CHAPTER 18.52

LANDSCAPE, RECREATION, RECYCLING/SOLID WASTE SPACE REQUIREMENTS

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18.52.010 Purpose

The purpose of this chapter is to establish minimum requirements for landscaping to promote safety, to provide screening between incompatible land uses, to mitigate the adverse effects of development on the environment, and to improve the visual environment for resident and nonresident alike.

(Ord. 1872 §14 (part), 1999)

18.52.020 Perimeter Landscaping Requirements by Zone District

A. In the various zone districts of the City, landscaping in the front, rear and side yards shall be provided as established by the various zone district chapters of this title. These requirements are summarized in the following table, except for Tukwila Urban Center (TUC) requirements, which are listed in TMC Chapter 18.28.

ZONING DISTRICTS	FRONT YARD (SECOND FRONT)	LANDSCAPE TYPE FOR FRONTS	SIDE YARD	REAR YARD	LANDSCAPE TYPE FOR SIDE/REAR
LDR (for uses other than dwelling units	15[2]	Type I	10	10	Type I
MDR	15[1,2]	Type I	10	10	Type I
HDR	15[1,2]	Type I	10	10	Type I
MUO	15 (12.5)[2]	Type I[7]	5[4]	5[4]	Type I[7]
O	15 (12.5)[2]	Type I[7]	5[4]	5[4]	Type I[7]
RCC	20 (10)[2,3]	Type I[7]	5[4]	10	Type II
NCC	5[4]	Type I[7]	0[4]	0[4]	Type II
RC	10	Type I	5[4]	0[4]	Type II[8]
RCM	10	Type I	5[4]	0[4]	Type II[8]
TUC – See TMC Chapter 18.28					
C/LI	12.5[5]	Type I[6]	5[5]	0[5]	Type II[8]
LI	12.5[2]	Type II	0[4]	0[4]	Type III
HI	12.5[2]	Type II	0[4]	0[4]	Type III
MIC/L	5[5]	Type II	0[5]	0[5]	Type III
MIC/H	5[5]	Type II	0[5]	0[5]	Type III
TVS	15[2,3]	Type II	0[4]	0[4]	Type III
TSO	15[9,2]	Type I	0[10]	0[10]	Type III

Notes:

1. Minimum required front yard landscaped areas in the MDR and HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities upon approval as a Type 2 special permission decision.

2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line, if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.

3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features, subject to approval as a Type 2 special permission decision. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian oriented space.

4. Increased to 10 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.

5. Increased to 15 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.

6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.

7. Increased to Type II if any portion of the yard is within 50 feet of LDR, MDR or HDR.

8. Increased to Type III if any portion of the yard is within 50 feet of LDR, MDR or HDR.

9. Only required along public streets.

10. Increased to 10 feet if adjacent to residential uses or non-TSO zoning.

B. The landscape perimeter may be averaged if the total required square footage is achieved, unless the landscaping requirement has been increased due to proximity to LDR, MDR or HDR. Landscape perimeter averaging may be allowed as a Type 2 special permission decision if all of the following criteria are met:

1. Plant material can be clustered to more effectively screen parking areas and blank building walls.

2. Perimeter averaging enables significant trees or existing built features to be retained.

3. Perimeter averaging is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses.

4. Width of the perimeter landscaping is not reduced to the point that activities on the site become a nuisance to neighbors.

5. Averaging does not diminish the quality of the site landscape as a whole.

(Ord. 2442 §1, 2014; Ord. 2251 §61, 2009; Ord. 2235 §13, 2009; Ord. 1872 §14 (part), 1999)

18.52.030 Perimeter Landscape Types

A. ***Type I landscape perimeter.***

1. Purpose is to enhance Tukwila's streetscapes, provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

a. One tree for each 30 lineal feet of required perimeter excluding curb cuts; and

b. One shrub for each 7 lineal feet of required perimeter excluding curb cuts or a planted berm at least 24 inches high; and

c. Living groundcover to cover 90% of the landscape area within three years.

B. ***Type II landscape perimeter.***

1. Purpose is to enhance Tukwila's streetscapes, provide a moderate visual separation between uses and zoning districts, screen blank building walls and parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

a. One tree for each 20 lineal feet of required perimeter excluding curb cuts; and

b. One shrub for each 5 lineal feet of required perimeter excluding curb cuts; and

c. Living groundcover to cover 90% of the landscape area within three years.

C. ***Type III landscape perimeter.***

1. Purpose is to provide extensive visual separation between industrial areas and nearby residential areas.

2. Plant materials shall consist of the following:

a. One tree per 20 lineal feet of required perimeter excluding curb cuts; and

b. Shrubs to provide a solid planting screen with a height of five to eight feet or a solid wooden fence or masonry wall to be approved by the Community Development Director; and

c. Living groundcover to cover 90% of the landscape area within three years.

D. ***Plant material requirements.***

1. Plants shall meet the current American Standard for Nursery Stock (American Nursery and Landscape Association – ANLA), and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, lack of or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (hardened-off).

2. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.

3. Deciduous trees shall be used to allow visual access to entryways, signage and pedestrian use areas.

4. Evergreen shrubs shall be used to screen parking lots along street frontages.

5. In perimeters located adjacent to residential zones 75% of trees and shrubs shall be evergreen.

6. Evergreen trees shall be a minimum of 6 feet in height at time of planting.

7. Deciduous trees shall have at least a 2 inch caliper at time of planting, determined according to the American Standard for Nursery Stock.

8. Shrubs shall be at least 18 inches in height at time of planting.

9. No plants listed on the current King County Noxious Weed list may be used.

10. Existing vegetation may be used to meet the requirements of this chapter. All significant trees located within any required perimeter landscaping area which are not dead, dying, or diseased and which do not pose a safety hazard as determined by the Community Development Director shall be retained.

11. The classification of plant material as trees, shrubs and evergreens shall be as listed in the Hortus Third, A Concise Dictionary of Plants Cultivated in the U.S. and Canada.

(Ord. 2251 §62, 2009; Ord. 1872 §14 (part), 1999)

18.52.035 Interior Parking Lot Landscaping Requirements

Landscaping within parking areas shall be provided as shown below.

1. Requirements for each distinctly separate parking area within the LDR zone for uses other than dwelling units, and in the MDR and HDR zones:

a. For areas with up to 20 parking stalls per parking area, no interior landscaping is required.

b. For areas with 21 - 40 parking stalls per parking area, 7 square feet of interior landscape area is required for each parking stall.

c. For areas with more than 40 parking stalls per parking area, 12 square feet of interior landscape area is required for each parking stall (see Multi-Family Design Guidelines, Site Planning Section, No. 31, for the normal 15 square feet to be provided).

d. All parking areas shall have a perimeter landscape strip a minimum of 2 feet wide with an average width of 5 feet.

2. Requirements for parking lots within the O, MUO, RCC, and NCC zones:

a. For lots with up to 20 parking stalls, no interior landscaping is required.

b. For lots with 21 - 40 parking stalls, a minimum of 10 square feet of interior landscape area is required for each parking stall over 20.

c. For lots with more than 40 parking stalls, a minimum of 200 square feet of interior landscape area plus 15 square feet for each parking stall over 40 is required. For areas placed behind buildings or otherwise screened from streets, parks and City trails the interior landscape requirement is reduced to a minimum of 200 square feet plus 10 square feet for each parking stall over 40.

3. Requirements for parking lots within the RC, RCM, C/LI, TSO and TVS zones:

a. For areas adjacent to public or private streets, a minimum of 15 square feet of landscaping is required for each parking stall.

b. For areas placed behind buildings or otherwise screened from streets, parks and City trails a minimum of 10 square feet of interior landscape area is required for each parking stall.

4. Planting Standards:

a. Interior landscape islands shall be distributed to break up expanses of paving. Landscaped areas shall be placed at the ends of each interior row in the parking area, with no stall more than 10 stalls or 100 feet from a landscape area.

b. The minimum size for interior parking lot planting islands is 100 square feet.

c. Planting islands shall be a minimum of 6 feet in any direction and generally the length of the adjacent parking space.

d. Raised curbs or curb stops shall be used around the landscape islands to prevent plant material from being struck by automobiles.

e. A minimum of 1 evergreen or deciduous tree is required per landscape island, with the remaining area to contain a combination of shrubs, living groundcover and mulch.

(Ord. 2442 §2, 2014; Ord. 2251 §63, 2009; Ord. 2235 §14, 2009; Ord. 1872 §14 (part), 1999)

18.52.040 General Landscape and Screening Requirements

A. ***Appropriate plant materials.*** New plant materials shall include native species or non-native species that have adapted to the climatic conditions of the Puget Sound Region and are suited to the planting site, taking into account final plant size, stresses such as heat or freezing, space for planting, overhead lines or underground utilities present, and shade or sun exposure. Drought resistant species are encouraged, except where site conditions within the required landscape areas assure adequate moisture for growth. Grass may be used as a groundcover where existing or amended soil conditions assure adequate moisture for growth. Landscape perimeter trees should be selected for compatibility with existing plant material or street trees.

B. ***Site preparation.*** Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation's long-term health and survival and shall include incorporation and tilling in of organic material to a depth of 18 inches and mulching.

C. ***Coverage standards.*** All landscaped areas in the MDR and HDR zones (including shrub beds) shall achieve 90% live ground coverage in three years, and all areas not occupied by a building (including surface parking areas) shall achieve 40% horizontal tree coverage in ten years.

D. ***Visibility.*** The landscaping shall not obstruct view from or into the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity. No shrubs shall be planted or allowed to grow over two feet in height within thirty feet of intersecting curblines or pavement edges (*see TMC 11.20.090*). No tree may be planted within two feet of a sidewalk or pavement edge.

E. ***Outside storage areas.*** Outdoor storage shall be screened from abutting public and private streets and from adjacent properties. Such screens shall be a minimum of eight feet high and not less than 60% of the height of the material stored. Said screens shall be specified on the plot plan and approved by the Community Development Director. Except in the MDR and HDR zones, where outdoor storage shall be fully screened from all public roadways and adjacent parcels with a sight obscuring structure equal in height to the stored objects and with a solid screen of exterior landscaping.

A top screen cover may be exempted if the item(s) has a finished top and an equivalent design quality is maintained. The screening structure shall reflect building architecture as determined by the BAR to be appropriate.

F. Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls.

G. ***Fences.*** All fences shall be placed on the interior side of any required perimeter landscaping.

H. ***Lighting.*** Trees shall not be planted in locations where they would obstruct existing or planned street or site lighting.

I. ***Automatic irrigation.*** All landscape areas shall be served by an automatic irrigation system. Water conservation features such as moisture sensors with automatic rain shut-off devices, automatic timers, pressure regulating devices, backflow prevention devices, separate irrigation zones for grass and planting beds, and sprinkler heads matched to site and plant conditions shall be installed. Irrigation water shall be applied with goals of avoiding runoff and overspray onto adjacent property, non irrigated areas and impervious surfaces.

J. ***Utility easements.*** Utility easements and other similar areas between property lines and curbing shall be landscaped and/or treated with dust and erosion control planting or surfacing such as evergreens, groundcover, shrubs, trees, sod or a combination of similar materials. In areas of overhead transmission lines, no shrubs or trees over 20 feet at maturity will be allowed. Trees should not be planted within 10 feet of underground water, sewer or storm drainage pipes.

(Ord. 2251 §64, 2009; Ord. 1872 §14 (part), 1999)

18.52.050 Landscape Plan Requirements

A. A Washington State licensed landscape architect shall prepare and stamp the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. Included in the plans shall be type, quantity, spacing and location of plants and materials, site preparation and specifications for soils and mulches, location of all overhead and underground utilities (so as to avoid conflicts with proposed planting locations), typical planting details and the location of irrigation systems.

B. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the certificate of occupancy. If necessary, due to weather conditions or construction scheduling, the installation may be postponed to the next planting season if approved by the Community Development Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved. The property owner shall keep all planting areas free of weeds and trash and replace any unhealthy or dead plant materials for the life of the project in conformance with the intent of the approved landscape plan and TMC Section 8.28.180. Any landscaping required by this chapter shall be retained and maintained for the life of the project. Additionally, topping or removal of required trees is prohibited. Only trees that pose a danger or are diseased, as determined by an ISA certified arborist, shall be allowed to be removed. Any illegal removal of required trees shall be subject to obtaining a tree permit and replacement with trees that meet or exceed the functional value of the removed trees.

(Ord. 2368 §53, 2012; Ord. 2251 §65, 2009; Ord. 1971 §19, 2001; Ord. 1872 §14 (part), 1999)

18.52.060 Recreation Space Requirements

In all MDR and HDR zoning districts, any proposed multiple-family structure, complex or development shall provide, on the premises and for the use of the occupants, a minimum amount of recreation space according to the following provisions:

1. ***Required Area.***

a. For each proposed dwelling unit in the multiple-family development and detached zero-lot-line type of development, a minimum of 400 square feet (100 square feet for senior citizen housing) of recreation space shall be provided. Any multiple-family structure, complex or development shall provide a minimum of 1,000 square feet of total recreation space.

b. Townhouse units shall provide at least 250 square feet of the 400 square feet of recreation space as private, ground level open space measuring not less than 10 feet in any dimension.

c. The front, side and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space. However, these setback areas can qualify as recreation space for townhouses if they are incorporated into private open space with a minimum dimension of ten feet on all sides.

2. ***Indoor or Covered Space.***

a. No more than 50% of the required recreation space may be indoor or covered space in standard multi-family developments. Senior citizen housing must have at least 20% indoor or covered space.

b. The Board of Architectural Review may grant a maximum of two square feet of recreation space for each one square foot of extensively improved indoor recreation space provided. Interior facility improvements would include a full range of weight machines, sauna, hot tub, large screen television and the like.

3. ***Uncovered Space.***

a. A minimum of 50% of the total required recreation space shall be open or uncovered, up to 100% of the total requirement may be in open or uncovered recreation space in standard multi-family developments. Senior citizen housing allows up to 80% of recreation space to be outdoors and has no minimum outdoor space requirement.

b. Recreation space shall not exceed a 4% slope in any direction unless it is determined that the proposed space design clearly facilitates and encourages the anticipated use as endorsed by the Director.

c. The Board of Architectural Review may grant a maximum credit of two square feet of recreation space for each one square foot of outdoor pool and surrounding deck area.

4. ***General Requirements.***

a. Multiple-family complexes (except senior citizen housing, detached zero-lot-line and townhouses with nine or fewer units), which provide dwelling units with two or more bedrooms, shall provide adequate recreation space for children with at least one space for the 5-to-12-year-old group. Such space shall be at least 25% but not more than 50% of the total recreation space required under TMC 18.52.060.1, and shall be designated, located and maintained in a safe condition.

b. Adequate fencing, plant screening or other buffer shall separate the recreation space from parking areas, driveways or public streets.

c. The anticipated use of all required recreation areas shall be specified and designed to clearly accommodate that use.

(Ord. 2199 §18, 2008; Ord. 1872 §14 (part), 1999)

18.52.065 Lighting

A. Parking and loading areas shall include lighting capable of providing adequate illumination for security and safety. Lighting standards shall be in scale with the height and use of the associated structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.

B. In the MDR and HDR zones, porches, alcoves and pedestrian circulation walkways shall be provided with low level safety lighting. Pedestrian walkways and sidewalks may be lighted with lighting bollards.

(Ord. 1872 §14 (part), 1999)

18.52.070 Recycling Storage Space for Residential Uses

Apartment and condominium developments over six units shall provide 1-1/2 square feet of recycling storage space per dwelling unit and located in collection points as follows:

1. No dwelling unit within the development shall be more than 200 feet from a collection point.

2. Collection points shall be located so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

3. Collection points shall not be located in any required setback or landscape area.

(Ord. 1872 §14 (part), 1999)

18.52.080 Recycling Storage Space for Non-Residential Uses

A. Recycling storage space for non-residential uses shall be provided at the rate of at least:

1. Two square feet per every 1,000 square feet of building gross floor area in office, medical, professional, public facility, school and institutional developments.

2. Three square feet per every 1,000 square feet of building gross floor area in manufacturing, industrial and other non-residential uses not specifically mentioned in these requirements.

3. Five square feet per every 1,000 square feet of building gross floor area in retail developments.

B. Outdoor collection points shall not be located in any required setback or landscape area.

C. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

(Ord. 1872 §14 (part), 1999)

18.52.090 Design of Collection Points for Garbage and Recycling Containers

Residential and non-residential collection points shall be designed as follows:

1. An opaque wall or fence of sufficient size and height to provide complete screening shall enclose any outside collection point. Architectural design shall be consistent with the design of the primary structure(s) on the site.

2. Collection points shall be identified by signs not to exceed two square feet.

3. Weather protection of recyclables and garbage shall be ensured by using weather-proof containers or by providing a roof over the storage area.

(Ord. 1872 §14 (part), 1999)