To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: Application #2014-10 – Urban Forestry Landscaping Code Update

Meeting Date: January 22, 2014
Memo Date: January 16, 2014

At the Commission’s next meeting on January 22nd, staff will present proposed draft policy and code language and a draft staff report. The proposal is intended primarily to incorporate the policy guidance of the Urban Forest Policy Element into the City’s Landscaping Code.

At the November and December discussions on this proposal, the Commission provided a substantial amount of guidance on issues including enforcement, tree size, flexibility options, plant selection, canopy goals and more. Over the past months, staff have also engaged with Metro Parks Tacoma and the Port of Tacoma, and have consulted with other City departments including Code Enforcement, Traffic, and Environmental Services. The attached draft package is intended to reflect that input and guidance. Staff note that the proposal includes one change from previous discussions in regards to the method for determining Small, Medium and Large Tree categories. This change is proposed to better reflect best practices and science on the environmental benefits of larger trees. In addition, the proposal includes organizational changes to the current Landscaping Code intended to shorten it and improve organization and consistency.

At the meeting, staff will provide an overview of the proposal, summarize outreach with key stakeholders, request direction, and if appropriate seek the Commission’s authorization to release the draft for public review. Attached is a draft staff report, draft policy changes to the Urban Forest Policy Element, and proposed code changes. If you have any questions please contact me at 591-5389 or elliott.barnett@cityoftacoma.org.

Attachment

c: Peter Huffman, Director
I. Description of the Proposed Amendment:

1. Describe the proposed amendment, including the existing and proposed amendatory language, if applicable.

This proposal includes amendments to the Land Use Regulatory Code to improve trees and landscaping regulations applicable to development activities, with a focus on achieving such policy intents as incentives, flexibility, quality, and tree health. The proposed changes are intended to make the code more effective in achieving urban forestry objectives, in the following ways:

**Planting More Trees (and other plants)**
While the primary thrust is on vegetation health, quality, and landscaping code flexibility, the following limited expansions of current landscaping requirements are proposed:
- Require Street Trees with the construction of new full roadways and sidewalks (per Complete Streets)
- Extend Street Tree requirement to the M-2 Industrial District and to key corridors in the PMI Industrial District
- Standardize parking lot landscaping requirements to include both interior and perimeter plantings in most districts

**Plant Better Trees (variety, larger sizes, right tree right place)**
Proposed changes seek to optimize the urban forestry benefits from landscaping by enhancing requirements related to plant selection, planting locations, spacing and installation. Changes proposed include clarifying plant selection criteria; adding specificity regarding Crime Prevention Through Environmental Design (CPTED); removing barriers for Low Impact Development (LID) stormwater approaches; expanding the focus on “right tree-right place” to promote survival and reduce conflicts; and, creating a new distinction based on tree size. The Small, Medium and Large Tree distinction
would be linked to a sliding scale for the number of trees required, providing an incentive to plant larger trees, and providing flexibility for site development.

**Health, Survival and Maintenance of Trees**
These changes seek to optimize the urban forestry benefits from required landscaping by expanding code provisions to better ensure the health, survival and proper maintenance of trees and other landscaping. Key changes include requiring landscaping maintenance plans with permit applications; strengthening language prohibiting excessive pruning and tree topping; and, clarifying responsibilities on maintenance and replacement.

**Incentives and flexibility**
These changes seek to promote desired features through code-based incentives and flexibility. The Small, Medium and Large Tree sliding scale creates significant new flexibility for site design by reducing the number of trees required if Large Trees are selected. In addition, optional bonuses would be available to reduce the total number of trees and/or amount of landscaped area, and/or allow plantings to be more clustered on the site, in exchange for tree retention, LID stormwater techniques, and/or planting evergreens. A Fee In Lieu option would be created to allow an administrative option to address sites with unique challenges to meeting landscaping requirements. Finally, an option would be available to public agencies to shift some required landscaping from the development site to a more appropriate site identified in their own urban forestry plans.

**Provide an Understandable and Predictable Approach**
The proposal includes reorganizing the landscaping code for greater clarity, consistency and ease of use. The code would be organized as follows:

- Intent and Applicability
- General landscaping section on Process, Plant Material Selection, Installation and Maintenance
- Credits and Flexibility
- Requirements by zoning district

In addition, technical guidance would be made available through a separate Urban Forest Manual to be developed in support of the code, by the Environmental Services Department – Urban Forestry Program.

Specifically, the proposal is to repeal the current *TMC 13.06.502 Landscaping and/or Buffering Standards*, and replace the section with revised code language. While a substantial amount of the existing code would be retained, the proposal includes reorganizing the section for greater clarity. Therefore, it is more readable to present the proposed new code language without track changes format. In addition, supportive changes are proposed to TMC 13.06.700 Definitions, and to TMC 13.06A Downtown Tacoma, which are shown in track changes.

2. **Describe the intent of the proposed amendment and/or the reason why it is needed.**

The City’s urban forest (which is broadly defined to include all trees and vegetation) has been the focus of extensive policy discussion and City Council direction over the past several years. In 2010, the Council adopted a new Urban Forest Policy Element, which increased the emphasis on the urban forest’s function as part of streetscapes (complete streets), as an integral urban design and aesthetic consideration, and as a major environmental and green infrastructure asset. The Element sets goals including the following:
• Achieve a 30% 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 landscaping;
• Integrate public safety considerations into landscaping;
• Enhance the urban forest connection between natural areas and developed areas.

This code update is intended to support these goals, while recognizing that only a small portion of the urban forest is planted as part of development activities. The primary intent is to realize more benefits from the landscaping that is already required as part of development activities, while also increasing flexibility for project applicants.

3. Describe the geographical areas associated with the proposed amendment. Include such information as: location, size, parcel number(s), ownership(s), site map, site characteristics, natural features, current and proposed Comprehensive Plan land use designations, current and proposed zoning classifications, and other appropriate and applicable information for the affected area and the surrounding areas.

The proposed code would apply citywide to new development and substantial alterations, as specified in the draft. The Downtown Districts and Shoreline Districts have their own specific landscaping requirements, but would utilize the general landscaping provisions of the landscaping code.

4. Provide any additional background information associated with the proposed amendment.

This effort went through a first phase review by the Planning Commission in 2011-2012, when community members and stakeholders expressed concerns about an initial proposal which included new planting requirements for single-family development. The current scope of work is based on the previous policy discussion on this topic, as well as subsequent analysis and stakeholder outreach. Through these efforts, several avenues emerged to enhance the code to better achieve urban forestry (and related) goals, while striking a balance with the needs of differing land uses and emphasizing incentives and flexibility as opposed to new requirements.

The starting point is Tacoma’s current landscaping code (TMC 13.06.502). The current requirements are intended to achieve multiple objectives, including environmental, stormwater, aesthetic, streetscape, neighborhood enhancement, and buffering between different land uses. Specifically, the Street Trees requirement promotes safe, comfortable and attractive streetscapes (Complete Streets); the Overall Site, Site Perimeter, Foundation and Front Yard requirements provide aesthetic benefits by softening the appearance of development sites and preventing unattractive “left-over space”; the Landscaping Buffer requirements screen residential areas from commercial, industrial or other dissimilar land uses; and, the Parking Lot landscaping requirements provide visual relief in large areas of pavement and screen pedestrian pathways. All requirements provide for a measure of stormwater, environmental, aesthetic and other urban forestry benefits as part of development activities.

One-family, two-family and three-family dwellings are exempt from landscaping requirements, and few requirements apply in industrial areas. In general, more requirements apply to multi-family, commercial and mixed-use projects. Requirements are typically numerical (such as 3 per 100 feet), and emphasize a standard planting distribution or rhythmic linear planting pattern. Code guidance on plant selection and maintenance is limited, but some issues are addressed (such as size at planting and minimum unpaved planting area for trees). The code provides a tree retention bonus option, but otherwise includes few
incentives for innovative approaches. The code calls for native or climate-adapted plant selection, but makes no distinction based on tree size or classification (deciduous/coniferous).

The current code already provides significant urban forestry benefits. This update would retain the focus on providing a range of benefits through landscaping (environmental, stormwater, aesthetic, streetscape, neighborhood enhancement, and buffering) all of which are emphasized by the Urban Forest Policy Element, while adding enhancements to maximize the benefits of required landscaping.

II. Analysis of the Proposed Amendment:

1. How does the proposed amendment conform to applicable provisions of State statutes, case law, regional policies, the Comprehensive Plan, and development regulations?

   Landscaping plays multiple important roles, and there are many Comprehensive Plan policies that relate to it. 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 landscaping as an important component of a balanced approach to accommodating compact development within livable, sustainable and green neighborhoods. The proposal is consistent with this direction.

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, as summarized above. 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.
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.

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.

Land 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.

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.

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:

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.

The Growth Strategy and Development Concept Element 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).

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.

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.

Finally, the proposal is consistent with the City’s policies in the Transportation Element, and elsewhere, on Complete Streets, which are envisioned as including street trees as a standard feature.

2. Would the proposed amendment achieve any of the following objectives?
   - Address inconsistencies or errors in the Comprehensive Plan or development regulations;
   - Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City’s capacity to provide adequate services;
   - Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or
   - Enhance the quality of the neighborhood.

The proposal would make the Landscaping Code more consistent with the Comprehensive Plan, and respond to the strong policy direction of recent years to promote sustainability and livability within the City. It is also intended to enhance the quality of neighborhoods by providing the aesthetic, environmental, traffic calming, surface water management and other benefits of the urban forest.

3. Assess the proposed amendment with the following measures: economic impact assessment, sustainability impact assessment, health impact assessment, environmental determination, wetland delineation study, traffic study, visual analysis, and other applicable analytical data, research and studies.

Generally, staff anticipate that there will be little increase in the cost of providing landscaping, and that the additional flexibility may in some cases reduce the cost of site development. One exception is the proposal to add street tree requirements in some industrial areas where they are not currently required, which will be a new cost to development within those areas.

However, the proposal adds a significant amount of specificity to requirements related to tree species selection, planting practices, and maintenance approaches. These changes are intended to promote long-term health and survival of trees and landscaping. They may increase the upfront costs for professional services in the preparation of landscaping plans, and for site development. On the other hand, they may also decrease the long-term costs by increasing tree longevity and reducing conflicts with infrastructure.

By promoting the environmental and surface water benefits achievable through landscaping, this proposal is in harmony with the City’s sustainability goals. It is also supportive of health in terms of improving air and water quality, traffic calming, and mental health benefits. Finally, landscaping clearly contributes to a positive aesthetic appearance for the City.

4. Describe the community outreach efforts conducted for the proposed amendment, and the public comments, concerns and suggestions received.

This effort started with the extensive public and stakeholder input generated through the 2011-12 policy development effort. The key themes from that effort included encouraging (rather than requiring) additional tree and vegetation planting; planting the “right tree in the right place”; and, increasing
stormwater benefits, in balance with meeting the needs of different land uses and emphasizing incentives, flexibility, technical support and education. One of the main themes was that new requirements should not be extended to single-family residential development, and that the City should focus on leading by example rather than significantly increasing requirements onto private parties.

More recently, staff have consulted with Metro Parks Tacoma and the Port of Tacoma, both of which are interested in the Self-Managed Agency option included in the proposal. In addition, staff have engaged with City departments including Code Enforcement, Traffic and Environmental Services in particular discussing the resource issues associated with street trees, and with monitoring and enforcement generally. Moving forward, staff will reach out to all of the stakeholders who participated in the 2011-12 discussion, in addition to the Planning Commission public outreach process.

5. Will the proposed amendment benefit the City as a whole? Will it adversely affect the City’s public facilities and services? Does it bear a reasonable relationship to the public health, safety, and welfare?

By providing the benefits described above, this proposal would benefit the City as a whole. The flexible approach to achieving urban forestry goals may also help to position Tacoma as a progressive, sustainable City which is also a good place to do business.

III. Staff Recommendation:

Staff recommends that the proposed amendments to the Land Use Regulatory Code, as depicted in Exhibit A, be distributed for public review. Staff will continue to engage in public outreach and provide a summary to the Planning Commission prior to the public hearing process which is tentatively scheduled for February-March 2014.

IV. Exhibits:

A. *Land Use Regulatory Code* (with proposed changes)
2014 Annual Amendment Application No. 2014-6

Urban Forestry Landscaping Code Update

DRAFT LAND USE REGULATORY CODE CHANGES

January 22, 2014

Chapter 13.06 - Zoning
13.06.502 – Landscaping and/or Buffering Standards
13.06.700 – Definitions

Chapter 13.06A – Downtown
13.06A.070

Note: These amendments show proposed changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. Text that has been deleted is shown as strikethrough. In this case, new text is shown in black since the proposal is to repeal the current section and replace it with the new one. This language is provided for informational purposes only and should not be considered text amendments.
13.06.502 — Landscaping and/or buffering standards.

A. General requirements. The landscaping section is divided into five sections, with one each specifically addressing the landscaping requirements for development in Residential Zoning Districts, Commercial Zoning Districts, Mixed-Use Zoning Districts, Industrial Zoning Districts, and Shoreline 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 C 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:

   (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. 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. Such developments shall be brought into conformance with ALL of the applicable landscaping standards.

(1) 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-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 1½ 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 x 3/100 = 1.5, which rounds up to 2) and a site with 90 feet of street frontage would require 3 trees (90 x 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 planting 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:
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 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.
### 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

- 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 | 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 | 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. | 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 Director 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 | 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. |
### Interior landscaping distribution
- 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
- 3 trees per 100 feet of site-street frontage shall be provided.

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#### Section 13.06.502.C Commercial District Landscaping

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<th>T, C-1, C-2, HM, PDB</th>
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#### Exemptions
- 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)

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<tr>
<th>Overall site</th>
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<tbody>
<tr>
<td>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.</td>
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<tr>
<th>Site perimeter strip</th>
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<td>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.</td>
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<tr>
<td>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.</td>
</tr>
<tr>
<td>A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.</td>
</tr>
<tr>
<td>The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
</tr>
</tbody>
</table>
### 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).

<table>
<thead>
<tr>
<th>Districts</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>C, T, HM, or PDB District</td>
<td>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.</td>
</tr>
<tr>
<td>property abutting R-District</td>
<td>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.</td>
</tr>
<tr>
<td>property across the street or alley from R-District</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

### 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).

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree size and quantity</td>
<td>A minimum of 1 tree per 1,000 square feet of new parking lot area shall be provided.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.</td>
</tr>
<tr>
<td>Interior landscaping distribution</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.</td>
</tr>
<tr>
<td>Street trees</td>
<td>3 trees per 100 feet of site street frontage shall be provided.</td>
</tr>
</tbody>
</table>
**Exhibit A**

### Section 13.06.502.D

**X-District Landscaping**

<table>
<thead>
<tr>
<th>RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX</th>
</tr>
</thead>
</table>

**Exemptions**

- 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.

**Minimum Landscaping Area (unless exempted above)**

<table>
<thead>
<tr>
<th>Overall site</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• Exceptions and departures to landscaped area requirement.</td>
</tr>
<tr>
<td>- 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).</td>
</tr>
<tr>
<td>- ii. Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.</td>
</tr>
<tr>
<td>- iii. Planting strips within street rights-of-way shall not be counted toward this requirement.</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>X District property abutting R-1, R-2 or R-2SRD District property</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>X District property across the alley from R-1, R-2 or R-2SRD District property</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services.</td>
</tr>
</tbody>
</table>
## Front Yard

**Front Yard Landscaping**
- 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

- 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:
  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. Ground cover 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
- Street trees shall be provided at a ratio of 3 trees per 100 feet of site street frontage shall be provided.

### Parking Lot Landscaping

1. Perimeter parking lot landscaping:
   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:
   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.
Section 13.06.502.E
Port Maritime and Industrial District Landscaping

| M-1, M-2, PMI |

### Exemptions

- 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.

### Minimum Landscaping Area (unless exempted above)

| Overall site | 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. |
| Site perimeter strip | 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. |

### 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).

| M or PMI District property abutting R-District property | 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. |
| M or PMI District property across the street or alley from R-District property | 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. |
### 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).

<table>
<thead>
<tr>
<th>Tree size and quantity</th>
<th>A minimum 1 tree per 1,000 square feet of parking lot area shall be provided.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior landscaping distribution</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street trees</th>
<th>In M-1 Districts, 3 trees per 100 feet of site street frontage shall be provided.</th>
</tr>
</thead>
</table>

### Section 13.06.502.F

**Shoreline District Landscaping**

**Applicability**

Landscaping shall be provided consistent with this table for all new surface parking lots as outlined below. In addition to these standards, the specific shoreline landscaping requirements and standards contained in Section 6.7 of the Shoreline Master Program also apply to all shoreline districts.

**Minimum Landscaping Area**

<table>
<thead>
<tr>
<th>Overall site</th>
<th>Surface parking shall be separated from any roadway or property line by a landscaped area at least six feet wide. This parking lot perimeter strip may be broken only for vehicle and pedestrian access crossings. Such landscaped area shall be counted toward the requirements below.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parking lots that are less than 20,000 square feet in area shall contain a minimum of 15 percent landscaping of the parking area (including the interior).</td>
</tr>
<tr>
<td></td>
<td>Parking lots that are 20,000 square feet in area or greater shall contain a minimum of 20 percent landscaping of the parking area (including the interior).</td>
</tr>
<tr>
<td></td>
<td>If parking areas cannot be located on the street/landward side of the building, or within a structure, a minimum landscaped buffer of 10 feet adjacent to the shoreline shall be provided and maintained.</td>
</tr>
<tr>
<td></td>
<td>In the S-8 Thea Foss Waterway Shoreline District, landscaping shall additionally be consistent with the Thea Foss Waterway Design Guidelines.</td>
</tr>
</tbody>
</table>
**Planting Requirements.** These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).

<table>
<thead>
<tr>
<th>Tree size and quantity</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parking lots shall contain one medium-growing tree for every 1,500 square feet of parking area.</td>
</tr>
<tr>
<td></td>
<td>Parking lots shall be landscaped with canopy-type trees and predominantly evergreen shrubs and groundcover plants.</td>
</tr>
<tr>
<td></td>
<td>In the S-8 Thea Foss Waterway Shoreline District, landscaping shall additionally be consistent with the Thea Foss Waterway Design Guidelines.</td>
</tr>
</tbody>
</table>
Section 13.06.502.C

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.
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.
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.
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.

c. Minimum 20 feet in width if used as a screen or required front yard treatment.
13.06.502 Landscaping and buffering standards.

A. Intent. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; enhance livability and foster economic development by providing for an attractive urban setting; 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; buffer visual impacts of development; and, contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

B. 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, and street improvements, as outlined below.

1. Alterations. Three thresholds are used to gauge the extent of landscaping standard compliance on alterations to existing development (in Downtown Districts, the thresholds of TMC 13.06A shall apply):

a. 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.

b. 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.

c. 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.

d. 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.

e. No alteration shall increase the level of nonconformity or create new nonconformities to these standards. If landscaping would be required in the applicable zone, but was not required at the time of development, then existing landscaping that is above and beyond the current requirements may be removed, provided that the quantity is not reduced below the current requirements for the use on the site. Otherwise, landscaping shall be preserved in healthy condition or replaced.

2. Street trees. In addition to the thresholds identified above, street trees are required when:

a. Street improvements are required in association with a Preliminary Plats or Short Plats with 5 or more lots; or
b. Capital street improvement projects, excluding residential Local Improvement Districts, incorporating construction of new sidewalks, replacement of more than 50 percent of existing sidewalks; or construction of a full roadway section;

c. If street trees are required in the applicable zone, then existing street trees shall be preserved in healthy condition or replaced, in association with street improvement projects.

C. General Landscaping Requirements applicable to all required landscaping.

1. Process and procedural requirements.

a. Landscape plans and landscape management plans demonstrating compliance with the installation, plant material, area and location, and maintenance requirements of this Section shall be submitted for all development proposals with landscaping requirements.
(1.) Landscape and Landscape Management Plans, when required, shall be prepared by a registered landscape architect, certified landscape technician, or certified professional horticulturalist, unless otherwise approved by the City, and shall be submitted in a form specified by the City.

(2.) Developments with less than 500 square feet of landscaping are exempt from submitting a Landscape Management Plan, and may submit a Landscape Plan prepared by a non-professional.

b. The Urban Forest Manual (UFM) provides best management practices for plant selection, design, installation, care, and other specifications. Required landscaping shall be selected, installed and maintained consistently with the technical guidance of the UFM.

c. The Director will consider adopted neighborhood, area-specific or streetscape design specifications and/or plans for landscaping selection and location, and may modify the standard requirements of this section if such plans meet the intent of this section.

d. Modifications to landscaping installed under this section shall be in conformance with the intent of these requirements and the technical guidance of the UFM. Regular maintenance and pruning; replacement of plant material in kind; and revisions to planting plans that are consistent with all requirements and any conditions of approved permits, are authorized without further review. Significant changes to the configuration or location of required landscaped areas require the approval of the Director.

e. Landscaping quantity calculations. When an 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, the number of required trees or shrubs shall be calculated by applying the ratio to the square footage of the area or length. 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 x 3/100 =1.5, which rounds up to 2) and a site with 90 feet of street frontage would require 3 trees (90 x 3/100 = 2.7, which rounds up to 3).

f. Landscaping provided to meet one requirement may count toward another, when applicable. When two or more landscaping requirements apply to the same portion of a site, the most stringent of the requirements shall apply.

g. All landscaping required by this section must be planted prior to the issuance of a certificate of occupancy. If the applicant files financial 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 for no more than 6 months, unless otherwise approved by the Director.

2. Plant Material Selection.

a. Existing trees, shrubs, and groundcover which comply with the requirements of this Section may count towards the required landscape plantings.

b. Native and climate-adapted landscaping. All required landscaping shall be climate-adapted. The retention and use of natives is encouraged and permitted for any and all landscaping. Invasive species, as identified in the UFM, shall not count toward meeting required plantings. Noxious weeds are prohibited from being planted in required landscaped areas.

c. Required landscaping areas may incorporate low-impact development (LID) stormwater features or techniques. Limited flexibility shall be granted to specific standards if necessary to accommodate LID features.

d. Visibility and safety. Except in cases where required landscaping is intended to provide dense visual buffers or to enhance natural conditions, trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, shrubs shall be chosen that will readily remain under 3 feet in height. Trees shall be selected and pruned (once tall enough) to maximize views below 7 feet in height.

e. Trees.

(1) Tree Species Selection – Small, Medium and Large species. Trees are categorized as small, medium or large based on their height and crown spread at maturity and on their growth rate. Trees size categories are determined according to the Canopy Factor, which is calculated using the following formula: (mature height in feet) x (mature crown spread in feet) x (growth rate number) x 0.01 = Canopy Factor. The growth rate number is 1 for slow growing
trees, 2 for moderately growing trees, and 3 for fast growing trees. Large Trees have a Canopy Factor greater than 90; Medium Trees have a Canopy Factor from 40 to 90; Small Trees have a Canopy Factor less than 40.

(a.) Small, Medium and Large Tree lists are included in the UFM. To determine the size category of a tree not listed in the UFM, the applicant must provide an authoritative source of information about the tree’s mature height, crown spread and growth rate. Objective information must come from published sources or from the nursery providing the tree growth information, often called “cut sheets”.

(2) Species shall be selected to avoid or minimize potential conflicts with infrastructure and utilities. Trees under power lines shall have a maximum mature height not greater than 25 feet.

(3) Tree variety. 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. For projects that involve planting more than twenty-five trees, a minimum of 25 percent must be evergreen conifers.

(4) Tree size at planting. Trees provided to meet the landscaping requirements shall be consistent with the following size requirements at the time of planting: For deciduous trees, at least 50 percent of the trees provided shall be a minimum 2-inch caliper at the time of planting, with the remaining deciduous trees a minimum 1½-inch caliper. For evergreen trees, at least 50 percent of the trees provided shall be a minimum of 6 feet tall, 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.

f. Shrubs and Groundcover.

(1) Turf lawn and mulch are not considered groundcover for the purposes of complying with this section.

(2) Low Impact Development bio-retention and infiltration stormwater facilities, such as rain gardens, that incorporate shrubs and/or groundcover may count as meeting shrub and groundcover requirements.

(3) Shrub variety. If there are more than 25 required shrubs, no more than 75 percent of them can be of one species.

(4) Groundcover and shrub plants must be planted at a density that will cover the entire area within three years.

(5) Unless specified otherwise, shrubs provided to meet these requirements shall be from a minimum 2-gallon container.

3. Installation and Maintenance.

a. Landscaping shall be installed and 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, consistent with the requirements, standards and specifications of this Section and the UFM.

b. Conditions shall be provided to promote tree longevity, thus reducing the need for replacement. Considerations shall include planting species in locations and with conditions favorable to their health, and providing appropriate protection from potential damage from adjacent uses, development or activities.

c. Minimum tree trunk setbacks, unpaved planting area per tree, soil volumes and spacing requirements shall be provided for healthy tree growth, as follows:

<table>
<thead>
<tr>
<th></th>
<th>Small Trees</th>
<th>Medium Trees</th>
<th>Large Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum unpaved planting area (sq. ft.):</td>
<td>24</td>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>Minimum tree pit width (ft.):</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>Minimum tree pit length (ft.):</td>
<td>6</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>Minimum soil volume (cu. ft.):</td>
<td>72</td>
<td>120</td>
<td>180</td>
</tr>
<tr>
<td>Minimum spacing requirement (ft.) between trees:</td>
<td>10</td>
<td>25</td>
<td>40</td>
</tr>
</tbody>
</table>
d. All required landscaping must be planted in the ground, where feasible. In cases where this is not feasible, the use of planters or other approaches may be authorized.

e. Irrigation. An irrigation system, which in some cases shall include hand watering, shall be provided for all required landscaping, to ensure survival through the plant establishment period.

f. Pruning: 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 damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting. Topping, an extreme form of crown reduction, of trees required by this Section is prohibited. This prohibition does not apply to pruning performed to remove a safety hazard, to remove dead or diseased material, or to avoid overhead power lines.

g. Violations of the provisions of this section are subject to Code Enforcement, per TMC 13.05.100.

D. Credits and Flexibility

1. Utilizing credits and flexibility. The following credits may be utilized separately or in combination.

2. Tree retention. 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. A tree protection plan showing 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 shall be submitted if trees are being retained for credit.

a. One required tree for every retained tree of at least equal size;

b. Two required trees for every retained tree that is 8 inches to 20 inches in diameter (measured at breast height);

c. Three required trees, for every retained tree 20 inches to 32 inches in diameter (measured at breast height);

d. Four required trees, for every retained tree over 32 inches in diameter (measured at breast height).

e. In order to facilitate and provide an incentive for the retention of substantial numbers of mature trees, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

3. Evergreen conifers. Evergreen conifers, beyond those otherwise required by this section, receive the following credits:

a. Less than one-third of required trees: Each tree counts as 1.1 trees toward total number required.

b. One-third to two-thirds of required trees: Each tree counts as 1.2 trees toward total number required.

c. Greater than two-thirds of required trees: Each tree counts as 1.3 trees toward total number required; and, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

4. Low impact development features. For sites utilizing Low Impact Development (LID) techniques as their primary surface water management approach, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

5. Urban Forestry Fund. In limited instances when specific site characteristics do not support the preservation or planting of trees, funds may instead be paid into the City Urban Forestry Fund. Applicants must demonstrate to the satisfaction of the Director that specific site characteristics make the installation of landscaping on the site problematic to its reasonable use. Landscaping buffer requirements may not be modified through this provision. Landscaping must still be installed to the maximum extent practicable. Funds collected will be used by the City Urban Forestry Program to plant trees on other public or private property within the City. The required amount will be equal to 1.5 times the cost to purchase and plant the required landscaping on the site.

6. Self-managed Agencies. An optional process for additional flexibility is available for public agencies with urban forestry programs. In order to facilitate more intensive development or active use of a particular development site,
while meeting the urban forestry policies of the Comprehensive Plan and the intent of the landscaping code, the
public agency may request authorization to plant some portion of the landscaping that would otherwise be required
on the development site, at another site in their control which is more appropriate for the planting and long-term
health of vegetation.

a. Landscaping Buffers, when required, must be provided on the development site and cannot be shifted to another
site. Some or all of the remainder of landscaping required on the development site may be planted on the alternate
planting site, provided that some street trees and parking lot landscaping shall be provided on the development site
unless this is not practicable due to a site-specific challenge.

b. To initiate this optional review process, public agencies must submit a request to the Director, including the
agency’s urban forestry plan demonstrating consistency with the City’s urban forestry goals and policies and the
intent of the landscaping code, identifying appropriate planting sites, and outlining planting and maintenance
approaches. Upon review, the Director will issue a Determination regarding the consistency of the request with the
Comprehensive Plan and code intent.

c. If the request is approved, this flexibility can be utilized on subsequent site-specific development proposals, which
shall make reference to the Determination and be accompanied by running landscaping totals and re-assertion that
the intent continues to be met.
### TMC 13.06.502.B Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts.

The standards of this section are intended to implement the goals of the Comprehensive Plan and the intent of this section. The landscaping standards of this table apply to new development and substantial alterations, as stipulated above, in Residential, Commercial, Industrial and Mixed-Use Centers (X) Districts.

#### Exemptions:

1. Single, two and three-family developments, unless in association with a full plat, are exempt from all landscaping requirements.
2. Passive open space areas are exempt from all landscaping requirements (however development activities on such sites may trigger landscaping requirements).
3. Park and recreation uses are exempt from the Site Perimeter and Buffer requirements of this section.

#### Using this table:

- This table contains both numerical and distribution requirements for trees. In each case, whichever requirement would generate the larger number shall control and be the required number of trees.

#### Overall Site Landscaping:

Overall Site Landscaping is intended to ensure that a minimum amount of landscaping is provided with development.

<table>
<thead>
<tr>
<th>Overall Site Landscaping Minimums</th>
<th>This requirement may be provided anywhere on the site. The amount is determined as a percentage of the site which is not covered with structures. It may be satisfied by landscaping provided to meet other requirements.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Districts: 5 percent</td>
<td></td>
</tr>
<tr>
<td>Commercial Districts: 10 percent</td>
<td></td>
</tr>
<tr>
<td>Industrial Districts: 5 percent of parking areas over 20,000 sf</td>
<td></td>
</tr>
<tr>
<td>X Districts: 15 percent</td>
<td></td>
</tr>
</tbody>
</table>

#### Planting requirements

When Required, Overall Site Landscaping shall consist of a mixture of trees, shrubs and groundcover plants, as follows:

- At least one Small Tree per 200 square feet; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required overall site landscaped area.
- Shrubs and groundcover to mature and completely cover the area within 3 years.

#### X Districts Exceptions

- 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.
- Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.
- Planting strips within street rights-of-way shall not be counted toward this requirement.
**Site Perimeter Landscaping:** Site Perimeter Landscaping is intended to ensure that areas abutting public rights-of-way, and not developed with structures, be attractive, and provide the environmental benefits of vegetation.

**Exceptions:**

(1) Site Perimeter Landscaping is not required in Industrial or X Districts.

<table>
<thead>
<tr>
<th>General</th>
<th>Site Perimeter is required around the entire perimeter of the site. 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, but not by accessory structures, paved areas, outdoor storage or other development.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.</td>
</tr>
</tbody>
</table>

**Planting Requirements**

The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants, as follows:

- At least one Small Tree per 200 sf; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required landscaped area.
- Trees planted shall be generally evenly distributed over the site.
- Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- Shrubs and groundcover plants.

**Landscaping Buffers:** Landscaping buffers are intended to function as a substantial vegetative screening providing physical and visual separation between dissimilar districts in order to soften visual and aesthetic impacts. Buffers also provide the aesthetic and environmental benefits of vegetation.

**Exceptions:**

(1) 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 Landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.

(2) 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 Landscape buffer along the affected property line abutting the arterial street or highway.

(3) The Director 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.

(4) The Director may waive the requirement for a screening if the R-District property being screened is in long-term use for a purpose other than residential, and which would not be negatively impacted by adjacency to a more intensive use.
| More intensive district abutting an R-District property | A continuous planting area that has a minimum width of 15 feet 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 10-foot wide buffer listed below. |
| More intensive district across the street or alley from R-District property | A continuous planting area that has a minimum width of 7 feet shall be provided on the property, across from the R-District.  
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 vegetated fence or wall. |
| Planting – when abutting R-District | 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.  
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.  
c. This Landscaping Buffer is not subject to landscaping credits or flexibility provisions of TMC 13.06.502.D. |

For landscaping strips 15 feet wide or less:  
- 8’ tall min.  
- 10’ min.  
- View from public property  
- Shrubs @ 1/20sf  
- Groundcover  

For landscaping strips wider than 15 feet:  
- A minimum of one evergreen tree at least 8’ tall for every 150 square feet arranged in a manner to obstruct views into the property.  
- View from public property  
- Shrubs @ 1/20sf  
- Groundcover  
- 16’ min.
Planting – across the street or alley from R-District

- At least one Medium Tree per 300; or one Large Tree per 400 square feet of landscaped area.
- Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
- At least 50 percent of trees must be evergreen conifers.

Mobile home/trailer courts abutting Residential districts (where permitted).

- 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.
- No signs shall be permitted on any part of a screening enclosure or within a screening area.

**Street trees:** Street trees are intended to provide multiple benefits including aesthetics, traffic calming, environmental, shading, visual buffering and noise separation from streets.

**Exceptions:**

1. Street trees are not required in PMI Districts, with the exception of the following gateway corridors into the City located within or near the Port of Tacoma: Marine View Drive, Portland Avenue (south of E. 11th Street), Milwaukee Way (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street).

**Planting Requirements:**

- One Small Tree per 30 feet; one Medium Tree per 40 feet; or, one Large Tree per 50 feet of site street frontage.
- 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, traffic signs, or other streetscape features, or if such variations are demonstrated to better achieve the intent. To achieve consistency with an existing, well-established pattern of tree spacing, the quantity of required street trees may be reduced.
- 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 or a different location would better achieve the intent, street trees may be located elsewhere within the right-of-way, including behind the sidewalk, in street medians, parking strips or bulbouts. 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.
**Parking Lot Landscaping:** Parking lot landscaping is intended to provide visual relief, to enhance the aesthetic appearance, screening from adjacent sites and public areas, to reduce environmental impacts of parking and other paved areas, and to provide shade and shelter for pedestrians.

**Exceptions:**
1. Parking Lot Perimeter Landscaping is not required in M-2 or PMI Districts.

<table>
<thead>
<tr>
<th>Parking Area tree minimum</th>
<th>• One Small Tree per 700 square feet; one Medium Tree per 1000 square feet; or, one Large Tree per 1,400 square feet of parking lot area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planting Requirements</td>
<td>A mixture of trees, shrubs and groundcover meeting the following requirements:</td>
</tr>
<tr>
<td></td>
<td>• At least one Small Tree per 200, one Medium Tree per 300; or one Large Tree per 400 square feet of landscaped area.</td>
</tr>
<tr>
<td></td>
<td>• Trees planted shall be generally evenly distributed over the site.</td>
</tr>
<tr>
<td></td>
<td>• Shrubs and groundcover plants as required above.</td>
</tr>
<tr>
<td></td>
<td>• Trees placed to create a canopy in desired locations without obstructing necessary view corridors.</td>
</tr>
<tr>
<td>Distribution</td>
<td>• No stall shall be more than 50 feet from a tree trunk.</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>• Planting areas with trees are required at all parking aisle ends.</td>
</tr>
<tr>
<td></td>
<td>• Trees shall be provided at an average of 40-foot intervals along walkways within or adjacent to parking lots. In X Districts, trees shall be provided at an average of 30-foot intervals.</td>
</tr>
<tr>
<td>Distribution Flexibility Bonuses</td>
<td>For each of the following bonuses provided, Parking Lot Distribution requirements may be modified as follows: The maximum distance from each stall may increase by 10 feet; and, maximum parking row length may increase by 1 stall.</td>
</tr>
<tr>
<td></td>
<td>• Tree retention: Retention of trees at least 20 inches in diameter constitutes at least 50 percent of the number of required trees.</td>
</tr>
<tr>
<td></td>
<td>• Evergreen conifers: Evergreen conifers constitute greater than two-thirds percent of required trees.</td>
</tr>
<tr>
<td></td>
<td>• Low Impact Development: Sites utilizing Low Impact Development (LID) techniques as their primary surface water management approach.</td>
</tr>
</tbody>
</table>
### Parking Lot Perimeter Landscaping

- Parking Lots with more than 20 stalls are required to provide a 10-foot wide planting strip per the planting requirements above.
- Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width.
- When applicable, a Parking Lot Perimeter is required around the shortest circumferential line defining the exterior boundary of a parking, loading or similar paved area, excluding driveways or walkways providing access to the facility.

### X District Front Yard and Foundation Landscaping

**Trees, shrubs and groundcover plantings intended to soften the visual appearance of exposed foundations and building frontages in highly pedestrian areas.**

- 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.

- 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:
  1. The landscaped area must be at least three feet wide.
  2. There must be at least one shrub for every three linear feet of foundation.
  3. Groundcover plants must fully cover the remainder of the landscaped area.
13.06.700 Definitions and illustrations.

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13.06.700.E

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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.

***

13.06.700.G

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Groundcover. 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.

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.

13.06.700.I

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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

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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
**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.

13.06.700.N

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

13.06.700.P

**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.

13.06.700.S

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

13.06.700.T

**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.

13.06.700.U

**Urban Forest Manual.** A compilation of City urban forestry practices and standards.
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 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.
13.06A.100 Downtown Master Planned Development (DMPD).
13.06A.110 Variances.
13.06A.111 Downtown District Fencing Standards.
13.06A.112 Known Archaeological, Cultural, and Historic Resources within the South Downtown Subarea.
13.06A.113 Traffic Impacts Assessment.
13.06A.120 Repealed.
13.06A.130 Severability.

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13.06A.070 Basic design standards.

***

6. Development shall also comply with the General Landscaping requirements of Section 13.06.502, the requirements as established in Section 13.06.511, Transit Support Facilities and Section 13.06.512, Pedestrian and Bicycle Support Standards.