

Chapter 1 Landscaping Applicability and Types

Use this chapter, along with TMC 13.06.090B, to determine if your development triggers landscaping requirements, and to determine which ones apply. Consult a PDS Planner to discuss any questions or concerns.

1. Does the landscaping code apply to what I am doing?

Landscaping is required for new development and substantial alterations as laid out in the TMC. When modifying landscaping for an existing development, the property is required to be “no less non-conforming” with the requirements of the current TMC. In addition, street trees are also required with the construction of new permanent roadways, alterations to the width of existing permanent roadways, construction of new sidewalk, and replacement of more than 50% of an existing sidewalk along a site’s frontage (when 50 linear feet or more is being constructed).

2. Is my development exempt from landscaping?

The on-site portions of the following are exempt from on-site landscaping requirements, except for street tree requirements as specified in [Section 2.4 Street Trees](#), and parking lot requirements as specified in [Section 2.7 Parking Lot Landscaping](#):

- *Passive open space areas*
- *Park and recreation uses*

See TMC 13.06.020, 13.06.030, 13.06.060, and 13.06.040 for specific Landscaping requirements and any exemptions applicable to Urban Residential, Residential, Commercial, Industrial and Mixed-Use Districts.

3. If landscaping is required, review Figure 1 *Tree and Landscaping Requirements Overview - All Zones* below, accompanied by TMC 13.06.090B to determine which of the following applies:

- *On-Site Tree Canopy Credits*
- *On-Site Tree Retention*
- *Required Street Trees*
- *Overall Site Landscaping*
- *Site Perimeter Landscaping*
- *Parking Lot Landscaping*
- *Landscaping Buffers*
- *X District Front Yard and Foundation Landscaping*

Figure 1-1: Tree and Landscaping Requirements Overview - All Zones

Zone Name	UR-1	UR-2	UR-3	R-4	R-5	T	C-1	C-2	PDB	M-1	M-2	PMI	X Dist.
On Site Tree Canopy/ Credits	New development & substantial alterations			New development & substantial alterations		Single-use residential development and multi-unit residential development with a commercial component, only				Residential uses only			N/A
On Site Tree Retention Requirement	All development			Critical Areas only									
Street Trees	New development; substantial alterations; new roadways; alterations to width of existing roadways; new sidewalk; and replacement of more than 50% of sidewalk along a site's frontage											*Refer to Standard Section	Required
Overall Site Landscaping	New development & substantial alterations									Applies to percent of parking areas over 20,000sf			Single-purpose residential projects
Site Perimeter	N/A			Required						N/A			N/A
Parking Lot Landscaping	Overall Site, Distribution, & Interior; Perimeter only required between lots and streets. Exceptions apply to lots with less than 16 stalls.			Overall Site, Distribution, Perimeter, & Interior. Exceptions apply to lots with less than 16 stalls.									
Landscaping Buffer	Applies when abutting dissimilar district.												
Front Yard & Foundation Landscaping	N/A											Required	

*Specific standards apply to Zone; refer to Standards Section to determine any applicable modifications or exemptions.

** For developments within Downtown Tacoma, refer to TMC 13.06.050 Downtown Tacoma for requirements in addition to Zone standards.