

## Chapter 2 Landscaping Requirements and Standards

Use this chapter, in association with the landscaping requirements table in TMC 13.06.090.B, to determine how much landscaping is required based on the location, scope and type of development activities. To confirm how landscape requirements apply to each zone, reference *Figure 1-1: Tree and Landscaping Requirements Overview - All Zones*.

Zone-specific requirements and worksheets are listed in Appendices 1 and 8.

### 2.1 Guidance to Help Meet TMC Requirements:

- The TMC contains both numerical and distribution requirements. Each project must provide landscaping to satisfy the most stringent of the numerical or distribution requirements. 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 through 2.7 are for use in aiding the applicant to determine their requirements and are not required for permit submittal.
- 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.
- Flexibility, described in Chapter 3, includes alternative options for meeting landscaping requirements. For example, trees planted in the right-of-way above those required by the TMC can apply credits toward onsite tree canopy credits. Review the flexibility options to determine if any apply.
- Tree planting 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, schedule a pre-application meeting with Planning Development services.
- The summary table included as Appendix 1 is to be filled out and submitted as part of the permit application submittal.
- Applicants should see Appendix 10 for a plan submittal checklist to assist in permit application processes.

## 2.2 On-Site Tree Canopy Credits

Trees are an integral part of our communities and the ecological systems in which they exist. They provide significant economic, social and ecological benefits, such as carbon sequestration, reduction of the urban heat island effect, energy savings, reduction of stormwater runoff, improvement of water quality, psychological healing and calming qualities and increased value of business and residential properties. Trees are as necessary as water, infrastructure, and energy to sustaining healthy communities and the health of the urban forest is directly linked to the health of the Puget Sound.

Figure 2-1: On-Site Tree Canopy Credit 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
<b>Applicability</b>	New development; substantial alterations			New development; substantial alterations		Applies to single-use residential development and multi-unit residential development with a commercial component, only.				Applies to residential uses only, R-4 District canopy percentage applies [13.06.020]		
<b>Tree Credits/ Canopy cover</b>	30%	25%	20%	20%	15%	30%	30%	20%	20%	20%	20%	20%
<b>Calculating Tree Credits</b>	13.06.090.B.3.e(2)											
<b>Tree Credit Minimums with Bonuses</b>	Bonus 1: 25% ----- Bonus 2: 20%	Bonus 1: 20% ----- Bonus 2: 15%	Bonus 1: 15% ----- Bonus 2: 10%									
<b>Tree Credit Floor</b>	10%	10%	10%									
<b>In-lieu/ Tree Credit Fee</b>	Allowed per UFM at 1.5x cost to purchase, plant, and maintain trees; Can only apply tree credit fees above tree credit floor.			Allowed per UFM at 1.5x cost to purchase, plant, and maintain trees								
<b>Landscape Plans &amp; LMPs</b>	Landscape Plan required for all tree planting; Landscape Management Plan required for planting ≥10 trees.											
<b>Exemptions/ Flexibilities</b>	No Tree Credit In-Lieu Fee for qualifying Ownership Opportunity & Accessory Dwelling Unit Incentive; Passive Open Space areas exempt			Passive Open Space areas exempt		Passive Open Space areas exempt				Passive Open Space areas exempt		

## 2.2.1 Applicability

Planting and maintaining trees helps a city become more sustainable and offset the negative impacts on the ecosystem from urban development. Therefore, tree canopy is required in specific zones in order to protect our urban forest and the benefits that it provides. Tree canopy credits are required in accordance with Figure 2-1 above, as adopted in the following TMC Sections:

- TMC 13.06.020.F for Urban Residential (UR1, UR-2 and UR-3)
- TMC 13.06.020.G for Residential (R-4 and R-5)
- TMC 13.06.030.F for Commercial Districts
- TMC 13.06.060.G for Residential Uses in Industrial Districts

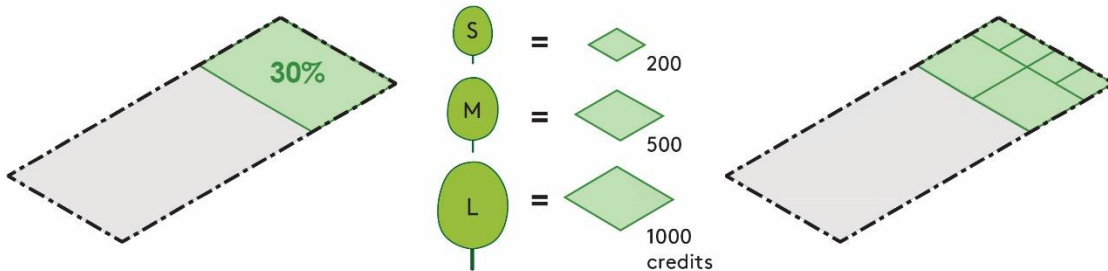
## 2.2.2 On-Site Tree Canopy Credit Standard

Not all trees offer the same amount of benefit, and therefore Tree Canopy Credits are determined based on the tree size at maturity to quantify the value of a tree’s canopy for the purposes of defining how many trees are required on a site. While existing mature trees provide benefits today, new trees provide value in the future, which increases as they mature. Therefore, trees are allocated credit based on their species size category (for new trees) or DBH (for existing trees). When combined, the total credits of retained trees and new trees on a site must be equal to or greater than the number of required tree canopy credits.

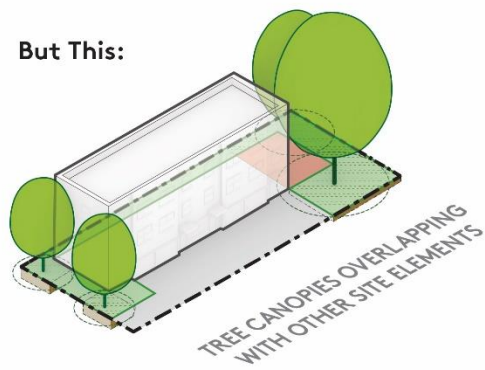
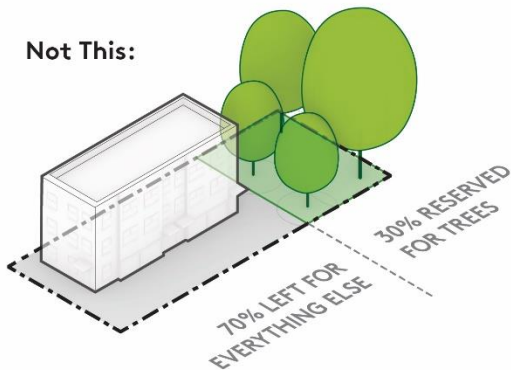
Figure 2-2: On-Site Tree Canopy Credit Standard – Illustrated

District Standards define the percentage of lot area that is used to determine how many trees or "tree credits" are required on a site.

Both existing trees and new small, medium, and large trees are each worth a certain amount of credit toward this target area.



Together, these tree credit requirements work toward a Citywide tree canopy goal of 30%. However, 30% tree canopy coverage does not mean 30% of a lot is reserved for trees.



On-site tree canopy credits are required based on the lot area of the site being developed at the percentage defined in Figure 2-1 above.

*Example:*

*A 6,000 square foot lot in a district requiring 30% tree canopy credits would be required to provide 1,800 tree canopy credits. (6,000sf x 0.30 = 1,800 tree canopy credits)*

### 2.2.3 Credits for New Trees

Tree Canopy Credits for new on-site trees are allocated according to species designation as Small, Medium and Large. Reference Appendices 7A, 7B, and 7C for pre-approved tree lists by Size Category, and Appendix 7D for a list of prohibited species that are not eligible for Tree Canopy Credit and should not be planted.

Figure 2-3: Tree Canopy Credits for New Trees

	Small Trees	Medium Trees	Large Trees
<b>Tree Canopy Credits for New Trees</b>	200 credits	500 credits	1,000 credits

### 2.2.4 Credits for Retained Trees

If protected properly, trees retained through development offer more immediate benefits to the urban forest than newly transplanted trees. Therefore, tree retention is a priority, and an incentivized credit is offered for retained trees to reflect this priority. To receive credit, trees must be healthy and have minimal serious defects. Proper pruning to mitigate minor defects may be indicated on the Arborist Report and Tree Protection Plan if applicable.

The size of an existing tree is the best way to represent the benefit it offers. Therefore, credit for qualifying retained trees will be given according to size represented by a tree’s trunk diameter (DBH), according to the table below:

Figure 2-4: Tree Canopy Credits for Retained Trees

	Trees less than 6” DBH	Trees 6” ≤ 12” DBH	Trees 12” ≤ 24” DBH	Trees over 24” DBH
<b>Tree Canopy Credit for Retained Trees<sup>1</sup></b>	50 credits per inch DBH	75 credits per inch DBH	100 credits per inch DBH	125 credits per inch DBH

<sup>1</sup> Any healthy retained tree of at least 2” DBH is worth not less than the tree canopy credits offered for a new tree of that species in accordance with its designation as small, medium, or large per TMC 13.06.090.B.3.e.(2)(c).

Example:

- A retained 17” DBH tree would be worth 1,700 tree canopy credits (17” x 100 credits per inch = 1,700 credits).
- A retained 3” DBH “small tree” species would be worth 200 credits (3” x 50 credits per inch = 150 credits). With 200 credits offered for a small species of tree, the minimum of 200 credits applies.

The Tree Canopy Credits for existing trees are contingent on tree health, and require a Certified Arborist’s Report to determine that the tree(s) is healthy and can be saved through construction activities. If retained trees are damaged during or after construction, replacement trees must meet the required Tree Canopy Credits and any applicable Canopy Loss Fees shall be assessed. If trees are being retained for credit, a Certified Arborist’s Report (Appendix 4) and Tree Protection Plan (TPP) shall be submitted. The TPP shall be consistent with the requirements outlined in Chapter 7 of this volume and should clearly show existing trees, 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. Trees must be healthy or have minimal defects that can be mitigated by proper pruning, as indicated on the Arborist Report and TPP.

To facilitate and incentivize retention of mature trees, additional flexibility is available for parking requirements and parking lot distribution requirements per TMC 13.06.090.B.4.g.(6) and building standards per TMC 13.06.020.F.3 Flexibility for Tree Retention in UR Districts.

NOTE: Species considered invasive or ecosystem nuisances including, but not limited to, the trees listed in [Section 4.2.2 Tree Selection and Species Diversity](#) and those on Appendix 7D - Prohibited Tree List shall not count toward meeting required plantings. Noxious weeds and weeds listed as Class A, B, or C as determined by the Pierce County Noxious Weed Control Board, are prohibited from being planted in required landscaped areas.

## **2.2.5 Exemptions and Modifications to On-Site Tree Canopy Credit Standards**

### *Urban Residential (UR-1, UR-2, and UR-3) Zones*

#### *Flexibility for Multiple Adjoining Parcels*

Multiple adjoining parcels under the same ownership may be combined for the purposes of calculating and meeting required on-site Tree Canopy Credits. The combined lot area must be used to determine required credits. Trees may be planted on a single lot or combination of lots to reach the total Tree Canopy Credits required for all lots. The City may require legal property restrictions to ensure the required trees are protected.

#### *Bonuses for Dedicated Affordability and Retention of Existing Buildings*

Within UR Districts, bonus provisions allow for more flexible on-site tree canopy credit standards in exchange for specified public benefits, including dedicated affordability or retention of existing buildings while adding additional dwellings to a lot. Per TMC 13.06.020.F.2, the bonuses are offered in two tiers, corresponding to the specific public benefits being provided.

### X Districts, Industrial, and Commercial Districts

There is no specific on-site Tree Canopy Credit requirement in X Districts. In T, C-1, C-2, and PDB zones, on-site Tree Canopy Credit requirements apply to single-use residential development and multi-family residential development with a commercial component, only. In M-1, M-2, and PMI zones, on-site Tree Canopy Credit requirements apply to residential uses, and shall meet the tree canopy coverage requirements in 13.06.020 in accordance with the R-4 District.

## 2.3 On-Site Tree Retention

Trees provide more services as they mature, helping to reduce urban heat island, manage stormwater, provide habitat, and improve air quality. If protected properly, trees retained through development offer more immediate benefits to the urban forest than newly transplanted trees. Therefore, tree retention is a priority, and in some zones tree retention is required to reflect this priority.

Figure 2-5: On Site Tree Retention and Removal Requirements - All Zones

Zone Name	UR-1	UR-2	UR-3	R-4	R-5	Commercial	Industrial	X District
<b>Applicability</b>	All development			N/A outside of Regulated Critical Areas	N/A outside of Regulated Critical Areas	N/A outside of Regulated Critical Areas	N/A outside of Regulated Critical Areas	N/A outside of Regulated Critical Areas
<b>Requirements Referenced</b>	13.06.090.B.3.e(3)							
<b>Standard ≥24" DBH</b>	May <b>not</b> be removed, unless significantly limits reasonable development; subject to Canopy Loss Fee regardless of compliance with on-site Tree Credits							
<b>Standard 6" - 18" DBH</b>	May be removed; subject to Canopy Loss Fee regardless of compliance with on-site Tree Credits							
<b>Standard 6" - 18" DBH</b>	May be removed; any removal that brings the on-site Tree Credits below required amount is subject to Canopy Loss Fee							
<b>Standard &lt;6" DBH</b>	Not regulated							
<b>Canopy Loss Fee</b>	Cost-per-inch of DBH removed							
<b>Exemptions/ Flexibilities</b>	Hazard Trees, Significantly Damaged Trees, Fruit Trees, and Trees Damaging Infrastructure are exempt from Retention Requirements			Exempt	Exempt	Exempt	Exempt	Exempt

### 2.3.1 Applicability

#### Urban Residential (UR-1, UR-2, and UR-3) Zones

Tree retention is regulated for all development in Urban Residential (UR) zones. Trees less than 6” in DBH are not regulated unless they are required in compliance with the requirements of TMC (e.g. trees used for required Tree Canopy Credits may not be removed).

#### All Other (Not Urban Residential) Zones

On-site Trees in all other zones are not regulated for tree retention, unless Critical Areas Preservation regulations apply under TMC 13.11. Tree retention off site within the public right of way is regulated under TMC 9.20 Urban Forestry.

### 2.3.2 On-Site Tree Retention Standard in UR Zones

Because of the increased benefits existing trees provide over newly planted trees, on-site tree removal is regulated based on tree size (DBH) as follows:

Figure 2-6: Tree Retention Standards in UR Zones

Tree Size	Retention Requirement
Trees ≥ 24” DBH	May <b>not</b> be removed, unless significantly limits reasonable development; subject to Canopy Loss Fee <sup>1</sup> regardless of compliance with on-site Tree Credits
Trees 18” – 24” DBH	May be removed; subject to Canopy Loss Fee regardless of compliance with on-site Tree Credits
Trees 6” – 18” DBH	May be removed; any removal that brings the on-site Tree Credits below required amount is subject to Canopy Loss Fee
Trees <6” DBH	Not regulated

<sup>1</sup> Canopy Loss Fee shall be assessed per [Section 3.2.2](#).

### 2.3.3 Special Protections for Large Trees in UR Zones

Within UR Zones, existing trees that are 24” DBH or larger shall not be removed unless preserving the tree(s) would, despite exploring reasonable site layout alternatives, significantly limit the reasonable development of the site, as follows:

- Avoiding Development in the critical root zone or drip line, or otherwise approved tree protection area, would result in a portion of a dwelling unit being less than 15 feet in width; or
- Tree removal is needed for construction or installation of necessary pedestrian access, utilities, retaining walls, or other similar improvements associated with development.

All approved tree removals 24” in DBH or greater are subject to Canopy Loss Fees per [Section 3.2](#).

## 2.3.4 Exemptions and Modifications from On-Site Tree Retention Standard

### Urban Residential (UR-1, UR-2, and UR-3) Zones

Some categories of trees (hazard, significantly damaged, fruit trees, and those damaging infrastructure) may be removed without regard to the tree retention sizes listed, and without incurring a Canopy Loss Fee, provided that sufficient documentation, such as a Certified Arborist's report, be provided to demonstrate applicability for the following categories:

1. Hazard trees. A tree shall be designated as a hazard tree by an International Society of Arboriculture (ISA) Certified Arborist who has obtained an ISA Tree Risk Assessor Course and Exam certification or Tree Risk Assessment Qualification.
2. Significantly damaged trees. A tree that has been previously topped or significantly damaged to an extent that, if left unmanaged through extensive pruning and maintenance, could become a future Hazard Tree.
3. Fruit trees.
4. Trees Damaging Existing Infrastructure. A tree that is directly damaging existing improvements such as utility infrastructure, walkways or structural foundations. A tree conflicts or interferes when it is demonstrated that there are no reasonable alternatives available to removal of the tree.

### All Other (Not Urban Residential) Zones

Tree retention outside of Urban Residential Zones, the public right-of-way, and regulated Critical Areas is not regulated. To confirm if your site is regulated as a Critical Area, refer to TMC 13.11.

## 2.4 Street Trees

Street trees are essential public infrastructure that provide multiple community benefits including improving aesthetics, calming traffic, providing habitat, shading and cooling to reduce urban heat, managing stormwater, and visual buffering and noise separation from streets. In addition to the requirements of the Zoning Code in TMC 13.06, street trees are regulated by TMC 9.20 Urban Forestry. When constructing in proximity to existing street trees, or proposing modifications such as pruning or removal of existing street trees, refer to TMC 9.20 for specific requirements.



Figure 2-7: Street Tree Requirements Overview - All Zones

District Name	Residential & Urban Residential	Commercial	X Districts	Industrial	Downtown
<b>Applicability</b>	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.			New roadways; alterations to width of existing roadways; new sidewalk; and replacement of more than 50% of sidewalk along a site's frontage. In PMI, new development & substantial alterations only apply to Marine View Drive (E. 11th Street west of Portland Avenue), Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street).	New construction; additions; substantial alterations; and replacement of more than 50% of sidewalk along a site's frontage.
<b>General Standard</b>	Four Small Trees, three Medium Trees; or two Large Trees per 100 linear feet of site frontage. When constructing new roadways or altering the width of existing roadways, the standard applies to both sides of the street.				
<b>Tree Preservation</b>	Existing street trees shall be preserved in a healthy, thriving, and safe condition per TMC 9.20, and shall not be removed unless the requirements of TMC 9.20 are met.				
<b>Landscape Plans &amp; LMPs</b>	Landscape Plan required for all street tree planting; Landscape Management Plan required for planting ≥10 street trees				
<b>Exemptions/ Flexibilities</b>				New development & substantial alterations for PMI outside of streets listed above.	

### 2.4.1 Applicability

Street trees are required in all zones throughout the City in accordance with TMC 13.06.090.B.1.e with some exceptions in the PMI district as defined below. In addition to the zone-specific tree requirements outlined in TMC, street trees are required when:

- Constructing new Permanent Roadways (see glossary for definition);
- altering the width of existing Permanent Roadways;
- constructing new sidewalk; or,
- replacing more than 50% of an existing sidewalk along a site's frontage (when 50 linear feet or more is being replaced). In the case of sidewalk replacement, street trees shall be required proportionate to the linear footage of sidewalks replaced.

## 2.4.2 Street Tree Standard

Street trees are calculated using a site's total linear frontage. For every 100 linear feet of site frontage, either four small trees, three medium trees, or two large trees are required. In other words, one small tree accounts for 25 linear feet, one medium tree accounts for 33.3 linear feet, and one large tree accounts for 50 linear feet. Small, medium, and large trees can be used in any combination, so long as the entirety of the site's frontage is accounted for.

The table below can be used to confirm that the total number of street trees proposed on-site satisfies the requirements of the site. Add the linear feet associated with each tree to determine the total linear feet planted. The total of linear feet planted must be greater than or equal to the total site frontage.

Figure 2-8: Street Tree Calculation

Required	Provided				
<b>Total Site Frontage<sup>1</sup> in linear feet</b>  <b>(LF):</b>  _____	<b>Linear Feet per Tree<sup>2</sup></b> <b>(including both existing and new trees)</b>				<b>Total Linear Feet Planted</b>
	_____ Small Trees	x	25 linear feet	=	_____ LF of small trees
	_____ Medium Trees	x	33.3 linear feet	=	_____ LF of medium trees
	_____ Large Trees	x	50 linear feet	=	_____ LF of large trees
					=

<sup>1</sup> Note that projects triggering the "new permanent roadway" requirement impact both sides of the street, and therefore require double their site frontage LF.

<sup>2</sup> Reference Appendix 7 to determine the sizes of existing and new trees.

*Example:*

*A site with 50 feet of street frontage would require a minimum of 50 total linear feet of street trees provided, which could be planted as:*

*Two Small Trees, calculated as 25LF x 2 small trees = 50 total linear feet*

*Two Medium Trees, calculated as 33.3LF x 2 medium trees = 66.6 total linear feet*

*One Large Tree, calculated as 50LF x 1 large tree = 50 total linear feet*

When required, street trees should generally be evenly spaced to create or maintain a rhythmic pattern but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, traffic signs, or other streetscape features, or if such variations are demonstrated to better achieve the intent.

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. In this case, such trees only count toward the street tree requirement and do not count toward on-site Tree Canopy Credits.

When the minimum sidewalk width standards for the roadway designation and ADA compliance cannot be met with the minimum surface planting diameter, alternative pervious surface materials may be used to cover the tree pits, such as a porous, rubberized pavement, to accommodate pedestrians in the planting area.

### **2.4.3 Street Tree Retention**

Existing street trees shall be preserved in a healthy, thriving, and safe condition per the tree installation and maintenance requirements of TMC13.06.090B, TMC 9.20, and the technical specifications of this UFM. If required street trees are improperly pruned, damaged, or removed, they shall be replaced per the provisions of this section and TMC 9.20. Trees within the right-of-way that are retained consistent with TMC 13.06.090.B.3.f.(1) and TMC 9.20 count as required Street Trees according to their species as Small, Medium and Large Trees.

### **2.4.4 Exemptions and Modifications from Street Tree Standard**

#### **Downtown Districts**

In Downtown Districts, four Small Trees, three Medium Trees, or two Large Trees shall be provided per each 100 linear feet of frontage. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.

#### **Port Maritime & Industrial (PMI) District**

In the PMI District, street trees are required with new development, alterations, and street improvements as specified in TMC 13.06.090.B, for development on the following gateway corridors: Marine View Drive, E. 11th Street west of Portland Avenue, Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street). In other locations within the PMI District, street trees are only required for street and sidewalk improvements as specified in [Section 2.4.1](#) above.

## **2.5 Overall Site Landscaping**

Overall site landscaping is intended to ensure that a minimum amount of landscaping is provided on a given site to enhance livability, improve community health, provide habitat, and help to soften the impacts of development.

Figure 2-9: Overall Site Landscaping Requirements Overview - All Zones

District Name	Residential & Urban Residential	Commercial	Industrial	X District
<b>Applicability</b>	New development & substantial alterations; percentage of site not covered with structures	New development & substantial alterations; percentage of site not covered with structures	Percent of parking areas over 20,000 sf	Single-purpose residential projects
<b>Landscaping percentage</b>	5%	10%	5%	15%
<b>Landscape Plans &amp; LMPs</b>	Landscape Plan required for all development; Landscape Management Plan required for developments with ≥500 square feet of landscaped area.			
<b>Exemptions/ Flexibilities</b>				Developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces

### 2.5.1 Applicability

Site Landscaping is required in applicable zones below in accordance with TMC 13.06.090.B.4.d with some district exceptions defined below. The amount of required landscaping is determined as a minimum percentage of the site that is not covered with structures in the quantities below.

- Urban Residential Districts and Residential Districts: 5 percent
- Commercial Districts: 10 percent
- Industrial Districts: 5 percent of parking areas over 20,000 sf
- X Districts: 15 percent (for single-purpose residential projects)

### 2.5.2 Overall Site Landscaping Standard

This type of required landscaping can be provided anywhere on the site, and may be satisfied by landscaping provided to meet other requirements. When Required, Overall Site Landscaping shall consist of a mixture of trees, shrubs and groundcover plants, as follows:

- In all but Urban Residential Districts: At least one Small Tree per 200 square feet, one Medium Tree per 300 square feet, or one Large Tree per 400 square feet of required overall site landscaped area.
- In Urban Residential Districts: See tree credit requirements in TMC 13.06.090.B.3.e.
- Shrubs and groundcover shall be designed to completely cover the remaining area within 3 years.

### 2.5.3 Exemptions and Modifications from Overall Site Landscaping Standard

#### X Districts

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.

## 2.6 Site Perimeter Landscaping

Site Perimeter Landscaping is intended to ensure that areas abutting property lines, not developed with structures, are attractive, and provide the environmental benefits of vegetation to enhance livability, improve community health, provide habitat, and help to soften the impacts of development.

Figure 2-10: Site Perimeter Landscaping Requirements Overview - All Zones

District Name	Residential & Urban Residential	Commercial	Industrial	X District
<b>Applicability</b>	Residential outside of UR zones	All commercial areas		
<b>General Standard</b>	Minimum 7-foot-wide site perimeter strip; 5-foot-wide site perimeter strip on sides with abutting street trees			
<b>Tree Planting Requirement</b>	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.			
<b>Landscape Plans &amp; LMPs</b>	Landscape Plan required for all development; Landscape Management Plan required for developments with ≥500 square feet of landscaped area.			
<b>Exemptions/ Flexibilities</b>	Not required for Urban Residential		Exempt	Exempt

### 2.6.1 Applicability

Site Perimeter Landscaping is required in applicable zones in accordance with TMC 13.06.090.B.4.e with some district exceptions defined below. When applicable, a 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.

### 2.6.2 Site Perimeter Landscaping Standard

A minimum 7-foot-wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip may 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. Trees are required to be planted with 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 and shall be generally evenly distributed over the site. Trees should be placed to create a canopy in desired locations without obstructing necessary view corridors.

Shrubs and groundcover shall be planted to completely cover the remaining landscape area within 3 years.

### **2.6.3 Exemptions and Modifications from Site Perimeter Landscaping Standard**

#### **Industrial, Urban Residential, and X Districts**

Site Perimeter Landscaping is not required in Industrial, Urban Residential or X Districts.

## 2.7 Parking Lot Landscaping

Parking lot landscaping is intended to provide visual relief, to enhance the aesthetic appearance, screen from adjacent sites and public areas, reduce environmental impacts of parking and other paved areas, and to provide shade and shelter for pedestrians.

Figure 2-11: Parking Lot Landscaping Tree Requirements - All Zones

Zone Name	Urban Residential	R-4	R-5	Commercial	PDB	M-1	M-2	PMI	Downtown
<b>Applicability</b>	Required for parking lots in all districts; parking lots of 16 stalls or less are exempt from parking lot interior planting requirements; parking lots of 16 stalls or less and located behind buildings that are accessed by alleys are exempt from site perimeter requirements.								All new surface parking lots, additions to parking lots, parking lots associated with buildings undergoing substantial alteration, parking lots increased in size by 50 percent, and parking lots altered on 50 percent of its surface shall provide a perimeter landscaping strip abutting adjacent sidewalks per General Landscaping and Parking Lot Perimeter requirements
<b>General Standard (overall site)</b>	One Small Tree per 700 square feet; one Medium Tree per 1,000 square feet; or, one Large Tree per 1,400 square feet of parking lot area, including drive lanes.								
<b>Parking Lot Interior Std.</b>	At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.								
<b>Parking Lot Distribution Standard</b>	No stall shall be more than 50 feet from a tree trunk; long rows of parking shall be broken by islands or peninsulas with trees, with no more than eight parking stalls in a row without a tree; planting areas with trees are required at all parking aisle ends; Trees required along walkways								
<b>Parking Lot Perimeter Standard</b>	Parking Lots with more than 20 stalls to provide 10-foot wide planting strip; when property is 150 feet or less in depth, perimeter strip can be reduced to 5 feet in width; At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.						N/A		Parking Lots with more than 20 stalls to provide 10-foot wide planting strip; when property is 150 feet or less in depth, perimeter strip can be reduced to 5 feet in width; At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.
<b>Landscape Plans &amp; LMPs</b>	Landscape Plan required for all development; Landscape Management Plan required for developments with ≥500 square feet of landscaped area.								
<b>Exemptions/ Flexibilities</b>	Parking lot perimeter only required between parking lots and streets							Exempt from Paring Lot Perimeter	

### 2.7.1 Applicability

Parking Lot Landscaping standards apply to all parking lots in all zones except for those identified in this section. Parking Lot Landscaping standards include:

- Parking Area Tree Minimum
- Parking Lot Interior Planting
- Parking Lot Tree Distribution
- Parking Lot Perimeter Landscaping

See Appendix 1C for Parking Lot Landscaping Calculation Worksheet.

### 2.7.2 Exemptions and Modifications from Parking Lot Landscaping Standard

#### Heavy Industrial (M-2) and Port Maritime & Industrial (PMI) Districts

Parking Lot Perimeter Landscaping is not required in M-2 or PMI Districts

#### Urban Residential (UR-1, UR-2, and UR-3) Zones

Parking Lot Perimeter Landscaping is required only between parking lots and streets in Urban Residential (UR) Districts.

#### Small Parking Lot Modification

Parking lots of 16 stalls or less are not required to meet Interior Planting requirements. Parking lots of 16 stalls or less, located behind buildings and accessed by alleys, are exempt from the Interior Planting and Site Perimeter requirements.

## 2.8 Landscaping Buffers

As defined in the Residential Transitions Standards of TMC 13.06.090.J.5 Landscaping buffers are intended to function as a substantial vegetative screen providing physical and visual separation between dissimilar districts to soften visual impacts. Landscape Buffers also provide the aesthetic and environmental benefits of vegetation including enhancing livability, improving community health, providing habitat, and helping soften the impacts of development.

### 2.8.1 Applicability

Landscaping Buffers are required in more intensive districts when abutting an R-District property, and different standards are distinguished based on the district abutting the R-District, including Industrial Zoning, all other zoning districts, and Mobile home/trailer courts abutting R-Districts.

### 2.8.2 Exemptions and Modifications from Landscaping Buffer Standard

When there is a 20-foot vertical grade difference between a development site that is located across the street or alley or is abutting a residential district property, no Landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.



Wherever a development site is separated from a residential district by an arterial street, highway, or alley, providing a Landscape buffer is not required.

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.

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.

The continuous landscaping buffer may be interrupted to the minimum extent necessary to accommodate walkway access and preferred driveway access to and from the property and to allow limited access to and use of necessary utilities.

A buffer is not required between the front of a residential building and the street.

Single-, two-, three-family and townhouse developments are exempt from all landscaping buffer requirements.

## **2.9 X District Front Yard and Foundation Landscaping**

In high pedestrian traffic areas, trees, shrubs and groundcover plantings can be used to soften the visual appearance of exposed foundations and building frontages.

### **2.9.1 Applicability**

Within X District Zones, 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 façade that provide access for pedestrians or vehicles to the building.

### **2.9.2 Exemptions from X District Front Yard and Foundation Landscaping Standard**

This standard does not apply to zones outside of X Districts.