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ORDINANCE NO. 1417

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING THE REDMOND MUNICIPAL CODE AND
COMMUNITY DEVELOPMENT GUIDE, DGA-87-14, IN ORDER
TO REVISE REGULATIONS GOVERNING LANDSCAPING.

WHEREAS, the Planning Commission conducted a public hearing on February 10, 1988 and February 17, 1988, and at the conclusions thereof, forwarded its recommendations to the City Council concerning proposed amendments to the Redmond Municipal Code and Community Development Guide, DGA-87-14, concerning landscape regulations, and

WHEREAS, the City Council considered the recommendations of the Planning Commission at its regular meeting of April 5, 1988, and determined that the Redmond Municipal Code and Community Development Guide should be amended as set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Sections 20C.20.090 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.090(05) Purpose. The intent of this section is to provide minimum landscape requirements in order to:

- . maintain and protect property values,
- . enhance the City's appearance and character,
- . visually unify the City and its neighborhoods,
- . reduce erosion and stormwater runoff,
- . maintain or replace existing vegetation,
- . promote proper plant selection and continuous maintenance so that plant materials can flourish,
- . reduce visual impacts of uses by screening.

20C.20.090(10) Compliance with Requirements. All land uses, shall comply with the requirements of this section, except single-family residential must only comply with the requirements for the preservation of trees, Section 20C.20.090(25).

20C.20.090(15) Landscape Plan Approval. A development application shall include a preliminary and final landscape plan in compliance with the guidelines outlined in the Landscape Standards and be subject to the criteria of Section 20C.30.020, Urban Design Criteria.

The landscape plan shall be prepared or approved by a licensed landscape architect, certified nurseryman, or certified landscaper.

20C.20.090(20) Performance Assurance. Prior to the issuance of any construction permits for a project, performance security in an amount determined by the Planning Director based on current price per square foot of standard plantings shall be submitted to the City to guarantee installation of the required planting/irrigation and the replacement of any plants that may die within one year of planting. Required planting/irrigation shall be installed within six (6) months of the date of final construction permit approval or the issuance of a certificate of occupancy, whichever is later. If the requirements are not met in the allotted time, the City shall use the security to complete the planting/irrigation.

20C.20.090(25) Preservation of Trees.

(a) Applicability. The preservation of significant trees applies to all property in the City of Redmond, including single-family residential uses.

(b) Definition of Significant Trees.

- . Six (6) inches or greater in diameter at breast height;
- . In good health;
- . Preferred Species:

Evergreen: Douglas Fir, Western Red Cedar, Alaskan Yellow Cedar, Pine, Hemlock, Madrona (under certain circumstances).

Deciduous: Native Ash, Birch, Bigleaf Maple or Alder (under certain circumstances such as riparian habitat), or other healthy deciduous trees.

Other: Trees with significant visual impact on the surrounding area or "landmark" trees.

(c) Requirements. Significant trees shall be preserved to the maximum extent possible, except where they are exempt from the requirements of the Clearing and Grading Code, Section 20E.70.050.

Applicants for development permits shall use accepted preservation techniques defined in the Landscape Standards to protect significant trees during construction.

(d) Tree Restoration. If any tree designated for retention or required to be planted is damaged or destroyed, replacement trees shall be planted as follows:

- One existing tree at 6 inches *dbh = 2 new trees, *dbh = 4 feet
- Each additional three inches dbh = 1 new tree, up to 6 trees.
- Deciduous trees shall be at least 3" dbh, and evergreens 12 feet in height.

(e) Tree Removal. Trees larger than 6" in diameter may be removed based on the following criteria:

- The tree is dead or badly diseased.
- The tree is hazardous or may otherwise damage existing structures, sidewalks, streets, driveways, sewer, water or utility lines.
- The tree is within 15 feet of a proposed or existing structure.
- The tree will be removed to provide solar access to buildings incorporating active or passive solar devices. Windows will be considered solar devices only when the window is south-facing and includes special storage elements to distribute heat energy.

If a tree designated for retention is to be removed, a written request indicating the reasons for the removal of the tree shall be submitted to the Planning Director. The Planning Director may require that a determination of the tree's condition be made by a qualified specialist at the expense of the applicant.

The Planning Director may require that the tree to be removed is replaced as required in Section 20C.20.090(25)(d), Tree Restoration.

20C.20.090(30) General Landscape Requirements.

(a) Definitions

- Landscape Area. All portions of a site not devoted to a building, parking, storage or accessory use are referred to as the landscape area. A landscape area may include patios, plazas, walkways, walls and fences, water features such as fountain or pool, and planting areas. Ponds for the detention of stormwater runoff are not considered part of the landscape area of a site, unless they are integrated with landscaping as a water feature.
- Planting Area. Parts of a landscape area that are planted, or proposed to be planted, are referred to as the planting area.
- Tree. A plant listed as a tree in the most recent edition of Sunset Western Garden Book and Hortus Third.
- Dripline. The circle that can be drawn on the ground below a tree directly under its outermost branch tips.

(b) Landscape Area Requirements.

- Multi-family residential:

R-8, R-12 - 50%
R-20, R-30 - 50%

of the site shall be landscaped.

- Business (CO, CB, NB, CG, BO): 25% of the site shall be landscaped.

- Industrial (LI, HI): 20% of the site shall be landscaped.
- City Center Linkage System: Linkage System landscaping requirements (Sec. 20C.10.200(15)) are the landscape area requirements in the City Center.
- Vehicle Use Area: Parking lots, including driveways, service areas and other vehicle use areas, shall provide interior and perimeter landscape areas as indicated in Table I of this section. Parking lot landscaping may also be used to meet the site area and linkage system landscape requirements.

Part of Sec. 20C.20.090(30)(b) Landscape Area Requirements			
Table I. Vehicle Use Areas			
Interior Landscaping	0 - 6000 sq. ft.	6000 - 30,000 sq. ft.	30,000 sq. ft. +
Area required per 100 feet of vehicle use area	0	5 sq. ft.	7 sq. ft.
Maximum contiguous landscape area (except perimeter)	350 sq. ft.	350 sq. ft.	1,500 sq. ft.
Minimum area of landscaping	64 sq. ft.	64 sq. ft.	100 sq. ft.
	Average Width from Property Line		
Perimeter Landscaping	Street Frontage		Interior Lot Line
Parking spaces:			
0 - 100	5'		5'
100 - 499	10'		5'
500 - 1000	15'		10'
1000+	20'		10'
Other Requirements:			
1. Parked vehicles may overhang landscaped areas up to 2.5 feet when wheel-stops are provided.			
2. Trees shall be planted in vehicle use landscape areas at a minimum of one per 150 sq. feet of landscape area.			

(c) Other Requirements:

- Types of Planting. The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in each area of the site. The types of planting shall be consistent with the definition of planting types in the Landscape Standards.
- Planting on adjacent rights-of-way. Landscaping, except parking lot perimeter plantings, shall be installed on adjacent rights-of-way where appropriate and may be

used to meet the site area requirement. Parking lot perimeter landscaping shall be measured from the property line.

- Minimum Planting Area. The minimum size of any planting area shall be 100 square feet except where otherwise indicated, and no less than 5 feet in width or length, to provide a proper planting environment.
- Pervious Surface Areas. All areas maintained in pervious surface which exceed the required landscape area must be seeded or otherwise planted to reduce erosion and stormwater pollution.

20C.20.090(35) Street Tree Program

- (a) Trees of the species listed in the Recommended Street Tree list are required to be installed on the following types of public streets unless variations are approved by the Technical Committee:
 - . Principal arterials
 - . Minor arterials
 - . Collector arterials
- (b) Street trees on the Recommended Street Tree list may be planted on local access streets by property owners, who are then responsible for maintenance of the trees and other plantings in the street right-of-way.
- (c) Street trees shall be planted according to the guidelines outlined in the Landscape Standards.
- (d) Removal of street trees without approval of the Planning Director is prohibited and may be subject to legal action and penalties.

20C.20.090(40) Irrigation. All plants shall receive sufficient water to assure their survival. Planting areas over 500 square feet in size shall be irrigated with automatic systems designed to conserve water.

20C.20.090(45) Maintenance Requirements.

- (a) A maintenance bond, cash deposit, or other security in a form acceptable to the City Attorney covering 10% of the cost of the original plant materials in place shall be required for one year following installation.
- (b) Whenever planting has been required to comply with the landscape provisions of the Community Guide, the plant materials shall be permanently maintained in compliance with such regulations, approved plans and approval conditions, in such manner as to accomplish the purpose for which they were required. Failure to maintain required planting which creates substandard landscape shall disqualify such landscape for consideration as a legal non-conforming use.
- (c) The Planning Director is authorized to notify the owner of any property planted as a condition of approval under the Community Development Guide that planting is not being adequately maintained, and

the specific nature of such failure to maintain. The notice shall specify a date by which the property owner shall be expected to comply.

- (d) Upon the failure to perform the required maintenance within the date specified by the notice, the Planning Director is authorized to collect funds under the maintenance bond or other security, and cause the required maintenance to be completed.

When funds have not been set aside or the performance assurance has expired, the Planning Director is authorized to request the City Attorney to institute legal action to recover the cost of the required maintenance, and upon receipt of the funds to cause the maintenance to be done.

- (e) "Maintenance" as used in this section includes replacement of dead, diseased or damaged plant materials and repair of irrigation systems.

Section 2. The chart entitled "Site Requirements," incorporated as part of Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

A Part of Subsection 20C.10.250(10) SITE REQUIREMENTS

SITE STANDARDS	ZONING DISTRICTS																					
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	
Maximum Lot Coverage of Structures/ Total Impervious Surface (% of Land Area)	2.5	5	2.5	12	20	30	35	35	35	35	35	35	35	35	35	35	35	35	35	60	60	
	NS	NS	NS	NS	30	60	60	60	60	50	50	50	50	NS					NS	NS	NS	
Maximum Height (Ft. or in Stories where Noted)	30	50	30	30	30	30	30	30	30	30	30	40	50	30	30	30	6	4	2	great- er of 40 sto or 5 sto		
Maximum Height in Shoreline Areas (Ft.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Required Open Space (% of Net Land Area)												50	50	50	50							
Minimum Required Yard Area (Sq. Ft.)			2	2	1	1	1	1	1	1	1											
			1	0	8	17	6	5	0	0												
			2	0	7	25	2	0	0	0												
			5	0	5	50	5	0	0	0												

LEGEND: 1 - Development that adjoins a residential district shall comply with the site standards of that district; AC - Acres; M/S - Requirement applies to West Lake Sammamish Parkway, Idylwood park, Lake Sammamish and the south City limits; NS - No Specification; STO - Stories; NOTE: Other portions of the Development Guide such as section 20C.10.200, "Development Limitations" and Section 20C.20.000, "General Development Regulations," contain requirements that may affect the extent to which specific areas may be developed or utilized; 2 - Said computation shall include the total area of all structures and outdoor storage area.

Section 3. Section 20E.70.050(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.050(10). Removal of trees which are less than six inches in diameter.

Section 4. Section 20E.70.060(20)(n) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.060(20)(n). A survey of all significant trees as defined by Section 20C.20.090(25) - Preservation of Trees, indicating those which are deemed to be potentially dangerous, and other significant vegetation shall be submitted with the plan.

The survey shall include the location of all areas proposed to be cleared including building sites, right-of-ways, utility lines, easements, and septic tank drain fields. Clearing should not occur outside of these areas, or more than 15 feet from the foundation line of proposed buildings.

Where the drip or canopy line of protected trees overlaps a construction line this shall be indicated on the survey, and tree protection measures shall be employed as required by the Technical Committee.

Section 5. Section 20E.70.050(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.050(40). The clearing by a public agency on a franchised utility within a public right-of-way or upon an easement for the purpose of installing water, storm, sewer, power, gas or communication lines, provided that the agency or utility can demonstrate that clearing is necessary for safety or maintenance purposes and has been authorized by the Public Works Department.

Section 6. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not

subject to referendum, and shall take effect five (5) days after passage and publication of the attached summary which is hereby approved.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *James E. Flanagan*

FILED WITH THE CITY CLERK: 4-14-88
PASSED BY THE CITY COUNCIL: 4-19-88
PUBLISHED: 4-24-88
EFFECTIVE DATE: 4-29-88
ORDINANCE NO. 1417