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3/7/94

Introduced by: C.Vance

Proposed No.: 94-83

ORDINANCE NO.

**11255**

AN ORDINANCE relating to landscaping development regulations, making a technical amendment and repealing Ordinance No. 10870, Sections 274, 398, 399, 400, 401, and 402 and K.C.C. 21A.06.1170 and 21A.16.130, .140, .150, .160, and .170 and amending Ordinance 10870, Sections 395 and 403 and K.C.C. 21A.16.100 and .180.

**PREAMBLE:**

On January 31, 1994 the council adopted Ordinance No. 11210, relating to landscaping development regulations. Proposed changes to K.C.C. 21A.16.130 - .180 were removed from the proposed ordinance by council amendment. However, the intent was not only to remove these proposed changes from the ordinance but also to repeal the existing provisions of K.C.C. 21A.16.130 - .170. This technical housekeeping ordinance is necessary to accomplish that intent and to amend the remaining provision of K.C.C. 21A.16.180 to remove provisions related to significant trees but retain existing provisions regarding landscaping. Additional proposed amendments have been recommended by the department of development and environmental services to remaining provisions related to significant trees.

**BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

**SECTION 1.** Ordinance No. 10870, Sections 274, 398, 399, 400, 401, and 402 and K.C.C. 21A.06.1170, 21A.16.130, .140, .150, .160, and .170 are each hereby repealed.

**SECTION 2.** Ordinance No. 10870, Section 403 and K.C.C. 21A.16.180 are hereby amended to read as follows:

**21A.16.180 Maintenance.** A. All landscaping ((and ~~significant trees~~)) shall be maintained for the life of the project.

B. All landscape materials (~~(and significant trees)~~) shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;

C. 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

D. Landscape areas shall be kept free of trash.

1            SECTION 3. Ordinance 10870, Section 395, as amended and  
2 K.C.C. 21A.16.100 are each hereby amended to read as follows:

3            Landscaping - Alternative options. The following  
4 alternative landscape options may be allowed, subject to county  
5 approval, only if they accomplish equal or better levels of  
6 screening, or when existing conditions on or adjacent to the  
7 site, such as significant topographic differences, vegetation,  
8 structures or utilities would render application of this  
9 chapter ineffective or result in scenic view obstruction:

10            A. The amount of required landscape area may be reduced  
11 to ensure that the total area for required landscaping (~~the~~  
12 ~~protected area surrounding a designated significant tree(s),~~)  
13 and/or the area remaining undisturbed for the purpose of  
14 wildlife habitat or corridors does not exceed 15 percent of the  
15 net developable area of the site. For the purpose of this  
16 subsection, the net developable area of the site shall not  
17 include areas deemed unbuildable due to their location within  
18 sensitive areas and any associated buffers.

19            B. The average width of the perimeter landscape strip  
20 may be reduced up to 25 percent along any portion where:

21            1. Berms at least 3 feet in height or architectural  
22 barriers at least six feet in height are incorporated into the  
23 landscape design; or

24            2. The landscape materials are incorporated  
25 elsewhere on-site;

26            ~~(C. The average width of the perimeter landscaping may be~~  
27 ~~reduced up to 25 percent when a development retains an~~  
28 ~~additional 10 percent of significant trees or 10 significant~~  
29 ~~trees per acre on site (above the requirements of K.C.C.~~  
30 ~~21A.16.130 B. and C.), whichever is greater;)~~

31            ~~(D.)~~ C. In pedestrian district overlays, street perimeter  
32 landscaping may be waived provided a site plan, consistent with  
33 the applicable adopted area zoning document, is approved that  
34 provides street trees and other pedestrian-related amenities;  
35 and

1            (~~(E.)~~) D. When an existing structure precludes installation  
 2 of the total amount of required site perimeter landscaping,  
 3 such landscaping material shall be incorporated on another  
 4 portion of the site.

5            (~~(F.)~~) E. Single-stemmed deciduous tree species that cannot  
 6 generally be planted and established in larger sizes may have a  
 7 caliper of less than 1.5 inches; and

8            (~~(G.)~~) F. The number of trees and shrubs to be provided in  
 9 required perimeter and parking area landscaping may be reduced  
 10 up to 25 percent when a development uses landscaping materials  
 11 consisting of species typically associated with the Puget Sound  
 12 Basin in the following proportions:

- 13            1. Seventy-five percent of groundcover and shrubs, and
- 14            2. Fifty percent of trees.

15            (~~(H.)~~) G. The department shall, pursuant to K.C.C. 2.98,  
 16 develop and maintain an advisory listing of trees recommended  
 17 for new plantings. Such list shall describe their general  
 18 characteristics and suitability, and provide guidelines for  
 19 their inclusion within required landscape areas.

20            INTRODUCED AND READ for the first time this 7<sup>th</sup> day  
 21 of February, 1994

22            PASSED this 7<sup>th</sup> day of March, 1994.

23            KING COUNTY COUNCIL  
 24            KING COUNTY, WASHINGTON

25            Kent Pullen  
 26            Chair

27            ATTEST:

28            Gerald A. Peterson  
 29            Clerk of the Council

30            APPROVED this 18<sup>th</sup> day of March, 1994.

31            Guy Loch  
 32            King County Executive

33            Attachments: None.

34            Passed by a vote of 9 to 0.