Overview
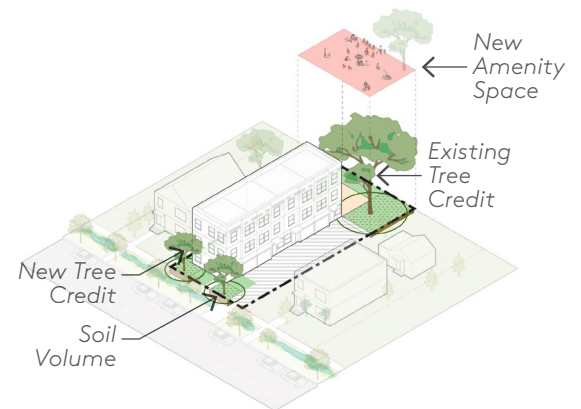
- Retention of existing trees is required based on tree size. Removal of trees with trunks over 18" in diameter will require a Canopy Loss Fee. Removal of trees with trunks between 6" to 18" will also require a Canopy Loss Fee if required Tree Credits are not maintained after tree removal.
- Planting new trees, retaining existing trees, or some combination, is required for all development to meet minimum "Tree Credits". A Fee in Lieu of tree planting offers flexibility where meeting required credits is infeasible, provided that the minimum floor of tree credits are provided.
- Soil is regulated to promote tree longevity and health. Suspended pavement systems are encouraged to provide soil for trees in the same place as driveways, parking and paths.
- All required planting must be climate-adapted, and 50% of all plants that are not trees in UR-1 and UR-2 must be native to western Washington and/or western Oregon.
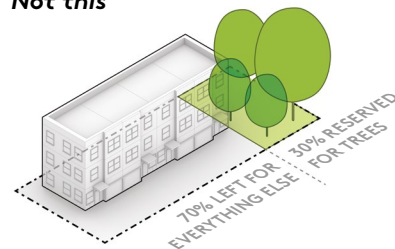- Each dwelling unit is required to have amentity / yard space (see table below).
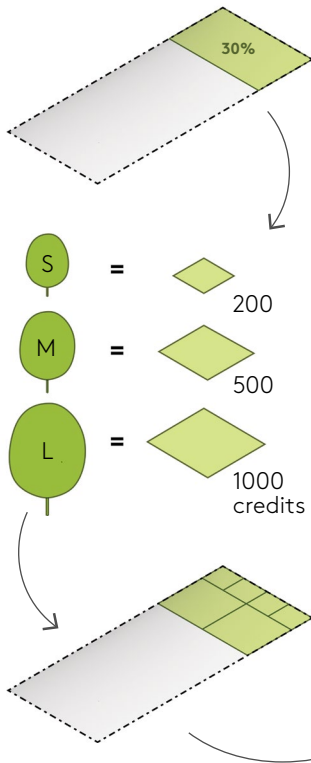
"Tree Credits" quantify the value of a tree's canopy for the purposes of defining how many trees are required based on a percent of lot area. Both existing and new trees provide value, thus are allocated credit based on the mature size of their species (for new trees) or trunk diameter (for existing trees). The total credits of retained and new trees on a site must be at least the required minimum.
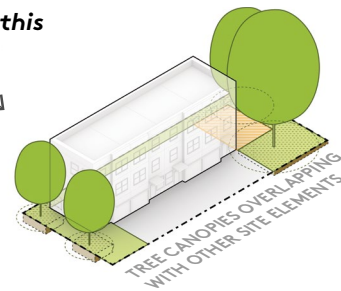
30%

S = 200

M = 500

L = 1000 credits

Illustrative diagram showing amenity space, soil volume, and tree credits.

New Amenity Space

Existing Tree Credit

New Tree Credit

Soil Volume

Not this

70% LEFT FOR EVERYTHING ELSE / 30% RESERVED FOR TREES

But this

TREE CANOPIES OVERLAPPING WITH OTHER SITE ELEMENTS

Code revisions, like reduced tree clearances, aim to maximize opportunities for overlapping site elements while supporting a Citywide 30% tree canopy goal.

	UR-1	UR-2	UR-3
Amenity Space	10% of lot area	7.5% of lot area	5% of lot area
Tree credits (canopy equivalent)	• Baseline: 30% • Bonus 1: 25% • Bonus 2: 20% • Floor: 10%	• Baseline: 25% • Bonus 1: 20% • Bonus 2: 15% • Floor: 10%	• Baseline: 20% • Bonus 1: 15% • Bonus 2: 10% • Floor: 10%

Additional standards can be found in the Urban Forest Manual

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.

A 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

B 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?

A 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.

B 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
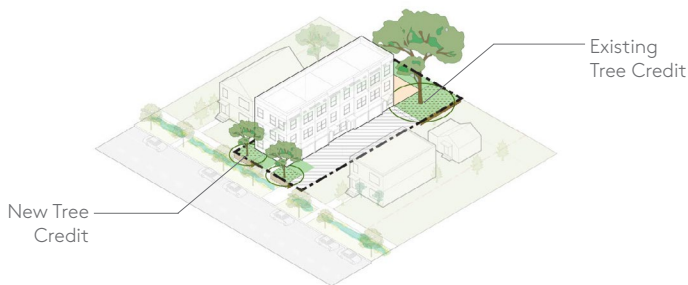
4. Is Canopy lost that requires replacement?

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

B 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]

C 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.