

CHAPTER 2 LANDSCAPING REQUIREMENTS

Use this chapter, in association with the landscaping requirements table in TMC 13.06.090B, to determine how much landscaping will be required, based on the location, scope and type of development activities.

2.1 LANDSCAPING REQUIREMENTS WORKSHEETS

The following worksheets are intended as an aid in calculating the total number of trees required under each applicable landscaping type. The tables included in Sections 2.2 – 2.7 are for use in aiding the applicant to determine their requirements and are not required for permit submittal. The summary table included as Appendix 1 is to be filled out and submitted as part of the permit application submittal.

Guidance to Help Meet Code Requirements:

- The code contains both numerical and distribution requirements. Each project must provide landscaping to satisfy the most stringent of the numerical or distribution requirements.
- In some cases, landscaping may count towards fulfillment of more than one requirement. For example, Overall Site Landscaping is often met by other requirements, such as Site Perimeter, Parking Lot distribution and Buffer landscaping.
- Credits and Flexibility, described in Chapter 3, can reduce the total number of trees required and/or allow flexibility in landscaping distribution requirements. Review the credits and flexibility options to determine if any apply.
- Tree requirements are determined based on tree species Canopy Factor (mature height, crown spread and growth rate). For each landscaping type that requires trees, the number required is a sliding scale with the most required when small tree species are planted, and least when large tree species are planted. Small, medium and large tree species may be used in combination. See Appendix 7 for a list of tree species' Canopy Factors.
- Unique circumstances such as wetlands, steep slopes, habitat corridors or an area specific landscape plan may affect landscaping requirements. To find out additional information on constraints or to see if an area specific landscape plan exists, contact a Planner at (253) 591-5030 to discuss further.

2.2 OVERALL SITE LANDSCAPING

STEP 1: Determine site area not covered by structures			
Total site area	Percentage covered by structures	Area not covered by structures	
_____ sf -	_____ sf =	_____ sf	
STEP 2: Determine total Overall Site Landscaping area required			Total Overall Site Area landscaping required
Residential	5% x	_____ sf =	_____ sf
Commercial	10% x	_____ sf =	_____ sf
Industrial	5% (of parking lots over 20,000 sf) x	_____ sf =	_____ sf
X Districts (single-purpose residential)	15% x	_____ sf =	_____ sf
STEP 3: Determine required number of Small, Medium and/or Large Tree Species			
Total Overall Site Area Trees required			
_____ sf –	_____ Small Trees x 200 sf	_____ Medium Trees x 300 sf	_____ Large Trees x 400 sf
NOTES:			
<ul style="list-style-type: none"> • If other required landscaping is equal to or greater than this amount, then no further landscaping is required. • See Code for X District Exceptions. • Shrubs and groundcover to fully cover area within 3 years. 			

2.3 SITE PERIMETER LANDSCAPING

STEP 1: Determine if Site Perimeter Landscaping is required			
Not required in Industrial or X Districts.			
<ul style="list-style-type: none"> • 7 feet wide for sites without abutting street trees • 5 feet wide for sites with street trees or less than 150 feet in depth 			
STEP 2: Determine total area of Site Perimeter Landscaping			
Length of site frontage x 7 or 5 feet width (– areas not planted) = _____			
STEP 3: Determine required number of Small, Medium and/or Large Tree Species			
Total Site Perimeter Trees required			
_____ sf –	_____ Small Trees x 200 sf	_____ Medium Trees x 300 sf	_____ Large Trees x 400 sf
NOTES:			
<ul style="list-style-type: none"> • Shrubs and groundcover to fully cover area within 3 years. 			

2.4 LANDSCAPING BUFFERS

STEP 1: Determine if Buffers are required			
More intensive district abutting an R-District:			
<ul style="list-style-type: none"> • 15 foot wide buffer • 10-foot wide buffer for sites less than 150 feet deep 			
More intensive district across street or alley from R District:			
<ul style="list-style-type: none"> • 7 foot wide buffer • May be reduced to 4-feet with vegetated fence or wall. 			
Determine if exceptions apply			
STEP 2: Determine total area of Buffer planting			
Length of required buffer x width (15, 10, 7 or 4 feet) = _____			
STEP 3: Determine required planting			
Planting when abutting R-District:			
<ul style="list-style-type: none"> • See code tree number and spacing requirements. 			
Plantings across street or alley from R-District:			
<ul style="list-style-type: none"> • Total Buffer Trees required: 			
_____ sf –	_____ Small Trees x 200 sf	_____ Medium Trees x 300 sf	_____ Large Trees x 400 sf
NOTES:			
<ul style="list-style-type: none"> • Mobile home/trailer court exceptions • See code for species and spacing requirements • Shrubs and groundcover as specified in TMC 13.06.090B . 			

2.5 STREET TREES

STEP 1: Determine if street trees are required			
Street trees required in all districts except for certain streets in the PMI District.			
STEP 2: Determine required number of Small, Medium and/or Large Tree Species			
Total Site Frontage: _____ (linear feet)			
Site Frontage: _____ lf –	_____ Small Trees x 25 lf	_____ Medium Trees x 33.3 lf	_____ Large Trees x 50 lf
TOTALS: Site Frontage: _____ (total linear feet) Small Trees: _____ Medium Trees: _____ Large Trees: _____			

2.6 PARKING LOT LANDSCAPING

STEP 1: Determine if Parking Lot Landscaping is required

Required for all parking areas with more than 5 stalls.

STEP 2: Determine Parking Area tree minimum – Overall

Total area of parking lot: _____

Total area of parking lot: _____ sf –	_____ Small Trees x 700 lf	_____ Medium Trees x 1,000 sf	_____ Large Trees x 1,400 sf
--	-------------------------------	----------------------------------	---------------------------------

NOTE:

- If other required parking lot landscaping is equal to or greater than this amount, then no further landscaping is required.

STEP 3: Determine Parking Lot – Interior Planting requirements

Tree Distribution requirements:

- No stalls further than 50 feet from tree trunk
- No more than 8 stalls in a row
- Planting at aisle ends
- Trees an average of 40-foot intervals along walkways (30-foot intervals in X Districts)

TOTAL TREES REQUIRED: _____

Tree Distribution flexibility:
Maximum distance between trees increase by 10 ft AND maximum row length by 1 stall for each of the following provided:

- Tree retention (at least 50% of tree requirements met through retaining trees greater than 20 inches DBH)
- Evergreen trees (greater than 2/3 of required trees)
- LID as primary stormwater technique

Once total number of trees is determined, utilize Minimum unpaved planting area requirement to determine total interior parking lot landscaped area:

- 24 sf per Small Tree planted
- 40 sf per Medium Tree planted
- 60 sf per Large Tree planted

= _____ sf total Parking Lot Interior Planting Requirements

Determine Small, Medium and Large Trees required:

Interior Parking Lot Area: _____ sf –	_____ Small Trees x 200 sf	_____ Medium Trees x 300 sf	_____ Large Trees x 400 sf
--	-------------------------------	--------------------------------	-------------------------------

NOTE:

- Shrubs and groundcover to fully cover area within 3 years.

STEP 4: Parking Lot – Perimeter Planting requirements

<p>Determine Parking Lot – Perimeter Planting is requirements: All lots greater than 20 stalls:</p> <ul style="list-style-type: none"> • 10 foot perimeter required • 5 foot perimeter width if less than 150 foot deep site 			
<p>EXCEPTIONS:</p> <ul style="list-style-type: none"> • Not required in M-2 or PMI Districts. • Exceptions for parking lots less than 15 and behind buildings adjacent to alleys. 			
<p>Determine total area of Parking Lot Perimeter:</p> <p>Parking lot circumference x perimeter width (5 or 10 feet) = _____ sf</p>			
<p>Determine Small, Medium and Large Trees required:</p>			
<p>Parking Lot – Perimeter Area:</p> <p>_____ sf –</p>	<p>_____ Small Trees x 200 sf</p>	<p>_____ Medium Trees x 300 sf</p>	<p>_____ Large Trees x 400 sf</p>
<p>NOTE:</p> <ul style="list-style-type: none"> • Shrubs and groundcover to fully cover area within 3 years. 			

2.7 X DISTRICT FRONT YARD AND FOUNDATION LANDSCAPING

<p>STEP 1: Determine if required</p> <ul style="list-style-type: none"> • X Districts only • When buildings are set back from sidewalk
<p>STEP 2: Determine shrubs and groundcover required</p> <ul style="list-style-type: none"> • Cover exposed foundations • One shrub per three lineal feet of foundation • Groundcover plants to cover remainder of landscaped area.