

**CHAPTER 21.16 DEVELOPMENT STANDARDS  
LANDSCAPING**

**SECTIONS:**

<b>21.16.010</b>	<b>Purpose.</b>
<b>21.16.020</b>	<b>Application.</b>
<b>21.16.030</b>	<b>Land use grouping.</b>
<b>21.16.040</b>	<b>Landscaping - types and description.</b>
<b>21.16.050</b>	<b>Landscaping - street frontage.</b>
<b>21.16.060</b>	<b>Landscaping - interior lot lines.</b>
<b>21.16.070</b>	<b>Landscaping - surface parking areas.</b>
<b>21.16.075</b>	<b>Landscaping - adjacent to public trails and other publicly used lands.</b>
<b>21.16.080</b>	<b>Landscaping - adjacent to freeway rights-of-way.</b>
<b>21.16.085</b>	<b>Landscaping - utility corridors.</b>
<b>21.16.090</b>	<b>Landscaping - general requirements.</b>
<b>21.16.100</b>	<b>Landscaping - alternative options.</b>
<b>21.16.110</b>	<b>Landscaping - irrigation.</b>
<b>21.16.120</b>	<b>Landscaping - installation.</b>
<b>21.16.125</b>	<b>(Repealed).</b>
<b>21.16.128</b>	<b>(Repealed).</b>
<b>21.16.130</b>	<b>(Repealed).</b>
<b>21.16.140</b>	<b>(Repealed).</b>
<b>21.16.150</b>	<b>(Repealed).</b>
<b>21.16.160</b>	<b>(Repealed).</b>
<b>21.16.170</b>	<b>(Repealed)</b>
<b>21.16.180</b>	<b>Maintenance.</b>
<b>21.16.190</b>	<b>Bonds/security.</b>

**21.16.010**     **Purpose.** The purpose of this chapter is to preserve the aesthetic character of communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for residential zones by:

- (1) Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- (2) Providing physical separation between residential and non-residential areas;
- (3) Providing visual screens and barriers as a transition between differing land uses;
- (4) Retaining existing vegetation and significant trees by incorporating them into the site design when possible; and
- (5) Providing increased areas of permeable surfaces to allow for:
  - (a) Infiltration of surface water into groundwater resources;
  - (b) Reduction in the quantity of storm water discharge; and
  - (c) Improvement in the quality of storm water discharge.

**21.16.020 Application.**

Except for communication facilities regulated pursuant to WMC 21.26 , all new development listed in WMC 21.16.030 shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purposes of this chapter, a new development involves a new occupancy or tenant improvement that exceeds 25 percent of the assessed value of the structure before the improvement or before any damage occurred, if the structure has been damaged and is being repaired.

**21.16.030 Land use grouping.** In order to facilitate the application of this chapter, the land uses of WMC 21.08 have been grouped in the following manner.

- (1) Residential development shall refer to those uses listed in WMC 21.08.030, except those uses listed under Accessory uses, provided:
  - (a) Attached/group residences shall refer to:
    - (i) Townhomes;
    - (ii) Apartments;
    - (iii) Senior citizen assisted;
    - (iv) Temporary lodging; and
    - (v) Group residences (Community Residential Facilities); and
    - (vi) Mobile home parks.
  - (b) Single detached development shall refer to residential subdivisions.
- (2) Commercial development shall refer to those uses in:
  - (a) WMC 21.08.040 as park/recreation and amusement/entertainment uses;
  - (b) WMC 21.08.050 except health and educational services;
  - (c) WMC 21.08.060 as general business services, professional offices, and commercial accessory uses; and
  - (d) WMC 21.08.070
- (3) Industrial development shall refer to those listed in:
  - (a) WMC 21.08.050; except health and education services;
  - (b) WMC 21.08.060; except general business services, professional offices, and commercial accessory uses;
  - (c) WMC 21.08.080; and
  - (d) WMC 21.08.090 as mineral extraction and processing.
- (4) Institutional development shall refer to those uses listed in:
  - (a) WMC 21.08.040 as cultural uses, except arboretums;
  - (b) WMC 21.08.050 as health services, and education services except specialized instruction schools permitted as an accessory use;
  - (c) WMC 21.08.055; and
  - (d) WMC 21.08.100.
- (5) Utility development shall refer to those listed in WMC 21.08.060 as subregional utilities.
- (6) Uses contained in WMC 21.08 that are not listed in subsections (1) through (5) of this section shall not be subject to landscaping except as specified in

any applicable review of a conditional use or special use permit.

**21.16.040 Landscaping - types and description.** The four types of landscaping are described and applied as follows:

- (1) Type I landscaping:
  - (a) Type I landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and non-residential areas.
  - (b) Type I landscaping shall consist of:
    - (i) A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
    - (ii) At least seventy (70) percent evergreen trees;
    - (iii) Evergreen trees spaced no more than fifteen (15) feet on center;
    - (iv) Broadleaf trees spaced no more than twenty (20) feet on center;
    - (v) Evergreen shrubs spaced no more than four (4) feet apart; and
    - (vi) Ground cover pursuant to WMC 21.16.090;
- (2) Type II landscaping:
  - (a) Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;
  - (b) Type II landscaping shall consist of:
    - (i) A mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen;
    - (ii) At least fifty (50) percent broadleaf trees and at least thirty (30) percent evergreen trees;
    - (iii) Evergreen trees spaced no more than fifteen (15) feet on center;
    - (iv) Broadleaf trees spaced no more than twenty (20) feet on center;
    - (v) Shrubs spaced no more than five feet apart; and
    - (vi) Ground cover pursuant to WMC 21.16.090;
- (3) Type III landscaping:
  - (a) Type III landscaping is a "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;
  - (b) Type III landscaping shall consist of:
    - (i) A mix of evergreen and/or broadleaf trees spaced to create a continuous canopy;
    - (ii) At least seventy (70) percent broadleaf trees;
    - (iii) Trees spaced no more than twenty-five (25) feet on center;
    - (iv) Shrubs, that do not exceed a height of four (4) feet, spaced no more than four (4) feet apart; and
    - (v) Ground cover pursuant to WMC 21.16.090;
- (4) Type IV landscaping:
  - (a) Type IV landscaping is "parking area landscaping" that provides shade and visual relief while maintaining clear sight lines within parking areas;

- (b) Type IV landscaping shall consist of:
  - (i) Canopy-type broadleaf or evergreen trees, evergreen shrubs and ground covers planted in islands or strips;
  - (ii) Shrubs that do not exceed a height of four (4) feet;
  - (iii) Plantings contained in planting islands or strips having an area of at least seventy-five (75) square feet and with a narrow dimension of no less than four (4) feet;
  - (iv) Ground cover pursuant to WMC 21.16.090; and
  - (v) At least ninety (90) percent of the trees shall be broadleaf.

**21.16.050 Landscaping – street frontages.** Perimeter landscaping along street frontages shall be provided as follows:

- (1) A ten (10)-foot width of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields;
- (2) A ten (10)-foot width of Type II landscaping shall be provided for an industrial development, except a twenty-five (25) foot width of Type II landscaping shall be provided for development on I zoned property abutting SR 202 or Woodinville-Snohomish Highway.
- (3) A ten (10)-foot width of Type II landscaping shall be provided for an above ground sub-regional utility development located outside a public right-of-way;
- (4) A ten (10)-foot width of Type III landscaping shall be provided for a commercial or attached/group residence development, except the ten (10) foot width of Type III landscape may not be required pursuant to City of Woodinville Design Guidelines and Standards; and
- (5) For single detached subdivisions:
  - (a) Trees shall be planted at the rate of one (1) tree for every:
    - (i) Fifty (50) feet of frontage along a neighborhood collector street; and
    - (ii) Forty (40) feet of frontage along an arterial street.
  - (b) The trees shall be:
    - (i) Located within the street right-of-way if permitted by the custodial state or local agency;
    - (ii) No more than twenty (20) feet from the street right-of-way line when located within a lot;
    - (iii) Maintained by the adjacent landowner unless part of a City maintenance program; and
    - (iv) A species approved by the City Tree Official in accordance with the Tree Board approved Required Tree Species List.
  - (c) The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
- (6) For developments in the Tourist District, see WMC 21.38.065.
- (7) Street trees shall be required in all development fronting a public street . Street tree species shall be approved by the City Tree Official in accordance with the Tree Board approved Required Tree Species List or by the City’s adopted street tree plan if applicable.
- (8) For development in the GB Zone, see the Design Guidelines for the General Business Zone.

- 21.16.060 Landscaping - interior lot lines.** Perimeter landscaping along interior lot lines shall be provided as follows:
- (1) Type I landscaping shall be included in a commercial, office, or industrial development as follows:
    - (a) A twenty (20) foot width abutting residentially developed property or undeveloped residentially zoned property;
    - (b) A ten (10) foot width abutting property developed public recreational; or
    - (c) A ten (10) foot width abutting property designated as permanent open space.
  - (2) A twenty (20) foot width of Type II landscaping shall be included in an attached/group residence development along any portions of the development adjacent to a single-family detached residential development. Along portions of the development adjacent to another attached/group residence development or any non-residential use the requirement shall be a ten (10) foot width of Type II landscaping;
  - (3) A ten (10) foot width of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and
  - (4) A ten (10) foot width of Type II landscaping shall be included in an institutional use, excluding of playgrounds and playfields, or an above-ground subregional utility development, excluding distribution or transmission corridors, when located outside a public right-of-way. If the institutional use abuts a residentially zoned or developed property, a twenty (20) foot width of Type II landscaping is required along lines abutting the property. If the institutional use abuts an agriculturally zoned parcel, a fifty (50) foot width of Type II landscaping is required along property lines abutting the parcel.
  - (5) For developments in the Tourist District, see WMC 21.38.065.
  - (6) For commercial and industrial developments, storm water retention facilities may be located in interior lot-line landscaping areas, provided that landscaping requirements are still met and the location is approved by the Development Services Director.
  - (7) For developments in the GB Zone, see the Design Guidelines for the General Business Zone.

- 21.16.070 Landscaping - surface parking areas.** Type IV landscaping shall be provided within surface parking areas with ten or more parking stalls as follows:
- (1) Residential developments with common parking areas shall provide planting areas at the rate of twenty (20) square feet per parking stall;
  - (2) Commercial, industrial, or institutional developments, shall provide landscaping a rate of:
    - (a) Twenty (20) square feet per parking stall when ten (10) to thirty (30) parking stalls are provided; and
    - (b) Twenty five (25) square feet per parking stall when thirty one (31) or more parking stalls are provided;
  - (3) Trees shall be provided and distributed throughout the parking area at a rate

of:

- (a) One (1) tree for every five (5) parking stalls for a commercial or industrial development; and
- (b) One (1) tree for every ten (10) parking stalls for residential or institutional development;
- (4) The maximum distance between any parking stall and required parking area landscaping shall be no more than sixty-five (65) feet; and
- (5) Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang.
- (6) For developments in the Tourist District, see WMC 21.38.065.

**21.16.075 Landscaping – adjacent to public trails and other public used lands.**

- (1) All development adjacent to publicly used trails and other public lands shall provide landscaping adjacent to and along the building façade that faces the trail or land at the rate of at least one (1) tree per fifty (50)-feet of façade. Exceptions may be made for those developments meeting Section IV.F of the City’s Design Guidelines and Standards.
- (2) All development shall provide, at a minimum depending upon the intensity of use to be screened, Type III landscape screening from public areas, etc., to reduce off-site visual impacts. The applicant shall propose the Type of landscaping to be provided for approval by the City Tree Official.

**21.16.080 Landscaping - adjacent to freeway rights-of-way.**

- (1) All residential developments shall provide a minimum of twenty (20) feet of Type I landscaping adjacent to freeway rights-of-way.
- (2) All other developments shall provide a minimum of twenty-five (25) feet of Type III landscaping adjacent to freeway rights-of-way.
- (3) For developments in the GB Zone, see the General Business Design Guidelines.

**21.16.085 Landscaping - utility corridors.** Utility purveyors within the City of Woodinville are required to maintain and plant landscaping within their right-of-way as follows:

- (1) Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;
- (2) Prune trees to direct growth away from utility lines using accepted pruning practices identified in the Public Tree Care Standards Manual;
- (3) Phase replacement of vegetation located improperly in the right-of-way;
- (4) Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;
- (5) Select tree species recommended by the City’s Tree Board or as approved by the City Tree Official that are compatible with utility lines;
- (6) Provide the City with a copy of the utility’s policies and guidelines regarding tree pruning; and
- (7) Present the City with a tree-pruning plan at least one week prior to tree-pruning activities.

**21.16.090 Landscaping - general requirements.** Landscape designs shall conform to the following provisions:

- (1) New landscaping materials shall include species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following amounts:
  - (a) Seventy-five (75) percent of groundcover and shrubs, and
  - (b) Fifty (50) percent of trees;
- (2) At least sixty (60) percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth;
- (3) Existing vegetation may be used to augment new plantings to meet the standards of this chapter;
- (4) Broadleaf trees shall have a caliper of at least 1.75 inches at the time of planting. The caliper may be averaged, but no individual tree shall have a caliper of less than 1.5 inches;
- (5) Evergreen trees shall be at least six (6) feet in height measured from treetop to the ground at the time of planting;
- (6) When the width of any landscape strip is twenty (20) feet or greater, the required trees shall be staggered in two (2) or more rows;
- (7) Shrubs shall be:
  - (a) Number Two (2) size, and minimum eighteen (18) inches in height, at time of planting in Type II, III and IV landscaping,
  - (b) At least twenty four (24) inches in height at the time of planting for Type I landscaping, and
  - (c) Maintained at a height not exceeding four (4) feet when located in Type III or IV landscaping;
- (8) Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three (3) years as follows:
  - (a) Four (4) inch pots at eighteen (18) inches on center, or
  - (b) One (1) gallon or greater sized containers at twenty four (24) inches on center;
- (9) Turf may be used as ground cover in landscape areas provided that the turf area:
  - (a) Constitutes no more than thirty (30) percent of Type I and II landscape areas; and
  - (b) Is at least five (5) feet wide at the smallest dimension;
- (10) Grass and ground cover areas shall contain at least two (2) inches of composted organic material at finish grade;
- (11) All fences shall be placed on the inward side of any required perimeter landscaping;
- (12) Berms shall not exceed a slope of three (3) horizontal feet to one (1) vertical foot (3:1) for lawns and shall not exceed a slope of two (2) horizontal feet to one vertical foot (2:1) for other plant materials;
- (13) Existing soils shall be augmented with a two (2) inch layer of fully composted

- organic material rototilled a minimum of six (6) inches deep;
- (14)Landscape areas shall be covered with at least two (2) inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;
- (15)Drought-tolerant and nondrought-tolerant species shall be distributed and irrigated in a manner that uses water efficiently;
- (16)Required street landscaping may be placed within City of Woodinville street rights-of-way subject to the City's street design standards with the permission of the Public Works Director, provided adequate space is maintained along the street line on site to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;
- (17)Species and plantings shall be consistent with the Tree Board approved Required Tree Species List and Required Plant Species List; and
- (18)A qualified tree professional, as defined in WMC 21.06.486, shall be on-site during any site work affecting preserved trees.

**21.16.100 Landscaping - alternative options.** The following alternative landscape options may be allowed only if they accomplish equal or better levels of screening and are subject to Development Services Director approval:

- (1) When the total area for required landscaping and that within the dripline of retained trees exceeds fifteen (15) percent of the area of the site, the landscaping requirement may be reduced so that the total required landscape and tree retention area will not exceed the fifteen (15) percent of site area;
- (2) The width of the perimeter landscape strip may be reduced up to twenty five (25) percent along any portion where:
  - (a) Berms at least three (3) feet in height or architectural barriers at least six (6) feet in height are incorporated into the landscape design; and
  - (b) The landscape materials are incorporated elsewhere on-site;
- (3) The width of the perimeter landscaping may be reduced up to ten (10) percent when a development retains an additional 10 percent of significant trees or ten (10) significant trees per acre on-site (above the requirements of WMC 21.15.070, whichever is greater);
- (4) The landscaping requirement may be modified when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction;
- (5) Street perimeter landscaping may be waived, provided a site plan is approved that provides a significant amount of street trees and other pedestrian-related amenities; and
- (6) When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.
- (7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five (5) feet.

**21.16.110 Landscaping - irrigation.**

- (1) Except for areas of undisturbed existing vegetation or low areas with existing high soil moisture conditions, landscape areas shall have temporary irrigation systems.  
Such systems shall be removed after twenty four (24) months or two (2) growing seasons, whichever occurs first, provided that the plantings are established;
- (2) Areas of undisturbed existing vegetation or areas where existing site conditions assure adequate soil moisture for growth within the required landscape area shall have temporary irrigation systems only as required to sustain new plantings and shall be determined on a case-by-case basis by the Development Services Director; and
- (3) Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation shall not have permanent irrigation systems. Permanent irrigation systems may be permitted within all other required landscape areas provided such systems shall be designed by a licensed landscape architect or certified irrigation designer and with:
  - (a) Moisture or precipitation sensors;
  - (b) Automatic timers set for operation during periods of minimum evaporation and that assure adequate moisture levels;
  - (c) Head-to-head spacing, if sprinkler heads are proposed;
  - (d) Pressure regulating devices;
  - (e) Backflow prevention devices; and
  - (f) Separate irrigation zones for:
    - (i) Turf and planting beds; and
    - (ii) Other non-drought-tolerant species.

**21.16.120 Landscaping - installation.**

- (1) Landscaping shall be installed prior to issuance of a certificate of occupancy for the project or project phase.
- (2) The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season, subject to submittal of a performance bond or appropriate security as approved by the Development Services Director.

**21.16.180 Maintenance.**

- (1) All landscaping and trees shall be maintained for the life of the project;
- (2) All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- (3) With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat; other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- (2) Landscape areas shall be kept free of trash.

- (3) Proper tree and plant protection shall be considered as a part of the overall landscaping maintenance methods used.
- (4) Maintenance of all landscaping installed as part of a development project within the right-of-way shall be the responsibility of the abutting property owner for the life of the project unless alternative conditions are approved by the City.

**21.16.190**     **Bonds/security.** Performance bonds or other appropriate security (including letters of credit and set aside letters) shall be required for a period of Three (3) years after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance.

**21.16.200**     **Penalties.** In accordance with enforcement regulations WMC 1.06, any person violating these regulations shall be subject to civil penalty procedures and fines. Each tree removed or damaged shall be considered a separate violation.