.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
 - iii. Groundcover plants.
 - iv. Bioretention cells or swales can be incorporated into these landscaping strips.
- b. For landscaping strips wider than 20 feet:
 - i. At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
 - ii. Tree species, shrubs, and groundcover as required above.
 - iii. Bioretention cells or swales can be incorporated into these landscaping strips.



In landscape strips wider than 20 feet:

- At least one tree per 300 square feet of landscaping or 20' separation (on average). Place trees to create a canopy in desired location without obstructing necessary view corridors.

In landscape strips 5-20 feet wide:

- Canopy type trees at least every 20' (on average).

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

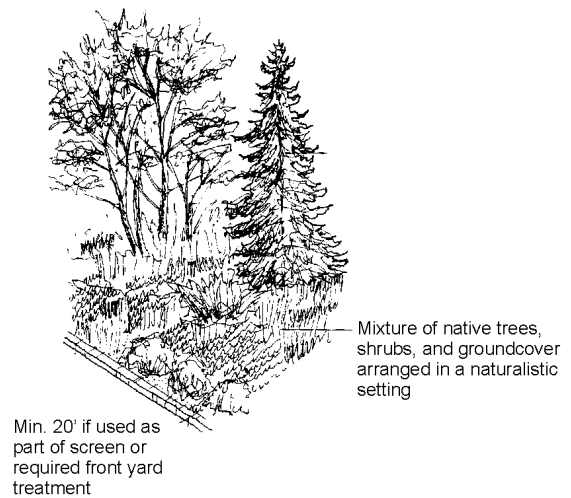
Landscaping Type D—A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

- a.— Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area within 3 years.
- b.— The remaining 50 percent of the landscaped area may be planted with trees, shrubs, perennials, groundcover plants, or cultivated flower beds.



Landscaping Type E—Enhancing natural areas to better integrate developments into existing conditions. Specifically:

- a.— Landscaping shall consist of trees, shrubs, and groundcover plants that are native to the Puget Sound and are appropriate to the conditions of the site.
- b.— Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
- e.— Minimum 20 feet in width if used as a screen or required front yard treatment.



(Ord. 27995 Ex. d; passed Jun. 14, 2011; Ord. 27893 Ex. A; passed Jun. 15, 2010; Ord. 27818 Ex. A; passed Jul. 28, 2009; Ord. 27771 Ex. C; passed Dec. 9, 2008; Ord. 27296 § 21; passed Nov. 16, 2004; Ord. 27278 § 2; passed Oct. 26, 2004; Ord. 27079 § 33; passed Apr. 29, 2003; Ord. 26947 § 52; passed Apr. 23, 2002; Ord. 26933 § 1; passed Mar. 5, 2002)

13.06.600 Zoning code administration – General purposes.

The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:

A. Provide a guide for the physical development of the City in order to:

1. Preserve the character and quality of residential neighborhoods;
2. Foster convenient, harmonious, and workable relationships among land uses; and
3. Achieve the arrangement of land uses described in the Comprehensive Plan.

B. Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses.

C. Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety.

D. Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy.

E. Consider Tacoma’s urban forest together with other infrastructure systems when planning, designing, and/or maintaining infrastructure in order to achieve the 30 percent tree canopy cover goal and a healthy and sustainable city.

EF. Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code. (Ord. 27079 § 45; passed Apr. 29, 2003; Ord. 26933 § 1; passed Mar. 5, 2002)

13.06.645 Variances.

B. Specified variances.

4. Design.

a. Applicability. These shall include variances to design standards, including those set forth in Sections 13.06.100.G, 13.06.501, 13.06.502 (as indicated in that section), 13.06.503, 13.06.510.B, and 13.06.512.

13.06.700 Definitions and illustrations.

For the purposes of this chapter, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

13.06.700.C

Camouflaged (wireless communication facility). A wireless communication facility that is disguised, hidden, or integrated with an existing structure that is not a monopole or tower, or a wireless communication facility that is placed within an existing or proposed structure, or new structure, tower, or mount within trees so as to be significantly screened from view.

Canopy. An ornamental roof-like structure unenclosed on one or more sides and normally used for pedestrian protection and convenience.

Canopy cover. Canopy cover means the layer of leaves, branches, and stems of trees that cover the ground when viewed from above and that can be measured as a percentage of a land area shaded by trees.

Car washing facility. A building or portion thereof containing facilities for washing automobiles, either manually or using a fully automatic washing process, requiring no personnel for the conduct of the operation except as is necessary for the collection of money and the maintenance of the facility.

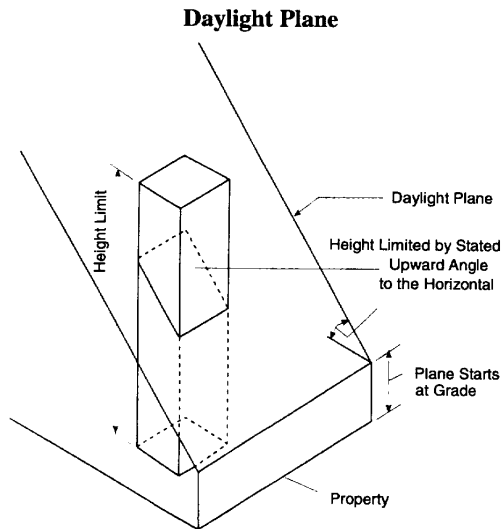
Craft food and non-alcoholic beverage production. An establishment of no more than 4,000 square feet that is engaged in the production of food and/or non-alcoholic beverage products and which, due to the nature and limited scale of the activities, is compatible with retail sales and service uses and produces minimal off-site impacts. Such establishments must include an accessory and related on-site retail sales and/or eating and drinking component which occupies at least 10% of the total gross floor area. This classification allows wholesale and/or off-premises sales and includes, but is not limited to, bakeries, confectionaries, butchers, and coffee roasting establishments, but excludes microbrewery/winery uses and/or light industrial uses.

Crown, tree. The leaves and branches of a tree measured from the lowest branch on the trunk of the tree that covers the ground when viewed from above.

Cultural institutions. Institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes museums.

13.06.700.D

Daylight plane. An inclined plane, beginning at a stated height above grade, generally at a property line or setback line or buffer, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setbacks applicable at such point on the site (see diagram below).



Deciduous. A tree or shrub that sheds all or most of its leaves annually.

Decorative grille. An open framework of metal, wood, or other material arranged in a pattern that effectively obscures the views of parked cars located in an off-street parking structure from the public right-of-way.

13.06.700.E

Emergency medical care. Facilities providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

Engineered structural cell. A modular, pre-engineered cell system used to create large spaces under pavement designed to allow the large spaces to be filled with minimally compacted soils to improve the growth of tree roots and/or alternative storm water treatment while supporting the associated required load where used per the American Association of State Highway Transportation Officials.

Equipment enclosure. A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.

Establishment period. A minimum of a three year time period following the transplanting/installation of vegetation where maintenance is crucial to the survival vegetation.

Evergreen. A tree or shrub that retains green leaves throughout the year.

Existing grade. The elevation of the natural ground surface, excluding vegetation, before any site preparation work has been done. Existing grade shall not be artificially increased for building height measurement purposes by placement of fill on the site; provided, however, that existing grade for any lot which is within a development which is required to receive final plat approval shall be the ground surface at the time of final plat approval. If existing grade surrounding the entire foundation is lowered by more than five feet in preparing the site for construction, except excavation for a foundation, a basement, or daylight basement, then the height measurement will be taken from the lowered grade. Soil investigations, elevation markers, grade stakes, or other verification may be required to verify existing grade.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

13.06.700.G

Grocery store, full service. A grocery store that sells a broad range of food products that typically include fresh meats, canned and prepared foods, fresh fish, fresh eggs, fresh produce, fresh dairy products, frozen foods, and baked goods.

Ground cover. Low and dense growing plants that cover the ground in place of turf, planted for ornamental purposes or to prevent soil erosion. Turf lawn and mulch do not count as groundcover.

Group housing. A residential facility designed to serve as the primary residence for individuals, which has shared living quarters without separate bathroom and/or kitchen facilities for each unit. This classification includes uses such as convents and monasteries but does not include uses that are otherwise classified as special needs housing or student housing.

13.06.700.H

Hazard Tree. Hazard Tree as defined by the Pacific Northwest Chapter of the International Society of Arboriculture: A hazard tree, or a hazardous component, exists when the sum of the risk factors assessed equals or exceeds a predetermined threshold of risk. Below that threshold, the tree (or component parts) is not considered to be a hazard.

Hazardous substance. Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, which exhibits any of the characteristics or criteria of hazardous waste.

13.06.700.I

Intermediate care facility. A facility that provides, on a regular basis, assistance with one or more Activities of Daily Living (“ADL”) such as bathing, toileting, dressing, personal hygiene, mobility, transferring, and eating, including persons with functional disabilities, needing health-related care and services, but who do not require the degree of care and treatment that a hospital or extended care facility provides. Such facility requires a state boarding home license. This use includes assisted living facilities, but does not include adult family homes, staffed residential homes, or residential care facilities for youth.

Invasive species. A plant species that has a negative environmental, economical, recreational, and/or public health impacts that overcome native plants or ornamental landscaping for resources.

13.06.700.L

Laboratories. Establishments providing medical or dental laboratory services, scientific research, pharmaceutical research laboratories (including limited product testing) or establishments with less than 2,000 square feet providing photographic, analytical, or testing services. This classification excludes manufacturing, except of prototypes. (Other laboratories are classified as limited industry.)

Land Use Administrator (also referred to as Administrator). The Land Use Administrator as established by Chapter 13.05 of this title.

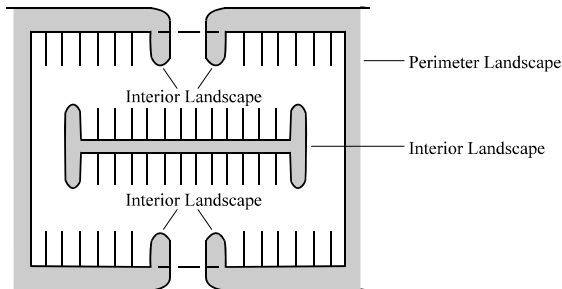
~~Landscape. To plant and maintain some combination of trees, ground cover, shrubs, vines, flowers, or lawn. Required landscaping may include natural features such as existing or imported rock and structural features including fountains, pools, art work, screens, walls, fences, or benches.~~

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Landscaped areas. Areas planted and/or managed for aesthetics, decorative or ornamental purposes. A landscaped area may also include a walkway or concrete plaza if it is an integral part of the elements of landscaping described above. Plants on rooftops, porches, or in boxes attached to buildings are not considered landscaping.

Landscape management plan, vegetation management plan or habitat management plan means a plan addressing the long-term goals and strategic planning related to vegetation planting, pruning, removal, and maintenance needs to encourage the sustainability of the urban forest. The term Habitat Management Plan, as utilized in TMC 13.11, refers specifically to critical areas and shall have the meaning set forth in that section.

~~Landscaping, interior.~~ A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).



LANDSCAPING: INTERIOR/EXTERIOR

~~Landscaping, perimeter.~~ A landscaped area adjoining and outside the shortest circumferential line defining the exterior boundary of a parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Light rail street. A street either containing public light rail transportation or planned for such transportation as evidenced by a public transportation agency.

Low-Impact Development. Low-Impact Development is a stormwater management strategy that emphasizes conservation and the use of natural site features, including transplanted and retained trees, integrated with engineered, small-scale stormwater controls to more closely mimic predevelopment hydrologic conditions.

13.06.700.M

Maintenance, landscape. Planting, pruning, trimming, watering, feeding, protecting, and any other activity intended to help a landscaped area achieve its mature size, full environmental function, and ensure public safety.

Mansard roof. A roof with two slopes or pitches on each of the four sides, the lower slopes steeper than the upper.

Mature or maturity, tree. A tree that has achieved at least 75 percent of its anticipated crown growth or a tree that is over 15 years of age.

Microbrewery/winery. An establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, and which may include accessory uses such as tours of the microbrewery/winery, retail sales, and/or on-site consumption, e.g., “taproom.” This classification allows a microbrewery to sell beer/wine at retail and/or act as wholesaler for beer/wine of its own production for off-site consumption with appropriate state licenses.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

13.06.700.N

Native forest remnant. The areas of ecosystems, or remnants thereof, that have not been developed or significantly altered from their native, wild state.

Neutral surface (for purposes of the sign regulations). The building surface, cabinetry, and opaque surfaces which are not an integral part of the sign message.

~~Normal maintenance and repair. “Normal maintenance” includes those usual acts designed to keep a building, structure, or site, or portion thereof, in a sound condition and operation. “Normal repair” includes those usual acts designed to restore a building, structure, or site, or portion thereof, to a state comparable to its original condition within a reasonable period after decay or partial destruction. Maintenance or repair does not include acts that would noticeably change the size, shape, location, external appearance, potential impacts, or character of existing development.~~

Nonconforming building or structure. A lawfully established building or structure which, on the effective date of this title or the effective date of any amendment to this title, was not in conformance with the height, area, or parking requirements of the zone classification upon which said building or structure is located.

Nonconforming use. A use which lawfully occupied a building or land at the time this chapter became effective and which does not conform with the use regulations of the district in which it is located, as provided by this chapter and any amendment hereto.

Normal maintenance and repair. “Normal maintenance” includes those usual acts designed to keep a building, structure, or site, or portion thereof, in a sound condition and operation. “Normal repair” includes those usual acts designed to restore a building, structure, or site, or portion thereof, to a state comparable to its original condition within a reasonable period after decay or partial destruction. Maintenance or repair does not include acts that would noticeably change the size, shape, location, external appearance, potential impacts, or character of existing development.

Noxious weed. A plant that, once established, is highly destructive, competitive, and difficult to control using cultural or chemical practices.

Nurseries. Establishments primarily engaged in the retail sale of plants grown elsewhere. Merchandise other than plants is kept within an enclosed building or a fully screened enclosure, and compost, mulch, soil additives, and fertilizer of any type are stored and sold in package form only.

13.06.700.P

Parcel and mail services. A use which provides for the preparation of parcels and packages for shipping, delivery, and mailing for walk-in clientele.

Parks, recreation and open space. Metropolitan Park District, City of Tacoma, or other public/quasi-public parks, playgrounds, community gardens, and active-use open spaces, including commonly associated uses and features such as recreation facilities and community centers; and, undeveloped, passive use public or quasi-public open space lands maintained primarily in a natural state for their conservation, aesthetic and other open space benefits. Passive oOpen space may be enhanced with low-impact public access features such as trails and viewpoints, on-site parking, small buildings such as storage structures, bathrooms or picnic shelters, or interpretive signage and other limited improvements, and in some cases may serve additional public purposes that do not substantially alter its primary function as open space. See Section 13.06.560.

Parking aisles. A maneuvering area for ingress and egress to a parking space in a parking area.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Peak. The uppermost point of a gable or the uppermost point of a parapet designed to mimic the shape of a gable.

Permeable pavement. Pervious concrete, permeable pavers, or other forms of pervious or porous paving material effectively allowing the passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Person. Person shall mean and include a person, firm, partnership, association, corporation, company, or organization, singular or plural, of any kind.

13.06.700.R

Retirement home. A multiple-family dwelling, a complex of dwellings, an apartment hotel or a complex of apartment hotels and/or boarding houses operated primarily as a residence for retired persons. Depending on the level of care provided, such facilities may or may not require state licensing. Such an establishment may include the following accessory facilities for the exclusive use of its residents and their guests:

1. Food preparation, service, and storage on a group basis;
2. Indoor and outdoor recreation facilities;
3. Religious assembly facilities;
4. Medical and nursing facilities for the care of temporary and permanent illness;
5. Administrative offices and staff quarters;
6. Commissary facilities;
7. Common lobby and lounge areas.

Right-of-Way or Rights-of-Way. The public streets, roadways, courts, alleys and any other public passages, whether developed or undeveloped, over which the City has a possessory interest or right of use either by easement, license, permit or other such authority, or by fee simple ownership. For purposes of this definition developed rights of way may contain items such as pavement, parking or loading areas, retaining walls or other structures, landscape or planting strips, sidewalks, curbs, vehicle, bicycle or pedestrian traffic lanes, traffic circles and other such development. This definition is intended to be construed so as to be consistent with other definitions of the term Right-of-Way or Rights-of-Way as may be found in Tacoma Municipal Code or Washington State statutory and case law.

Roof line or ridge line. The top edge of the roof or top of a parapet, whichever forms the top line of the building silhouette, excluding any cupola, pylon, chimney, mechanical equipment, or other minor projection.

13.06.700.S

Shopping center. A unified grouping of two or more commercial establishments, such as retail, eating and drinking, office, and personal service uses, which are located on a single site with common/shared parking facilities. Shopping centers may occupy a single structure or separate structures that are physically or functionally related, but establishments with accessory uses, such as a grocery store with an accessory coffee shop, are not, by themselves, considered a shopping center. A shopping center may include pads for future buildings.

Shrub. Any woody perennial plant that is generally less than fifteen feet in height at maturity.

Sign. Any materials placed or constructed, or light projected, that (a) convey a message or image, and (b) are used to inform or attract the attention of the public, but not including any lawful display of merchandise. Some examples of “signs” include placards, A-boards, posters, murals, diagrams, banners, flags, billboards, or projected slides, images or holograms. The applicability of the term “sign” does not depend on the content of the message or image conveyed.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Street. A thoroughfare which provides the principal means of access to abutting property.

Street tree(s). A tree(s) whose trunk is wholly or partially located within the right-of-way. Street Trees may be owned by the City or by a private party.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

13.06.700.T

Travel services. Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies.

~~Tree. A self-supporting woody perennial plant that generally matures at a height greater than fifteen feet, has a minimum mature canopy width of ten feet, and is capable of being shaped and pruned to develop a branch-free trunk to at least seven feet in height.~~

Tree. Any woody perennial that generally matures over fifteen feet in height, generally has a minimum mature canopy width of ten feet and greater, and is capable of being shaped and pruned to develop a branch-free trunk to at least eight feet in height at maturity.

Tree protection plan. A site plan that shows existing trees on the site, existing and proposed grading, new development on the site (such as buildings, utilities, etc.), measures taken to protect existing trees and any new trees that will be planted on the site.

13.06.700.U

Unlicensed wireless services. Commercial mobile services that operate on public frequencies and do not need an FCC license.

Upper story setback. See “modulation, horizontal.”

Urban Forest or Urban Forest Lands. Urban Forest Land is that land in the City of Tacoma occupied or potentially occupied by trees and associated vegetation; planted or unplanted, used or unused, and includes open space, public and private lands, rights of way and lands along transportation and utility corridors, and forested watershed lands within populated areas.

Urban Forester. A qualified person skilled in arboricultural and forestry practices, policy development, budgeting, contract development, designated by the City, or self-managing agency as applicable, whose responsibility is to manage the urban forest employing both traditional arboricultural practices as well as forestry treatments. Urban Foresters shall have and maintain, at a minimum, arborist and tree risk assessment certifications through International Society of Arboriculture.

Urban Forestry Fund. A fund within the City of Tacoma into which eligible moneys dedicated to urban forestry, including donations, are deposited.

Urban Forest Manual. A compilation of City urban forestry practices and standards.

Use. The purpose land, building, or structure now serves or for which it is occupied, maintained, arranged, designed, or intended.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Utilities. Generating plants, electrical substations with outdoor equipment, refuse collection and transfer stations, processing, recycling or disposal facilities, water reservoirs, flood control or drainage facilities, water or wastewater treatment plants, and similar facilities.

13.06.700.V

Variance. The procedure by which the strict application of the provisions of this title relating to height, area, setbacks, parking, design and other such development standards may be modified for a particular project based on special circumstances applicable to the specific property and/or project. Variances cannot change the underlying zoning or allow for uses that are otherwise prohibited. Since variances are an adjustment to the standards, projects that have received approval of a variance shall be considered to be conforming to that standard.

~~Vegetated wall. A vegetated wall is a vertical surface designed and planted to be covered at maturity by plants that:~~

- ~~• Can include the wall of a structure (such as a masonry wall), or a trellis or lattice structure either free-standing or on the side of a building, or a wire screen or other framework that allows coverage by plants.~~
- ~~• Is at least 6 feet tall, unless specifically allowed at a lower height;~~
- ~~• Does not consist of invasive species; and~~
- ~~• Has demonstrated viability in the planned environment.~~

Vegetation. Vegetation means plants and shall include, but not be limited to, all annuals, woody and herbaceous perennials such as shrubs, vines and trees.

Vegetation Protection measure. A practice or combination of practices, including, but not limited to, construction barriers, protective fencing, tree wells, etc. to control construction or development impacts to vegetation.

Vehicle. The term “vehicle” as used herein means all instrumentalities capable of movement by means of circular wheels, skids, or runners of any kind, specifically including, but not limited to, all forms of automotive vehicles, buses, trucks, cars, and vans; all forms of trailers or mobile homes of any size, whether capable of supplying their own motive power or not, without regard to whether the primary purpose of which instrumentality is or is not the conveyance of persons or objects, and specifically including all such automobiles, buses, trucks, cars, vans, trailers, and mobile homes even though they may be at any time immobilized in any way and for any period of time.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

Chapter 13.06A DOWNTOWN TACOMA

Sections:

13.06A.010	Purpose.
13.06A.020	Applicability.
13.06A.030	Definitions.
13.06A.040	Downtown Districts and uses.
13.06A.050	Additional use regulations.
13.06A.052	Primary Pedestrian Streets.
13.06A.055	Nonconforming Development.
13.06A.060	Development Standards.
13.06A.065	Parking Standards.
13.06A.070	Basic design standards.
13.06A.080	Design standards for increasing allowable FAR.
13.06A.090	Special features required for achieving maximum Floor Area Ratio.
13.06A.100	Downtown Master Planned Development (DMPD).
13.06A.110	Variances.
13.06A.120	<i>Repealed.</i>
13.06A.130	Severability.

13.06A.010 Purpose.

This section sets forth districts for Downtown Tacoma, along with allowable and prohibited uses, development standards, design standards, an optional design review process, and guidelines addressing public amenities. It also allows a Master Planned Development in order to offer flexibility in height limits.

These regulations are intended to:

1. Implement goals and policies of the City's Comprehensive Plan addressing downtown.
2. Implement the goals of the Growth Management Act and carry out county-wide and multicounty planning policies.
3. Create a downtown setting that is mixed-use and is pedestrian and transit oriented.
4. Guide the location and intensity of development.
5. Attract private investment in commercial and residential development.
6. Provide for predictability in the expectations for development projects.
7. Allow for creative designs in new and renovated buildings. (Ord. 26556 § 28; passed Dec. 14, 1999)

8. Promote the City's urban forest canopy and health objectives, including achievement of a citywide 20 percent canopy coverage.

13.06A.065 Parking Standards

D. General Parking Design Standards Applicable to the RPA and All Downtown Zones

1. Unless otherwise specified herein, the off-street parking area development standards contained in TMC 13.06.510, which include minimum stall size and height, aisle width, paving and access requirements, but not including minimum quantity requirements, shall apply to all new off-street parking provided.
2. Tandem parking is permitted only for residential development subject to approval of the City Engineer.

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

3. ~~All new~~ surface parking lots, additions to parking lots, parking lots associated with buildings undergoing substantial alteration, parking lots increased in size by 50 percent, and parking lots altered on 50 percent of its surface shall provide landscaping per the requirements of TMC 13.06.502. ~~a perimeter landscaping strip abutting adjacent sidewalks containing a combination of trees and shrubs.~~

~~a. In no case shall fewer than three trees per 100 linear feet of frontage be provided.~~

~~b. Masonry walls no lower than 15” and no higher than 30” may be substituted for shrubs.~~

~~c. For lots greater than 20 stalls, at least 15 percent of the interior area shall be planted with trees and shrubs.~~

~~d. All trees shall have a minimum caliper of 2 1/2 inch at the time of planting.~~

e4. Pedestrian walkways from adjacent sidewalks shall be provided except where topographic constraints make this requirement infeasible.

45. Parking Garages. The ground-level facades of new or substantially altered parking garages and additions shall be designed to obscure the view of parked cars. Where commercial or residential space is not provided to accomplish this, features such as planters, decorative grilles, architectural elements, or works of art shall be used. Parking garage openings at the level of and facing a street, alley, courtyard, plaza, or open parking area shall incorporate such elements in a manner that effectively reduces the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20 percent transparent but not more than 80 percent transparent. Vehicular access openings shall be exempt from this standard. This standard also shall apply when 50 percent or more of the sidewalk level facade is altered.

E. Surface parking lots on Primary Pedestrian Streets within the RPA boundary

1. The following regulations are intended to promote a walkable, dense, urban environment on Primary Pedestrian Streets which is both aesthetically pleasing and commercially vibrant. The use of landscaping and publicly accessible amenities should be used to create harmony between vehicle and pedestrian areas.

2. Construction of a new surface parking lot to serve as commercial parking facility is prohibited.

3. Dedicated surface parking areas shall be located on the same site as the principle use.

4. The location of on-site surface parking areas is limited to the area behind the front wall line of the structure, within, or under the structure; and for corner sites surface parking shall not be located at the corner.

5. The maximum width of on-site surface parking areas along the frontage of Primary Pedestrian Streets, including driveways, is limited to 60 feet. Portions of surface parking that are more than 40 feet back from the property line along a Primary Pedestrian Street can exceed this width limitation. If the remaining area between the Primary Pedestrian Street and the surface parking area is vacant, it shall be required to comply with 13.06A.065.E.7.

6. The expansion of an existing surface parking area located along the frontage of a Primary Pedestrian Street is prohibited. However, surface parking areas can be expanded as long as any such expansion is located at least 40 feet back from the property line along the Primary Pedestrian Street. If this remaining setback area between the Primary Pedestrian Street and the surface parking area is vacant, it shall be required to comply with 13.06A.065.E.7.

7. At a minimum, the required setback area shall be landscaped consistent with Landscape Area Type LSB found in Section 13.06.502.CF. Alternatively, a minimum of 15 percent of the setback area shall be landscaped with a combination of trees, shrubs, and ground cover (per the specifications of the Urban Forest Manual) and the setback area shall also include at least two amenities from the following: decorative lighting and pavers; seating, benches, or low sitting walls that could include weather protection or tables; planters; public art as approved by appropriate City Commissions; water feature or drinking fountain; public plaza; bike racks or bike boxes; or other public amenities as approved by the City.

a. The setback area shall be clearly identified with signage placed at a visible location with lettering visible to passersby indicating the nature of the setback area and, if appropriate, its availability to the general public.

b. The maintenance of the setback area shall be the responsibility of the property owner for the life of the associated building or the parking area, or until such time as the setback area is developed with a structure that is in conformance with this chapter.

c. If intended to be publicly accessible, the area shall be clearly and directly connected from the adjacent sidewalk meeting Accessibility Standards. (Ord. 28051 Ex. C; passed Feb. 21, 2012)

Staff Report Exhibit A – Urban Forestry Landscaping Code Update

13.06A.070 Basic design standards.

A. No variances shall be granted to the following basic design standards and the additional standards applicable to the DCC and DR districts. A variance to the required standards may be authorized, pursuant to Section 13.06A.110, unless otherwise prohibited.

B. If a building is being renovated in accordance with the Secretary of Interior’s Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary’s Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.

C. Standards Applicable to Development in All Districts.

1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.

2. All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form, or equivalent architectural feature that is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. If the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.

3. ~~The landscaping requirements of TMC 13.06.502 shall apply Downtown (DCC, DMU, DR & WR Districts). One street tree shall be provided per each 25 linear feet of frontage, with tree grates covering the pits, in conformance with City requirements. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. One street tree shall be provided, consistent with the requirements of this standard, for each 25 linear feet of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should conform to the Tacoma Downtown Streetscape Study and Design Concepts.~~

~~a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. To achieve consistency with the existing pattern of tree spacing, the quantity of required street trees may be modified.~~

~~b. The use of tree grates will be determined by the presence of existing grates in the district, and the width and function of the sidewalk.~~

~~c. Residential development may substitute plantings for grates.~~

~~d. Where existing areaways, vaults or insufficient sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the Tacoma Downtown Streetscape Study and Design Concepts.~~

~~e. All trees shall have a minimum caliper of 2 1/2 inch at the time of planting.~~

~~f. This standard is not applicable in the WR district.~~

Chapter 13.08
CURRENT USE ASSESSMENT

Sections:

- 13.08.010 Intent.
- 13.08.020 Application and fee.
- 13.08.030 Processing of application.
- 13.08.040 Approval factors.
- 13.08.050 *Repealed.*
- 13.08.060 *Repealed.*

13.08.010 Intent.

The City Council hereby declares that it is in the best interest of the City of Tacoma to maintain, preserve, conserve and otherwise continue in existence adequate open space lands, urban forest resources, and historic sites and to assure the use and enjoyment of natural and historic resources and scenic beauty for the economic, environmental and social well-being of the City and its citizens.

Chapter 84.34 of the Revised Code of Washington (RCW) provides an opportunity for certain categories of open space, agricultural, and timber lands to have their property tax structure based upon the *current use* rather than on the traditional fair market value system of *highest and best use*. The purpose of these regulations is to provide the mechanism for owners of property within the City to apply and participate in this current use assessment program.

For properties located within the City of Tacoma, this program is jointly managed by the City and Pierce County. Applications are reviewed by both agencies and final decision authority on them is shared by the City and Pierce County.

Summary of Key Changes

Code construction/organization

- Combines four landscape requirement tables into one
- Reorganizes Thresholds language
- Consolidates landscaping requirements (including Downtown) into 13.06.502
- Moves technical and planting standards to the Urban Forest Manual (UFM)
- Adds/clarifies multiple definitions related to landscaping and urban forestry
- Renames and clarifies current landscape area requirements

Substantive changes

Canopy Cover for each of the following:

- Rights-of-way (ROW) (30%)
- Parking areas/lots (30% for all parking areas/lots)
- Site (varies by land use and zone)
- Self-Managed Agencies-Agencies with their own Urban Forestry program (an Urban Forester and Urban Forest Management Plan consistent with City urban forestry policies) have flexibility to manage all of their canopy cover (ROW, Site, and Parking areas/lots) on a programmatic rather than a project by project basis

ROW:

- Replaces current requirement (3 trees per 100 lineal ft) with ROW Canopy Cover (quantity and quality)
- Extends ROW Canopy Cover requirement to all districts, and to all developments meeting the code's thresholds
 - Key change is 1, 2 and 3-family developments which currently don't have to provide street trees
 - For 1, 2 and 3-family dwellings in all districts: ROW Canopy Cover requirement threshold proposed to be Threshold II (50% to 200% of the value of development)
 - For All other uses in Residential Zones: ROW Canopy Cover threshold proposed to be Threshold I (< 50% of the value of development)
- Flexibility in Street Tree placement locations (i.e., tree bulb-outs, medians, back of walk, between curb and pedestrian walkway)

Parking Lots:

- Aligns Parking Lot Perimeter and Parking Lot Internal distribution requirements (which currently vary by zone) across all zones
- Parking lot interior distribution: Changes the methodology for determining how much planting area is required and increases flexibility regarding distribution within the lot
 - Current requirements: Plantings at aisle ends; even distribution throughout parking lot (no stall greater than 50 feet from a tree, or no more than 8 stalls in a row); distribution along walkways (1 tree within 10 feet per 30 or 40 feet of walkway)
 - Proposed: 45 square feet of landscaping per stall; code and UFM flexible on distribution
- Industrial uses exempt from Parking Canopy requirement; and, remove current exemption from interior landscaping in Industrial parking lots less than 20,000 sq ft

Staff Report Exhibit B – Urban Forestry Landscaping Code Update

Site:

- Replaces Overall Site Coverage (landscaping) requirement with Canopy Cover requirements
- Site percentage set up for Major Institutions (5 acres and greater in size-public facility, schools, hospitals, cemeteries, etc.)—25% in all zones except Downtown (15%)
- Site percentage set up for Developed Parks—35% in all zones except Downtown (15%)
- For 1, 2 and 3-family dwellings in all districts: Site Canopy Cover requirement for all new development and Threshold III alterations (greater than 200% of the value of development)

General Landscaping:

- Technical standards in the UFM to be adopted by reference and under Public Works Director (similar to other administrative manuals-Stormwater Management Manual for example)
- Adds clarification that landscaping may incorporate Low Impact Development features
- Installation, maintenance, irrigation, protection and pruning requirements subject to City review and approval
- Landscape plans and Landscape Management Plans (certified by professional) required for all landscaping
 - Except for single residential units or less than 500 sq feet of landscaping per project
- Expands the existing Foundation planting requirement:
 - Current requirement: Provide a 3 foot planted area along street-facing exposed foundations (in applicable zones)
 - Proposed: Creates new Building Frontage requirement to provide a 3 foot planted area along all building frontages (in applicable zones). Alternatively, a 4 foot planted area may be located away from the building within the ROW fronting the building.
- New development, substantial alterations and > 50% sidewalk replacement in Downtown would be required to meet Type F (Foundation) requirement
- Reference to Downtown Streetscape Design Guidelines removed

Exemptions:

- As part of combining the current four landscaping tables into one, some exemptions (which currently vary slightly across zones) would be aligned and would apply consistently to all zones:
 - Extends the exemption from providing buffers (screenings) when there is a railroad, 20 ft grade separation (currently only in Industrial zones) to all zones

Enforcement (Additional Relief):

- Adds 3 new tools to enforcement options for landscaping code violations:
 - Replacement planting (plants and installation), Cost of replacement value (\$), and/or Tree value commensurate with tree size, (\$)
 - Funds collected to the UF Fund for urban forestry growth and maintenance

Platting and Subdivisions, General Zoning, PRDs:

- Adds intent statements calling for Urban Forest goals to be considered
- Urban Forest/green infrastructure considerations added to short plat and full plat review criteria
- Adds requirement for common open space areas of PRDs: Native forest remnants, any designated heritage or threatened native trees, and landscaping be given protection

Staff Recommended: Canopy Cover Goals by Land Use

Land Use Category	Existing Canopy Cover (%)	Recommended Canopy Cover Goal (%)
Commercial/Mixed Use (CM)	3.7%	15%
Downtown (DN)	3.1%	15%
Developed Park (DP)	28.7%	35%
Major Institution (MA)	6.8%	25%
Multi-Family (MF)	19.0%	25%
Manufacturing/Industrial (MI)	3.7%	10%
Parks Natural Area (PN)	74.6%	80%
Single Family (SF)	23.0%	30%
ROW/Non-Parceled Areas	9.2%	30%
Total	19%	30%

CITY LANDSCAPE-RELATED POLICIES SUMMARY

Element	Policies
Urban Forest Policy - Comp Plan	UF-PR-1 Promote tree retention through incentives and credits UF-PR-2 Flexible Regulatory Approaches UF-PR-3 Protect trees during development UF-PCM-5 30% Tree canopy cover by 2030 UF-PCM-9 Survival of newly planted trees UF-PCM-10 Landscape Maintenance Management Plans UF-PD-2 Design infrastructure with thorough consideration of trees UF-PD-3 & 4 Soil conservation and reduce compaction UF-PD-5 Align landscaping regulations with Low Impact Development (LID) techniques for stormwater management UF-S-2-4 Diversity in species, type and age UF-S-8 Encourage green roofs on new buildings and retrofits UF-RPD-4 Alternatives to tree grates
Open Space Habitat and Recreation – Comp Plan	OS-GI-3 “Green corridors” to connect natural areas OS-GI-5 Native and climate-adapted tree planting and maintenance OS-GI-6 Incentives and outreach for voluntary plantings OS-GI-7 Sustainable development practices citywide OS-GI-8 Street design to incorporate green infrastructure approaches OS-HA-1 Achieve a citywide gain in habitat functions OS-HA-2 Habitat Corridors are priority for conservation & restoration OS-HA-7 Sustainable City practices within Habitat Corridors OS-HA-12 Identify regulatory approaches to protect Habitat Corridors
Environmental Policy Element – Comp Plan	E-LID-1 Encourage use of LID stormwater techniques E-LID-2 Development in Mixed-Use Centers (MUCs) to provide vegetated cover, including LID stormwater techniques E-SA-5 Preserve large trees within residential neighborhoods; new tree plantings to preserve existing views E-FW-2 Encourage landscaping that supports wildlife habitat E-FW-3 Plant native landscaping to improve habitat function E-FW-10 Promote natural corridors as part of developments
GLUE – Comp Plan	LU-UAD-10 Emphasize individualized streetscape design LU-UAD-16 Enhance public safety through Crime Prevention Through Environmental Design (CPTED) LU-UAD-19 Incorporate CPTED in development activities LU-MUD-1 Ensure compatibility within MUCs, including landscaping LU-MUD-10 Green infrastructure and landscaping in MUCs LU-MUD-18 Provide landscaping to enhance environment of MUCs LU-RDG-14 Multi-family development compatibility, including landscaping, to buffer lower density neighborhoods LU-RDD-2 Compatibility with existing development, including landscaping LU-RDD-4 Emphasize natural qualities, including trees LU-RDD-13 Utilize landscaping to improve livability LU-CDD-3 Attractive, well-maintained landscaping in pedestrian areas

Staff Report Exhibit D – Urban Forestry Landscaping Code Update

Element	Policies
	LU-CDD-8 Landscaping to enhance commercial areas LU-CDHI Landscaping/street trees in high intensity commercial areas LU-IDD-3 Landscaping to screen industrial parking, loading, storage, utility areas LU-IDLI-5 Landscaping to minimize industrial development’s impacts
Transportation - Comp Plan	T-TSM-3 Design streetscapes for traffic calming (includes trees and landscaping) T-MS-12 Implement Complete Streets (includes trees and landscaping)
Neighborhoods - Comp Plan	C-4.6 Use LID techniques, including bioretention systems NET-1 Protect and preserve the natural environment NET-1.2 Retain vegetation that is visually attractive NET- 1.2 Maintain or provide new vegetation NET-4.3 Require developers to provide and maintain landscaping ST-6.4 Trees in rights-of-way and in mini-parks W-7.4 Tree preservation N-7.3 Public notification for tree cutting ST-2.4 Landscaping beautification of business districts ST-6.7 Encourage streetscape with street trees DT-4.4 Street trees for creating interface and within medians
Shoreline Management Plan (Planning Commission recommended draft)	6.7 Promote continuous landscape planting as a unifying urban design feature to link shoreline areas 7.10.2 Parking areas require landscaping Thea Foss Waterway Design Guidelines: Guidelines for types of trees and vegetation preferred, view considerations and streetscapes.
Climate Action Plan	26. Increase tree planting requirements or incentives
Complete Streets Design Guidelines – Mixed-Use Centers (MUCs)	1.2.2 Street trees and landscaping are integral to livability of MUCs 2.2.1 Street trees are an essential streetscape component 2.2.1 Consider CPTED in landscaping choices 2.4.2 Incorporate LID stormwater techniques in street design 2.4.3 Street trees and landscaping contribute to: <ul style="list-style-type: none"> • Pedestrian comfort • Calming traffic • Neighborhood identity • Environmental benefits • Economic benefits/energy savings
Complete Streets Design Guidelines – Residential	2.2 Street trees and LID stormwater approaches serve multiple goals 2.3.4 Street trees are standard for all street designs 2.3.7 LID stormwater approaches should be routinely incorporated in local residential street design

CURRENT TMC LANDSCAPE CODE TRIGGERS & REQUIREMENTS

Exemptions and exceptions: These requirements apply citywide, though there are exceptions and/or exemptions from various landscape requirements in each zone district depending on the specific development proposal. This table presents only a few examples of many exemptions and exceptions.

Exemption	
Single-family dwellings	No landscaping requirement in any district.
Two-family and three-family dwellings	Landscaping required only when located in a Mixed-Use district.
Exception	
Overall site landscaping	Percentage does not include area covered by structures. Therefore, if the entire site is covered, no overall site landscaping is required.
Perimeter landscaping	May be broken by primary structures. Therefore, if the entire site is covered, no perimeter strip is required.

This table summarizes the landscaping requirements for each type of zone district.

<u>Zoning Districts:</u>	<u>Triggers</u>	<u>Requirements</u>
Single Family Residential	Conditional uses only (new or expanded). Does not apply to residential development	<ul style="list-style-type: none"> • Overall site percentage • Site perimeter strip • Parking area trees • Street trees
Multiple Family Residential	All new development; except single, two- and three-family dwellings	<ul style="list-style-type: none"> • Overall site percentage • Site perimeter strip • Parking area trees • Street trees
Mixed-Use	All new development, including structures and/or parking lots and alterations to existing development	<ul style="list-style-type: none"> • Overall site percentage for residential uses only • Buffer planting areas • Foundation planting • Parking lot perimeter strip • Trees planted along walkways • Trees required at parking lot aisle ends • Trees required in parking aisles • Street trees
Commercial	Same as Mixed-Use	<ul style="list-style-type: none"> • Overall site percentage • Site perimeter strip • Buffer planting areas • Parking area trees • Trees planted along walkways • Street trees

Staff Report Exhibit E – Current Landscaping Code Approaches

Industrial	Same as Mixed-Use	<ul style="list-style-type: none"> • Overall percentage of parking lot area • Perimeter strip along arterial streets • Buffer planting areas • Trees planted along walkways • Street trees
Downtown	Same as Mixed-Use	<ul style="list-style-type: none"> • Overall percentage of parking lot area • Perimeter landscaping strip adjacent to sidewalks required around parking lots • Planters to obscure view of parked cars on new or altered parking garages • Street trees

2/29/2012

Tacoma Planning Commission
747 Market St., Room 1036
Tacoma, WA 98402

Dear Sirs:

I am writing to complain about the proliferation of 'on premise' flashing signs and billboards in literally every neighborhood of Tacoma.

The characteristics of these signs that bother me most are (in no particular order):

1. They are too bright
2. They change too frequently
3. They change with motion (the message doesn't just fade in, it comes in with motion)
4. They are on 24 hours a day, 365 days a year.
5. They flash

Not only are these signs harmful to their neighborhoods, I believe they are very harmful to the people who are forced to view them as well.

Some of the people who are abusing our public roadways with these signs include:

1. Tacoma Community College
2. Cheney Stadium
3. The Tacoma Dome
4. Metro Parks (Meadow Park Golf Course)
5. Tacoma Fire Department (Station 16)
6. St. Charles School
7. Life Center Church and School
8. Sonic Drive in
9. Gray's Hardware
10. Bates Vocational School

The list goes on and on, and gets longer just about every day.

I believe we should have the right to use our streets and travel about Tacoma peacefully without this constant harassment.

I therefore strongly support anything you can do to ban completely or severely limit the use of these signs as soon as possible.

Sincerely,

A handwritten signature in black ink that reads "Dale Cope". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Dale L. Cope

7539 S. Hegra Rd.
Tacoma, WA 98465

253-777-0125