Appendix 8: Urban Residential Landscaping Requirements Summary

	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
Tree Retention See Section 2.3 of this manual or TMC 13.06.090.B.3.e.(3).(b)	Regulated for all trees 6" DBH or greater		
Tree Canopy Credits, minimum See Section 2.2 of this manual or TMC 13.06.020F.1	30%	25%	20%
Tree Canopy Credits, minimum with Bonus* See Section 2.2 of this manual or TMC 13.06.020F.1 and 13.06.020.F.2	Bonus 1: 25% Bonus 2: 20%	Bonus 1: 20% Bonus 2: 15%	Bonus 1: 15% Bonus 2: 10%
Street Trees See Section 2.4 of this manual or TMC 13.06.090.B.4.f.(3)	Four small trees **or** three medium trees **or** two large trees required for every 100 linear feet of site frontage		
Overall Site Landscaping See Section 2.5 of this manual or TMC 13.06.090.4.d	5% of total site area not covered by structures		
Parking Lot Landscaping See Section 2.7 of this manual or TMC 13.06.090.4.g.(3)	Required between parking lots and streets. Overall minimums: 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.		
Site Perimeter Landscaping	Not required in UR zones		
Landscaping Buffers	Not required in UR zones		

1. Calculate required on-site tree credits

= [Lot area] x [% tree canopy credits per TMC 13.06.020]

Ex: [6,000 sf lot] x [.20 in UR-3] = 1,800 tree credits required

See UFM Chapter 3: Credits and Flexibility for exceptions.

2. Are there existing trees on site?

See TMC 13.06.020.F.3 for flexibility on development standards for tree retention.

Ⓐ Existing trees will be retained

Tree credits per inch DBH (diameter at breast height) for retained on-site trees per TMC 13.06.090.B.3.e(2)(b):

- Trees < 6" DBH = 50
- Trees 6" ≤ 12" DBH = 75
- Trees 12" ≤ 24" DBH = 100
- Trees > 24" DBH = 125

Ⓑ Existing trees will be removed

See Step 4 and reference TMC 13.06.090.B.3.e(3)(e) to calculate Canopy Loss Fee, if applicable

Note: Existing trees that are 24" DBH or larger shall not be removed unless preserving the tree(s) would significantly limit the reasonable development of the site per TMC 13.06.090.B.3.e(3)(f).

3. Are Tree Credit requirements met?

Ⓐ Yes — No Tree Credit fee is assessed

[Minimum tree credits from 1. above] **are less than or equal to** [Credits from retained trees] + [Credits from new trees][1,2]

Ex: One Retained 8" tree = 75 credits/in = 600 credits
Two Medium trees, and three Small trees planted = (2)*(500)+(2)*(200) = 1,400
Total tree credits provided = 2,000
2,000 > 1,800 tree credits required.

Ⓑ No

[Minimum tree credits from 1. above] **are greater than** [Credits from retained trees] + [Credits from new trees]

A Tree Credit Fee is assessed, equal to (tree credit deficit)*($/tree credit listed in the UFM[3] Section 3.2

[1] Tree Credits for new trees are allocated per TMC 13.06.090.B.3.e(2)(c): Small = 200, Medium = 500, Large = 1,000
[2] Tree Credits provided in the right-of-way above those required can count toward on-site tree credit requirements per TMC 13.06.090.B.3.e(2)(d).
[3] For a canopy loss fee waiver for the removal of regulated trees down to the required on-site minimum tree credits, only trees 6" DBH or greater may count toward achieving the required tree credits.

New Tree Credit

Existing Tree Credit

4. Is Canopy lost that requires replacement?

Ⓐ Tree(s) under 6" DBH will be removed — Trees under 6" are not regulated.

Ⓑ Tree(s) 6"-18" DBH will be removed

For trees of this size, only those removed below the site's applicable Tree Credit requirement are considered when calculating Canopy Loss Fee. Replacement caliper inches planted are subtracted from Canopy Loss (inches) when calculating the fee.

Canopy Loss Fee = [(DBH inches of removed trees below minimum Tree Credits) - (Caliper inches of planted trees)] X [$ per inch listed in UFM3 Section 3.2]

Ex: On a site where 1,800 tree credits are required, two 11" trees are removed and one (3" cal) medium tree is planted.

500 credits are provided. This does not meet minimum credits. Each 11" tree is equivalent to 825 credits, at 75 credits per inch. 18" x 75 credits per inch (= 1,350) would be required to meet minimum Tree Credits, so Canopy Loss Fee = [(18" Canopy Loss) - (3" Planted)] X [$ per inch listed in UFM3 Section 3.2]

Ⓒ Tree(s) 18" DBH or larger will be removed

For trees 18" DBH or larger, the Canopy Loss Fee is determined by a cost-per-inch of DBH removed:

Canopy Loss Fee = [Canopy loss inches] X [$ per inch listed in UFM3 Section 3.2]

5. Calculate required street trees

= Four Small Trees; Three Medium Trees; or Two Large Trees per 100 linear feet of site frontage
TMC 13.06.090.B.4.f. and UFM[4] Section 2.4.

Ex: 50' linear frontage = 2 small trees or 2 Medium trees or 1 Large tree

6. Are additional street trees provided that count toward on-site Tree Credits?

When Street trees are planted above those required in Step 5, they can be counted toward on-site Tree Credits as described in UFM Section 8.2.8. and 8.2.9.

Ex: Total Site Frontage: 60 linear feet (lf)
3 medium trees planted = (3 trees) x (33.3 linear feet per tree) = 100 lf planted
100 lf planted - 60 lf required = 40 lf additional provided
= (1) medium tree = 500 Tree Credits that can be applied to on-site requirements.

[4] UFM refers to the City of Tacoma Urban Forest Manual: A compilation of City urban forestry practices and standards created to facilitate the planning, design, installation, and maintenance of trees and landscaping.