

May 5, 1995

Introduced by: CHRISTOPHER VANCE

Proposed No.: 95 - 406

ORDINANCE NO. **11939**

AN ORDINANCE related to zoning, clarifying landscaping requirements; amending Ordinance 10870, Section 391, as amended, and K.C.C. 21A.16.060; and Ordinance 11210, Section 12, and K.C.C. 21A.16.115.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 391, as amended, and K.C.C. 21A.16.060 are each hereby amended to read as follows:

Landscaping - interior lot lines. The average width of perimeter landscaping along interior lot lines shall be provided as follows:

A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;

B. ~~((Ten))~~ Five feet of Type II landscaping shall be included in an attached/group residence development, except that along portions of the development adjacent to ~~((another attached/group residence development or adjacent to any non-residential use))~~ property developed with single detached residences or vacant property that is zoned RA, UR or R(1-8), the requirement shall be ~~((five))~~ ten feet of Type II landscaping;

C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and

D. Ten feet of Type II landscaping shall be included in an institutional use, excluding of playgrounds and playfields, or an above-ground utility facility development, excluding distribution or transmission corridors, when located outside a public right-of-way.

1 SECTION 2. Ordinance 11210, Section 12, and K.C.C.

2 21A.16.115 are each hereby amended to read as follows:

3 Landscaping - plan design, design review, and
4 installation.

5 A. The landscape plan submitted to the department shall be
6 drawn on the same base map as the development plans and shall
7 identify the following:

- 8 1. Total landscape area and separate hydrozones,
- 9 2. Landscape materials botanical/common name and
10 applicable size,
- 11 3. Property lines,
- 12 4. Impervious surfaces,
- 13 5. Natural or man-made water features or bodies,
- 14 6. Existing or proposed structures, fences, and
15 retaining walls,
- 16 7. Natural features or vegetation left in natural
17 state, and
- 18 8. Designated recreational open space areas.

19 B. The proposed landscape plan shall be certified by a
20 Washington state registered landscape architect, Washington
21 state certified nurseryman, or Washington state certified
22 landscaper.

23 C. (~~(A person certified pursuant to subsection B shall~~
24 ~~submit (within 30 days of completed installation) a signed~~
25 ~~affidavit that landscaping has been installed per the plan)~~) An
26 affidavit signed by an individual specified in subsection B,
27 certifying that the landscaping has been installed consistent
28 with the approved landscaping plan, shall be submitted to the
29 department within 30 days of installation completion, unless
30 the installed landscaping has been inspected and accepted by
31 the department .

1 D. The required landscaping shall be installed no later
2 than three months after issuance of a certificate of occupancy
3 for the project or project phase. However, the time limit for
4 compliance may be extended to allow installation of such
5 required landscaping during the next appropriate planting
6 season. A financial guarantee shall be required prior to
7 issuance of the certificate of occupancy, if landscaping is not
8 installed and inspected prior to occupancy.

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10 INTRODUCED AND READ for the first time this 17th day
11 of July, 1995.
12 PASSED by a vote of 13 to 0 this 28th day of
13 August, 1995.

14 KING COUNTY COUNCIL
15 KING COUNTY, WASHINGTON

16
17 Kent Pullen
18 Chair

19 ATTEST:

20
21 Gerald A. Peterson
22 Clerk of the Council

23 APPROVED this 8th day of September, 1995

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25 Ray Laska
26 King County Executive
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