CHAPTER 16.54
GRADING

Sections:

16.54.010 Purpose

The provisions of TMC Chapter 16.54 shall be liberally construed to accomplish the following purposes:

1. Prevent damage to life, public and private property, surface waters, sensitive areas and associated buffers.

2. Regulate grading activities, including excavation, fill, grading, earthwork construction, and structural preloads.

3. Prevent erosion, ~~and~~ control sedimentation, minimize disturbance, and restore the moisture holding capacity of soils.

4. Establish the standards to permit grading activities.

5. Provide for approval and inspection of grading activities.

(Ord. 2062 §1(part), 2004)

16.54.020 Authority

A. The Public Works Director shall administer TMC Chapter 16.54. The Director's authority includes the establishment of regulations and procedures, approval of permits and exceptions, inspection of work, and enforcement and implementation of measures necessary to carry out the intent of TMC Chapter 16.54.

B. The Public Works Director may initiate all required actions to prevent or stop acts or intended acts which the Director determines to constitute a hazard to life or safety, or endanger property, or adversely affect the safety, use or stability of a public or private property or a sensitive area or its buffer.

C. If the Director determines that a person is engaged in grading activities that do not comply with City code or with approved permit plans and/or other permit conditions, the Director may implement any or all of the following enforcement actions:

1. Suspend or revoke without written notice any grading activity, when the Director determines that activity poses an immediate danger to life, safety or property.

2. Serve a written notice of violation upon that person by registered or certified mail or personal service. The notice shall set forth the measures necessary to achieve compliance, specify the time to commence and complete corrections, and indicate the consequences for failure to correct the violation.

3. Suspend or revoke any City approval for grading activities after written notice is given to the Applicant for any of the following reasons:

a. Any violation(s) of the permit or the permit conditions;

b. Construction not in accordance with the approved plans; or

c. Non-compliance with correction notice(s) or "Stop Work Order(s)" issued for the construction of temporary or permanent storm water management facilities.

4. Post a "Stop Work Order" at the site, directing that all grading activities cease immediately. The "Stop Work Order" may include any discretionary conditions and standards adopted in TMC Chapter 16.54 that must be fulfilled before any work may continue.

(Ord. 2062 §1(part), 2004)

16.54.030 Definitions

As used in TMC Chapter 16.54, the terms shall be defined as follows:

1. –*"Applicant"* means any person who has applied for a grading permit.

2. *"Bench"* means a relatively level step excavated into earth material on which fill is to be placed.

~~2~~3. *"Buffer"* means the area contiguous to a sensitive area that is required for the continued maintenance, function and structural stability of the sensitive area as defined in the sensitive areas overlay.

4. *"Compaction"* means the densification of a fill or of existing soils by mechanical or other means, whether intentional or incidental.

5. *"Cut"* see "Excavation".

~~3~~6. *"Director"* means the Public Works Director or his/her designee, including the City Engineer and Public Works inspectors.

7. *"Down Drain"* means a device for collecting water from a swale or ditch located on or above a slope and safely delivering it to an approved drainage facility.

8. – *"Erosion"* means the wearing away of land surface by the action of wind, water, gravity, or any combination thereof.

~~5~~9. –*"Excavation"* -means -the digging or removal of earth material, also referred to as a cut.

~~6~~10. — *"Fill"* means a deposit of material placed by artifi- cial means.

~~7~~11. — *"Geotechnical engineering"* means the applica- tion of soil mechanics in the investigation, evaluation, and de- sign of civil works involving the use of earth materials and the inspection or testing of the construction thereof.

12. *"Grade"* means the vertical location of the ground surface.

13. *"Grade, Existing"* means the grade prior to grading.

14. *"Grade, Finished"* means the grade of the site at the conclusion of all grading efforts.

~~8~~15. *"Grading"* –means any activity that results in change of the cover or topography, or any activity that may cause erosion, including clearing, ~~excavation~~excavating, filling, ~~grading~~ and stockpiling.

16. *"Key"* means a compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

~~9~~17.*"Sensitive area"* means wetlands, watercourses, areas of potential geologic instability, abandoned coal mines, and fish and wildlife habitat areas, per the City's Sensitive Areas Ordinance.

~~10~~18. *"Site"* means any legally defined section of real property, whose boundaries are recorded with the King County Assessor's office for the purposes of assessing taxes.

19. *"Slope"* means an inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

20. *"Terrace"* means a relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

(Ord. 2062 §1(part), 2004)

16.54.040 Applicability

A. TMC Chapter 16.54 applies to all grading activities within the City limits.

B. Flood zone grading, excavation and earthwork construction, including fills and embankments, shall comply with the requirements of TMC Chapter 16.52.

C. City departments shall comply with all the requirements of TMC Chapter 16.54, except that they are not required to obtain permits and approvals from the City for work performed in the public right-of-way, nor for operation and maintenance activities by the Department of Parks and Recreation.

(Ord. 2062 §1(part), 2004)

16.54.050 Permit

A. A permit is required for all grading activities occurring within the City limits, except the following:

1. Excavation for construction of a structure permitted under the International Building Code.

2. Cemetery graves.

3. Refuse disposal sites controlled by other regulations.

4. Excavations for wells, or trenches for utilities.

5. ~~—~~Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.

6. Exploratory excavations performed under the direction of a registered design professional, as long as this exploratory excavation does not constitute the beginning of construction of a building prior to obtaining a permit.

B. Applications ~~-~~for permits pursuant to TMC Chapter 16.54 shall be submitted to the City in the format and manner specified ~~by the Director~~in TMC 16.54.055.

C. An approved grading permit applies to one site. –A separate permit shall be obtained for each site.

D. The City shall collect a nonrefundable permit fee, the amount set by resolution of the City Council.

(Ord. 2062 §1(part), 2004)

16.54.055 Permit Application Requirements

A. To obtain a permit, the applicant shall first file an application in writing on a form provided by or approved by the Director that shall include, at a minimum:

1. Identification and description of the work to be covered by the permit for which application is made.

2. An estimate of the quantities of excavation and fill involved by volume and the total area cleared or graded in square feet and as a percentage of the total site area.

3. Identification and description of:

a. all critical areas on the site or visible from the boundaries of the site; and

b. property-specific development standards and special district overlays.

4. Location of any open space tracts or conservation easements.

5. Plans and specifications that, at a minimum, include:

a. property boundaries, easements and setbacks.

b. a 1:2000 scale vicinity map with a north arrow.

c. horizontal and vertical scale.

d. size and location of existing improvements on and within fifty feet of the project, indicating which will remain and which will be removed.

e. location of all proposed cleared areas.

f. existing and proposed contours at maximum five foot intervals, and extending for one hundred feet beyond the project edge, providing sufficient detail to identify how grade changes will conform to the requirements of this code.

g. at least two cross sections, one in each direction, showing existing and proposed contours and horizontal and vertical scales.

h. a proposed erosion and sediment control plan as required by TMC 16.54.065.

6. A geotechnical report prepared by a registered geotechnical engineer that, at a minimum, includes:

a. the nature and distribution of existing soils.

b. conclusions and recommendations for grading procedures.

c. soil design criteria for any structures or embankments required to accomplish the proposed grading.

d. where appropriate, slope stability studies, and recommendations and conclusions regarding site geology.

Exception: A geotechnical report is not required where the Director determines that the nature of the work applied for is such that a report is not necessary.

7. For sites with mapped maximum considered earthquake spectral response accelerations at short periods (Ss) greater than 0.5g as determined by the adopted International Building Code, Section 1613, a study of the liquefaction potential of the site shall be provided, and the recommendations incorporated in the plans.

Exception: A liquefaction study is not required where the Director determines from established local data that the

liquefaction potential is low.

B. Materials in addition to those required in subsection A. of this section may be necessary for the Director to complete the review. The following materials shall be submitted when required by the Director:

1. Higher accuracy contours and more details of existing terrain and area drainage, limiting dimensions, elevations or finished contours to be achieved by the grading, and proposed drainage channels and related construction.

2. If applicable, all drainage plans and documentation consistent with TMC Chapter 14.30 and the Surface Water Design Manual, as adopted in accordance with TMC Chapter 14.30.

3. Studies prepared by qualified specialists, as necessary to substantiate any submitted materials and compliance with this chapter or other law, particularly if clearing or grading is proposed to take place in or adjacent to an environmentally sensitive area.

C. Plans and specifications shall be prepared and signed by a civil engineer if they are prepared in conjunction with the proposed construction or placement of a structure, include permanent drainage facilities or, if required by the Director, propose alterations in steep slope or landslide hazard areas.

D. The Director shall determine the number of copies of the required plans, specifications and supporting materials necessary to expedite review and may require submittal of materials in alternative formats.

E. The Director may waive specific submittal requirements if they are determined to be unnecessary for the acceptance and subsequent review of an application.

F. Any plans, specifications, or supporting materials that are returned as a result of permit denial or any other reason shall be returned to the applicant.

16.54.060 Standards

A. All grading activities require erosion prevention and sediment control in accordance with TMC 16.54.065 and commensurate with the degree of risk, as determined by the Director.

B. All grading activities shall be undertaken according to the following mandatory standards:

1. All design and construction shall be performed to minimize soil disturbance, to minimize compaction where not required for structural stability, and to maximize erosion prevention and sediment control.

2. All grading activities shall be consistent with:

a. The standards given in this chapter.

~~a~~b. The International Building Code, Chapter 18 ~~and Appendix J. Appendix J is hereby adopted by reference, except as amended in TMC 16.54.050~~, and as may be amended from time to time.

b. The Public Works Department's Development Guidelines and Design and Construction Standards.

c. The ~~King County~~ Surface Water Design Manual, ~~Appendix D,~~ and as may be amended from time to time, as adopted in accordance with TMC Chapter 14.30.

d. Tukwila Municipal Code Chapter 18.45, "Environmentally Sensitive Areas."

e. Policies and procedures set forth by the Director.

(Ord. 2062 §1(part), 2004)

C. Cuts and fills shall conform to the following provisions unless otherwise approved by the Director:

1. A slope of cut and fill surfaces shall not be steeper than is safe for both the intended use and soil type and shall not exceed two horizontal to one vertical (50-percent slope) unless the owner or authorized agent furnishes a geotechnical report justifying a steeper slope. The following exceptions can be made for cut surfaces:

a. A cut surface shall be permitted to be at a slope of 1.5 horizontal to one vertical (67-percent slope) provided that all of the following are met:

1) it is not intended to support structures or surcharges.

2) it is adequately protected against erosion.

3) it is no more than 8 feet in height.

4) it is approved by the Director.

5) ground water is not encountered.

b. A cut surface in bedrock shall be permitted to be at a slope of one horizontal to one vertical (100-percent slope);

2. All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with TMC 16.54.065. Erosion control for the slopes shall be installed as soon as practicable and prior to call for final inspection. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

3. The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush, vegetation, topsoil, car bodies and other materials as determined by the Director, and scarifying the ground to provide a bond with the fill material.

4. Except in an approved sanitary landfill, as part of engineered fill, as part of public infrastructure, as part of a stormwater facility or lawn or landscaping, or as approved by the Director, fill material shall meet the following standards:

a. Fill material shall consist of earthen material, organic material or recycled or reprocessed materials that are not categorized as dangerous waste under Title 173 WAC and that were produced originally from an earthen or organic material.

b. Fill material shall have a maximum dimension of less than twelve inches.

c. Recycled concrete shall be free of rebar and other materials that may pose a safety or health hazard.

d. Recycled asphalt shall not be used in areas subject to exposure to seasonal or continual perched ground water, in a critical aquifer recharge area or over a sole-source aquifer.

e. Recycled materials that have not been reprocessed to meet the definition of common borrow in the latest WSDOT Standard Specifications shall be intermixed with well-graded, natural, earthen materials in sufficient quantities

and of a suitable size to assure filling of all voids and to assure that the fill can be compacted to ninety percent of the maximum density.

5. Provisions shall be made to:

a. prevent any surface water or seepage from damaging the cut face of any excavation or the sloping face of a fill.

b. address any surface water that is or might be concentrated as a result of a fill or excavation to a natural watercourse in accordance with TMC Chapter 14.30 and the Surface Water Design Manual.

6. Benches and any swales or ditches on benches shall be designed in accordance with the Surface Water Design Manual.

7. All cut and fill slopes shall meet the following setback requirements:

a. Cut and fill slopes shall be set back from property lines as shown in Figure 16-6, Drainage Dimensions, to preserve the safety of adjacent properties, provide for adequate foundation support, prevent damage from runoff or erosion of the slopes, and preserve the permitted uses on the adjacent properties, unless substantiating data is submitted justifying reduced setbacks. Setback dimensions shall be measured perpendicular to the property line.

b. The setback at the top of a cut slope shall not be less than shown in Figure 16-6, Drainage Dimensions, or than is required to accommodate any required interceptor drains, whichever is greater.

c. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the Director shall be included. Such protection may include but shall not be limited to:

1) setbacks greater than those required by Figure 16-6, Drainage Dimensions.

2) provisions for retaining walls or similar construction.

3) erosion protection of the fill slopes.

4) provision for the control of surface waters.

8. Fill shall meet the following standards:

a. Fill greater than 18 inches in depth shall be engineered and compacted to accommodate the proposed use in accordance with the applicable standard unless a notice on title documenting the location of the fill is recorded and the fill is sufficiently stable to not pose a hazard, as follows:

1) Fill material at the location of proposed buildings shall be compacted to 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, in lifts not exceeding 12 inches in depth, unless another compaction is recommended in the geotechnical report.

2) Fill material at the location of proposed public infrastructure, such as streets and roads, shall be compacted in accordance with the Infrastructure Design and Construction Standards.

3) Fill material, including imported soils and compost, at the location of a proposed stormwater facility or placed as part of earthwork construction of a stormwater facility shall be compacted in accordance with the Surface Water Design Manual and TMC 14.30.

4) Fill material at the location of proposed landscape areas, including lawn, shall be compacted in accordance with TMC 16.54.060(I).

b. Where existing grade is at a slope steeper than five horizontal to one vertical (20-percent slope) and the depth of the fill exceeds 5 feet benching shall be provided in accordance with Figure 16-5, Benching Details. A key shall be provided which is at least 10 feet in width and 2 feet in depth.

c. Any fill in the floodplain shall, from the face of the fill to a horizontal distance of six feet back from the face, meet the compaction requirements for pond embankments in the Surface Water Design Manual, unless determined by the department that inundation is not a threat to fill integrity.

D. Access roads to grading sites shall be:

1. Maintained and located to the satisfaction of the Director to minimize problems of dust, mud and traffic circulation.

2. Located where the permanent access to the site is proposed in the permit application to minimize site disturbance.

3. Controlled by a gate when required by the Director.

E. Signs warning of hazardous conditions, if determined by the Director to exist on a particular site, shall be affixed at locations as required by the Director.

F. Where required by the Director, to protect life, limb and property, fencing shall be installed with lockable gates that must be closed and locked when not working on the site. The fence shall be no less than six feet in height and the fence material shall have no opening larger than two inches.

G. Rocks, dirt, mud, vegetation, topsoil, duff layer and any other materials stripped from, imported onto, used or produced on-site in the course of permitted activities shall not be spilled onto, stockpiled, or otherwise left on public roadways or any off-site property not specifically authorized as a receiving site under a valid permit.

H. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any duff layer or topsoil removed during grading shall be stockpiled to the maximum extent practicable on-site in a designated, controlled area not adjacent to public resources and environmentally sensitive areas. The material shall be reapplied to other portions of the site where feasible.

I. The soil moisture holding capacity of the soil shall be restored as follows:

1. Except as otherwise provided in subsection I.2. of this section, areas that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity. The amendment shall take place between May 1 and October 1. The topsoil layer shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture-holding capacity native to the site. The topsoil layer shall have an organic

matter content of between five to ten percent dry weight and a pH suitable for the proposed landscape plants. When feasible, subsoils below the topsoil layer should be scarified at least four inches with some incorporation of the upper material to avoid stratified layers. Compost used to achieve the required soil organic matter content must meet the definition of "composted materials" in WAC 173-350-220.

2. This subsection does not apply to areas that at project completion are covered by an impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.

J. Drainage and terracing shall be provided as follows, except where the ground slope is not steeper than three horizontal to one vertical (33-percent slope):

1. Terraces at least 6 feet in width shall be established at not more than 30-foot vertical intervals on all cut or fill slopes to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance. Where more than two terraces are required, one terrace, located at approximately mid-height, shall be at least 12 feet in width.

2. Swales or ditches shall be provided on terraces. They shall have a minimum gradient of 20 horizontal to one vertical (5-percent slope) and shall be paved with concrete not less than 3 inches in thickness, or with other materials suitable to the application. They shall have a minimum depth of 12 inches and a minimum width of 5 feet. A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.

3. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet, measured horizontally. They shall have a minimum depth of 1 foot and a minimum width of 3 feet. The slope shall be approved by the Director, but shall not be less than 50 horizontal to one vertical. The drain shall be paved with concrete not less than 3 inches in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the Director.

4. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

16.54.065 Erosion and Sediment Control Standards

A. A person who clears, grades or otherwise disturbs a site shall provide erosion and sediment control that prevents, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied as specified by the temporary erosion and sediment control measures and performance criteria and implementation requirements in the Surface Water Design Manual.

B. From October 1 through April 30, which is the seasonal limitation period, clearing and grading shall only be permitted if shown to the satisfaction of the Director that runoff leaving the construction site will comply with the erosion and sediment control measures and performance criteria and implementation requirements in the Surface Water Design Manual through a combination of the following:

1. Site conditions including vegetative coverage, slope, soil type and proximity to receiving waters;

2. Proposed limitations on activities and the extent of disturbed areas; and

3. Proposed erosion and sedimentation control measures.

C. Based on the information provided under subsection A. of this section, the Director may expand or restrict the seasonal limitations on site disturbance. The Director shall set forth in writing the basis for approval or denial of clearing or grading during the seasonal limitation period.

D. During the seasonal limitation period, clearing and grading will be allowed only if there is installation and maintenance of an erosion and sedimentation control plan approved by the Director that defines any limits on clearing and grading or specific erosion and sediment control measures required during the seasonal limitation period. The department may require or approve alternate best management practices.

E. If, during the course of construction activity or soil disturbance during the seasonal limitation period, silt-laden runoff violating standards in the Surface Water Design Manual leaves the construction site or if clearing and grading limits or erosion and sediment control measures shown in the approved plan are not maintained, a Violation Notice and Order shall be issued in accordance with TMC 8.45.050.

F. If the erosion and sediment control problem defined in the Violation Notice and Order is not adequately repaired within twenty-four hours of issuance, then a Stop Work Order may be issued in accordance with TMC 8.45.070 until such time as adequate erosion and sediment control measures to stop silt-laden runoff from leaving the site are installed. The Stop Work Order may also require the property owner to discontinue any further clearing or grading, except for erosion and sediment control maintenance and repair, until the following April 30.

G. The following activities are exempt from the seasonal limitations of this section:

1. Routine maintenance and necessary repair of erosion and sediment control facilities.

2. Routine maintenance of public facilities or existing utility structures that do not expose the soil or result in removal of the vegetative cover to the soil.

3. Activities where there is one hundred percent infiltration of surface water runoff within the site in approved and installed erosion and sedimentation control facilities.

4. Typical landscaping activities of existing single family residences that do not require a permit.

5. Class I, II III and IV special forest practices in accordance with chapter 76.09 RCW.

6. Response to emergencies that threaten the public health, safety or welfare.

16.54.070 Supplemental Information

A. The Director may require supplemental studies,

inspections, or testing by an approved testing agency to be performed at the owner's expense.

B. The Director may require a Hold Harmless Agreement for activities in or near a sensitive area, or for a deviation from standards set forth in TMC 16.54.060.

(Ord. 2062 §1(part), 2004)

16.54.075 Inspections

A. Inspections shall be governed by Section 109 of the International Building Code adopted in accordance with TMC 16.04.020.

B. The Director may require a special inspection as described in Section 1704.7 of the International Building Code adopted in accordance with TMC 16.04.020.

16.54.080 Hazard and Damage

A. A person conducting clearing or grading shall protect adjacent property, public resources including surface and groundwaters, set-aside areas, rights-of-way and drainage systems from hazards and damage resulting from activities allowed under this chapter.

16.54.~~080~~ 085 Financial Guarantees

A. The Director may require a bond for erosion prevention and sediment control in the amount of 10% of the total project cost on projects which clear more than 6,000 square feet or contain or abut sensitive areas such as, but not limited to, Class 2 or steeper slopes, wetlands, or critical drainage.

B. If the Director determines the nature of any work creates a hazard to human life, endangers public or private property or sensitive areas, the Director may require the applicant to file a Certificate of Insurance. The Director, based on the nature of the risks involved, shall determine the amount of insurance.

(Ord. 2062 §1(part), 2004)

16.54.090 Exceptions

The Director may grant a written variance from any requirements of TMC Chapter 16.54 if there are exceptional circumstances applicable to the site such that strict adherence to these provisions will not fulfill the intent of TMC Chapter 16.54.

(Ord. 2062 §1(part), 2004)

16.54.100 Penalties

A. Any violation of any provision, or failure to comply with any of the requirements of TMC Chapter 16.54, shall be subject to the terms and conditions of TMC Chapter 8.45, "Enforcement".

B. The City Attorney shall bring injunctive, declaratory, or other actions as necessary to ensure compliance with TMC Chapter 16.54. Any person failing to comply with TMC Chapter 16.54 shall be subject to a civil penalty not to exceed $1,000 for each violation. Each violation or each day of noncompliance constitutes a separate violation.

C. A notice in writing shall impose the penalty provided for in TMC Chapter 16.54 by certified mail, either with return receipt requested or by personal service, to the person incurring the notice. The notice shall describe the violation with reasonable particularity, and order the act or acts constituting the violation or violations to cease and desist or, in appropriate cases, require necessary corrective action within a specific and reasonable time.

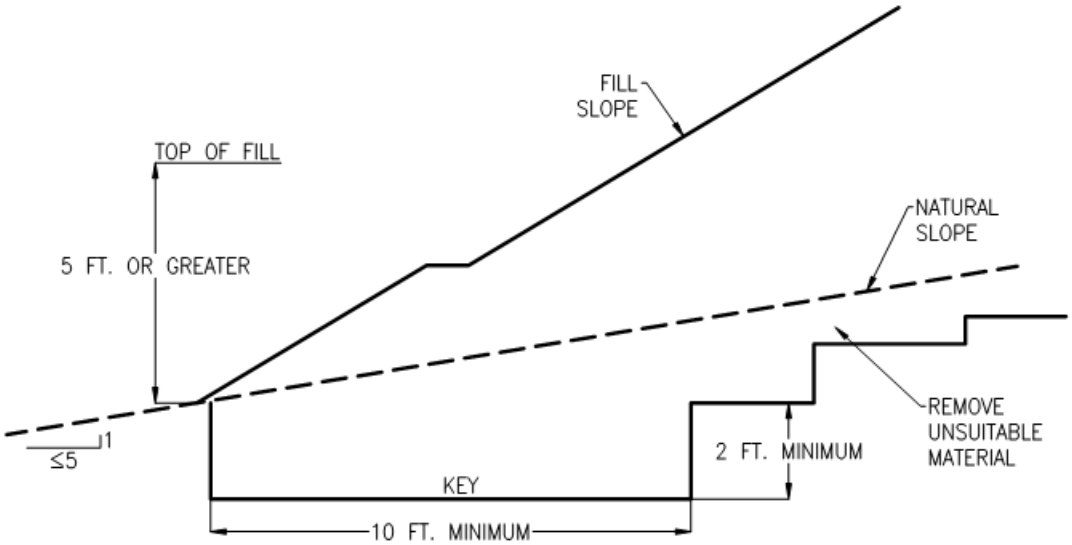
D. A schedule of penalty fees pursuant to TMC Chapter 16.54 is subject to review by the Tukwila City Council.

(Ord. 2062 §1(part), 2004)

16.54.120 Appeals

A decision of the Director made in accordance with TMC Chapter 16.54 shall be considered determinative and final. Any appeal must be filed in King County Superior Court within 30 days of the date of issuance of the final determination.

(Ord. 2062 §1(part), 2004)



BENCHING DETAIL

Figure 16-5
Benching Details

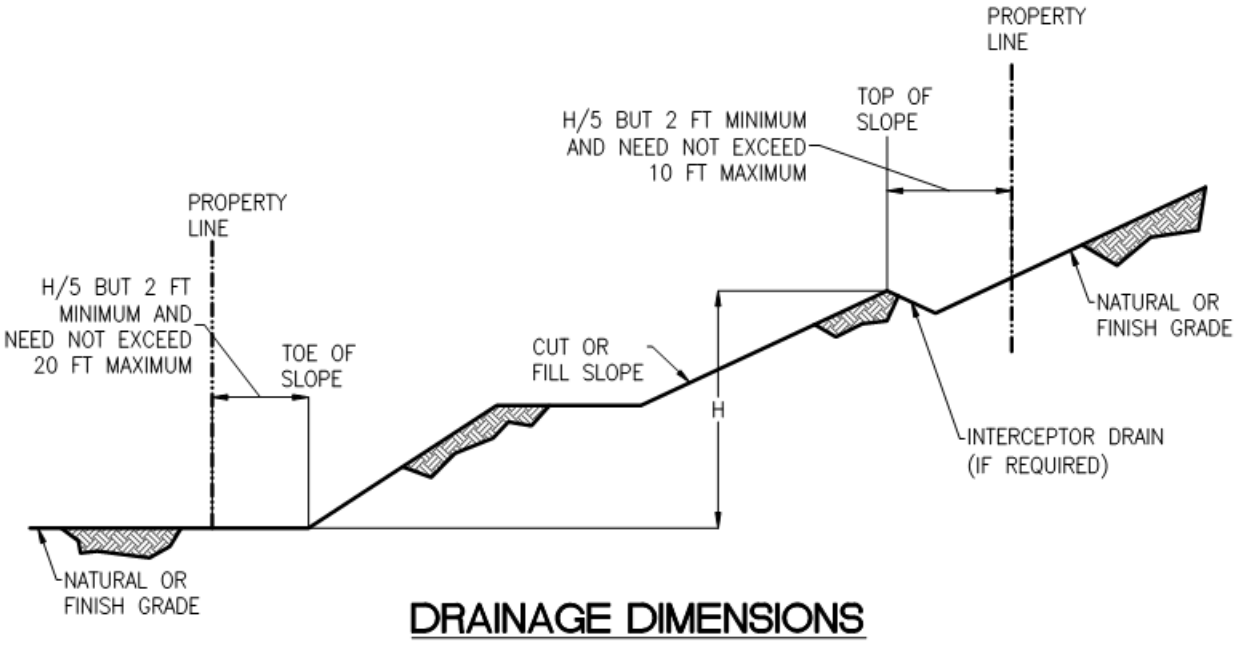


Figure 16-6
Drainage Dimensions

CHAPTER 17.20

DESIGN AND IMPROVEMENT STANDARDS FOR THE SUBDIVISION OF LAND

Sections:

17.20.010 Applicability

The standards contained in this chapter are to be used as the basic standards for addressing the approval criteria for subdivisions, short plats, boundary line adjustments and binding site improvement plans. The decision making entity may require additional standards be met if it is determined necessary to meet the approval criteria for a particular application.

(Ord. 1833 §1(part), 1998)

17.20.020 Improvements, supervision, inspections and permits required

A. *REQUIRED IMPROVEMENTS:* Every subdivider may be required to grade and pave streets and alleys, install curbs and gutters, sidewalks, monuments, sanitary and storm sewers, water mains, fire hydrants, street lights and name signs, together with all appurtenances in accordance with specifications and standards of this code, approved by the Public Works Department, and in accordance with other standards of the City.

B. *SUPERVISION AND INSPECTION:* A licensed engineer or engineering firm, acceptable to the Department of Public Works, shall be responsible for the supervision and inspection of all subdivision improvements. All improvements shall be certified in writing as completed in accordance with plans and specifications as approved by the Department of Public Works.

C. *PERMITS:* Prior to proceeding with any subdivision improvements, the subdivider shall obtain those permits from the City as are necessary. The subdivider is also responsible for complying with all applicable permit requirements of other Federal, State and local agencies.

(Ord. 1833 §1(part), 1998)

17.20.030 General Standards

A. Environmental Considerations:

1. *SENSITIVE AREAS* - Land which contains a sensitive area or its buffer as defined in Title 18, or is subject to the flood zone control ordinance as defined in TMC Chapter 16.52, shall be platted to reflect the standards and requirements of the sensitive areas overlay zone, TMC Chapter 18.45, the planned residential development overlay if required pursuant to TMC Chapter 18.46, and/or the flood zone control ordinance, TMC Chapter 16.52. No lot shall be created that does not contain an adequate building site, given the environmental considerations of the lot and current development standards.

2. *TREES* - In addition to meeting the requirements of TMC Chapter 18.54, Tree Regulations, every reasonable effort shall be made to preserve existing trees and native vegetation, and integrate them into the subdivision's design.

B. Compatibility with Existing Land Use and Plans:

1. *BUFFER BETWEEN USES* - Where single-family residential subdivisions are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for screening shall be provided.

2. *CONFORMITY WITH EXISTING PLANS* - The location of all streets shall conform to any adopted plans for streets in the City. If a subdivision is located in the area of an officially designated trail, provisions may be made for reservation of the right-of-way or for easements to the City for trail purposes. The proposed subdivision shall respond to and complement City ordinances, resolutions, and comprehensive plans.

3. *OTHER CITY REGULATIONS* - All subdivisions shall comply with all adopted City regulations. In the event of a conflict, the more restrictive regulation shall apply.

4. *ACCESSORY STRUCTURES* - If a subdivision, short plat, or boundary line adjustment in a residential zone would result in an accessory structure remaining alone on a lot, the structure must be demolished before preliminary approval, or the owner must provide a bond or other financial guarantee acceptable to the Director in the amount of 150% of the cost of demolition and assurance that the accessory structure will be demolished if a residence is not built on the lot within 12 months of final approval.

C. Streets:

1. *EXTENSION:* Proposed street systems shall extend existing streets at the same or greater width, unless otherwise approved by the Department of Public Works and authorized by the City Council in approval of the plat. Where appropriate, streets shall be extended to the boundaries of the plat to ensure access to neighboring properties. The City's goal is to have an integrated system of local streets whenever practical. Grading of steep topography may be necessary to achieve this objective. However, in sensitive areas, the layout and construction of streets shall follow the standards and procedures of the sensitive areas overlay zone. Dedication of additional right-of-way may be required for a short plat when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

2. *NAMES:* All proposed street names or numbers shall be subject to approval by the Department of Community Development.

3. *INTERSECTIONS:* Any intersection of public streets, whatever the classification, shall be at right angles as nearly as possible and not be offset insofar as practical.

4. *STREET LAYOUT:* Street layout shall provide for the most advantageous development of the subdivision, adjoining areas, and the entire neighborhood. Evaluation of street layout shall take into consideration potential circulation solutions. While it is important to minimize the impact to the topography from creating an integrated road system, improved site development and circulation solutions shall not be sacrificed to minimize the amount of cut and fill requirements of the proposal. Where sensitive areas are impacted, the standards and procedures for rights-of-way in the sensitive areas overlay zone shall be followed.

5. Private access roads may be authorized if:

a. Allowing private access roads in the area being subdivided will not adversely affect future circulation in neighboring parcels of property; and

b. Adequate and reasonable provisions are made for the future maintenance and repair of the proposed private access roads; and

c. The proposed private access roads can accommodate potential full (future) development on the lots created; and

d. For residential subdivisions, the proposed private access roads do not serve more than four lots nor are more than 200 feet in length. Those access roads 150 feet or greater in length shall have a turnaround built to Fire Department standards.

e. For commercial and industrial subdivisions, when private access roads are authorized, there shall be a minimum easement width of 40 feet. With the exception of minimum easement widths, private access roads shall be designed and constructed in accordance with the Department of Public Works standards, and zoning setbacks shall be required as though the easement were a public right-of-way.

6. *PUBLIC ROADS:*

a. Right-of-way and paving widths for public roads shall be based as shown in the following table. The minimum paving and right-of-way width shall be used unless the City Engineer demonstrates a wider width is needed due to site circumstances, including but not limited to topography, traffic volume, street patterns, on-street parking, lot patterns, land use and bike and transit facilities, that justify an increase in width.

Type of Street	Right-of-Way	Roadway Pavement
Principal Arterial	80 - 100 feet	48 - 84 feet
Minor Arterial	60 - 80 feet	36 - 64 feet
Collector Arterial	60 - 80 feet	24 - 48 feet
Access Road	50 - 60 feet	28 - 36 feet
Cul-De-Sac		
Roadway	40 feet	26 feet
Turnaround	92 feet (dia.)	81 feet (dia.)
Alley	20 feet	15 feet
Private Access Roads		
Residential	20 feet	20 feet
Commercial	40 feet	28 feet

b. *Design:* The design and alignment of all public streets shall conform to the following standards unless otherwise approved by the Department of Public Works:

(1) Cul-de-sacs: Cul-de-sacs are not allowed unless there is no reasonable alternative or the cul-de-sac is shown on an officially adopted street plan. When allowed, they shall not exceed a length of 600 feet unless the City Council determines that adequate alternative emergency access will be provided.

(2) Street Grades: Street grades shall not exceed 15%. However, provided there are no vehicular access points, grades may be allowed up to 18%, for not more than 200 feet when:

(a) Exceeding the grades would facilitate a through street and connection with the larger neighborhood;

(b) The greater grade would minimize disturbance of sensitive slopes;

(c) The Fire Marshal grants approval of the grade transition; and

(d) Tangents, horizontal curves, vertical curves, and right-of-way improvements conform to Department of Public Works standards.

c. Full width improvement:

(1) When interior to a subdivision or a short plat of five or more lots, all publicly owned streets shall be designed and installed to full width improvement as provided below:

(a) Shall be graded as necessary to conform to Department of Public Works standards.

(b) Shall be of asphaltic concrete according to Department of Public Works standards.

(c) Shall have permanent concrete curbs and gutters according to Department of Public Works standards.

(d) Shall have storm drains consisting of the proper size pipe and catch basins; sizes to be approved by the Department of Public Works prior to the public hearing for the preliminary plat.

(e) Shall have sidewalks provided at a minimum width as specified in TMC Chapter 11.12.

(2) When interior to a short plat of four or fewer lots, all public streets and all privately owned streets that have the potential to serve five or more lots shall be designed and installed to full width improvement as provided below:

(a) Shall be graded as necessary to conform to Department of Public Works standards.

(b) Shall be of asphaltic concrete according to Department of Public Works standards.

(c) Shall provide storm drainage to be approved by the Department of Public Works.

(d) Shall provide sidewalk right-of-way or easements at a minimum width as specified in TMC Chapter 11.12.

(e) Shall construct or provide L.I.D. no-protest agreements for permanent concrete curbs, gutters, and sidewalks according to Department of Public Works standards.

(f) Shall be dedicated to the City or subject to a binding agreement for future dedication.

(3) All privately owned roads that will serve four or fewer houses shall be designed and installed to full width improvement as provided below:

(a) Shall be graded as necessary to conform to Department of Public Works standards.

(b) Shall be of asphaltic concrete according to Department of Public Works standards.

(c) Shall provide storm drainage to be approved by the Department of Public Works.

d. Half width improvement:

(1) Streets abutting the perimeter of a subdivision or short plat of five or more lots shall provide the full improvements on the half of the street adjacent to the site, provided additional paving may be required to ensure safe and efficient roads exist to serve the subdivision; provided further that there are no physical obstructions to completing the other half of the roadway; and that there is a minimum of 20 feet of paving.

(2) If the future grade or alignment of the adjacent public street is unknown and it is not feasible to establish the grade in a reasonable period or the immediate improvement of the street would result in a short, isolated segment of improved street and similar street improvements in the vicinity are unlikely to occur within six years, the City may approve a delay of improvements. The owner(s) must agree to enter into a binding L.I.D. no-protest agreement to further improve the street to full public street standards in the future, however adjacent streets must still be improved to the minimum level necessary, in the judgment of the City Engineer, to safely accommodate traffic generated by the proposed subdivision or short plat.

(3) Streets abutting the perimeter of a short plat of four or fewer lots shall provide L.I.D. no-protest agreements for construction of frontal improvements on the half of the street adjacent to the site, provided that there is a minimum of 20 feet of paving.

D. Utilities:

1. *GENERALLY:* All utilities designed to serve the subdivision shall be placed underground and, if located within a sensitive area, shall be designed to meet the standards of the sensitive areas overlay zone. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the Department of Public Works; such installation shall be completed and approved prior to application of any surface materials. Easements may be required for the maintenance and operation of utilities as specified by the Public Works Department.

2. *SANITARY SEWERS:* Sanitary sewers shall be provided to each lot at no cost to the City and designed in accordance with City standards. Septic systems may be installed when approved by the Seattle-King County Department of Public Health and when the existing sewer system will not be available to the lot within the life of the preliminary approval.

3. *STORM DRAINAGE:* The storm drainage collection system shall meet the requirements of the City's stormwater ordinance standards (Ordinance #1755).

4. *WATER SYSTEM:* Each lot within a proposed subdivision shall be served by a water distribution system designed and installed in accordance with City standards. Locations of fire hydrants and flow rates shall be in accordance with City standards and the Uniform Fire Code.

E. Blocks:

1. *LENGTH:* Residential blocks should not be less than 300 feet nor more than 1,000 feet in length, (600 - 2,000 feet for commercial and industrial areas). Where circumstances warrant for the purpose of implementing the Comprehensive Plan, the Planning Commission may require one or more public pathways of not less than six feet nor more than 15 feet in width, either by dedication or easement, to extend entirely across the width of the block to connect public rights-of-way.

2. *WIDTH:* Blocks shall be wide enough to allow two tiers of lots, except where abutting a major street or prevented by topographical conditions or size of the property, in which case the City Council may approve a single tier.

3. *PEDESTRIAN CONSIDERATIONS:* Blocks, roads and pedestrian improvements shall be designed to provide a safe and convenient pedestrian network.

F. Lots:

1. *ARRANGEMENT:* Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Each lot must have access to a public street that is approved at the time of plat review; however, rather than designing flag lots, access shall be accomplished with common drive easements.

2. *LOT DESIGN:* The lot area, width, shape, and orientation shall be appropriate for the location of the subdivision, for the type of development and land use contemplated, and shall conform with the requirements of the zoning ordinance.

3. *CORNER LOTS:* Corner lots may be required to be platted with additional width to allow for the additional side yard requirements.

G. Landscaping:

1. Each lot within a new subdivision or short plat of five lots or greater shall be landscaped with at least one tree in the front yard to create a uniform streetscape.

2. Landscaping shall conform with Public Work standards.

H. Street Signs: The subdivider shall be responsible for the initial cost of any street name or number signs, or street markings, including installation thereof, that Public Works finds necessary for the subdivision.

I. Lighting: Street lighting shall conform to the Department of Public Works standards unless the City Council requires alternative fixtures, poles, and/or spacing to contribute to an overall design concept of the subdivision.

J. Monumentation:

1. *IMPRINTED MONUMENT:* All monuments set in subdivisions shall be at least 1/2 inch x 24-inch steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.

2. *CENTERLINE MONUMENT:* After paving, except as provided in TMC 17.20.030J.5, monuments shall be driven flush with the finished road surface at the following intersections:

a. Centerline intersections.

b. Points of intersection of curves if placement falls within the paved area; otherwise, at the beginnings and endings of curves.

c. Intersections of the plat boundaries and street center lines.

3. *PROPERTY LINE MONUMENTATION:* All front corners, rear corners, and beginnings and endings of curbs shall be set with monuments, except as provided in TMC 17.20.030J.5. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property line monumentation may be provided by brass screws or concrete nails at the intersections of curb lines and the projections of side property lines. If curb monumentation is used, it shall be noted on the plat, and also that such monumentation is good for projection of line only and not for distance.

4. *POST-MONUMENTATION:* All monuments for exterior boundaries of the subdivision shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to recording if the developer certifies that the interior monuments shall be set within 90 days of final subdivision construction inspection by the Department of Public Works, and if the developer guarantees such interior monumentation.

5. *POST-MONUMENTATION BONDS:* In lieu of setting interior monuments prior to final plat recording as provided in TMC 17.20.030J.3, the Public Works Director may accept a bond in an amount and with surety and conditions satisfactory to the Director, or other secure method as the Public Works Director may require, providing for and securing the actual setting of the interior monuments.

(Ord. 1971 §21, 2001; Ord. 1833 §1(part), 1998)

CHAPTER 18.06

DEFINITIONS

18.06.586 Native Vegetation

"Native vegetation" means plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and that reasonably could be expected to have occurred naturally on the site. Examples of these plant species include Douglas fir, western hemlock, western red cedar, alder, big-leaf maple, vine maple, willow, elderberry, salmonberry, salal, sword fern, foam flower, and fireweed.~~vegetation with a genetic origin of Western Washington, Northern Oregon and Southern British Columbia, not including cultivars.~~.

(Ord. 2347 §21, 2011)

CHAPTER 18.20

RESIDENTIAL COMMERCIAL CENTER (RCC) DISTRICT

18.20.080 Basic Development Standards

Development within the Residential Commercial Center District shall conform to the following listed and referenced standards:

RCC BASIC DEVELOPMENT STANDARDS

Lot area, minimum	5,000 sq. ft.
Lot area per unit (multi-family), minimum	3,000 sq. ft.
Setbacks to yards (min.):	
• *Front*	20 feet
• *Second front*	10 feet
• *Sides*	5 feet
• *Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR*	10 feet
• *Rear*	10 feet
Height, maximum	3 stories or 35 feet
Landscape requirements (minimum): *All setback areas shall be landscaped. Required landscaping may include a mix of plant materials, bioretention facilities, pedestrian amenities and features, outdoor cafe-type seating and similar features, subject to approval. See Landscape, Recreation, Recycling/Solid Waste Space chapter for further requirements*	
• *Front*	20 feet
• *Second front*	10 feet
• *Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR*	10 feet
• *Rear, if any portion of the yard is within 50 feet of LDR, MDR, HDR*	10 feet
Recreation space	200 sq. ft. per dwelling unit (1,000 sq. ft. min.)
Off-street parking:	
• *Residential*	See TMC Chapter 18.56, Off-street Parking & Loading Regulations
• *Accessory dwelling unit*	See Accessory Use section of this chapter
• *Office, minimum*	3 per 1,000 sq. ft. usable floor area
• *Retail, minimum*	2.5 per 1,000 sq. ft. usable floor area
• *Other uses*	See TMC Chapter 18.56, Off-street Parking & Loading Regulations
Performance Standards: Use, activity and operations within a structure or a site shall comply with (1) standards adopted by the Puget Sound Air Pollution Control Agency for odor, dust, smoke and other airborne pollutants, (2) TMC Chapter 8.22, "Noise", and, (3) adopted State and Federal standards for water quality and hazardous materials. In addition, all development subject to the requirements of the State Environmental Policy Act, RCW 43.21C, shall be evaluated to determine whether adverse environmental impacts have been adequately mitigated.	

(Ord. 1976 §39, 2001; Ord. 1872 §3, 1999; Ord. 1758 §1 (part), 1995)

CHAPTER 18.28

TUKWILA URBAN CENTER (TUC) DISTRICT

18.28.070 Structure Height

A. The minimum and maximum height of a structure shall be as specified by District or modified by a special height overlay. See Table 3, "District Standards."

1. Structures oriented to Baker Boulevard shall have an average height at least as high as the minimum listed in *Table 18-3*, "District Standards."

B. Pond Edge Height Limit.

1. Development located within 150 feet of the edge of Tukwila Pond is not eligible for incentive height increases.

2. The maximum height in this location shall be as specified by District.

C. Public Frontage Improvement Height Incentive.

1. As an incentive to provide public frontage improvements and/or new streets that are not otherwise required under this code, allowable structure heights may be increased to the limits as specified for each District as shown in *Table 18-3*, "District Standards," when:

a. Developers construct public frontage improvements along their parcel frontages on existing streets, constructed to the standards of this code; or

b. Developers construct new 20 foot wide half streets with one side of public frontage improvements, constructed to the standards of this code; or

c. The existing sidewalk width and configuration along a parcel's frontage meets or exceeds the public frontage standard and, when averaged, the landscape width and street tree spacing meet the required public frontage standard. Additional sidewalk width may substitute for an equal area of landscaping.

d. In order to take advantage of this incentive, the public frontage improvements must start and stop at property boundaries, intersections or traffic signals and transition safely to neighboring conditions.

2. The public frontage height incentive will be applied proportionally to parcels with more than one frontage based on the following:

a. Each frontage will be evaluated separately based on its Corridor Type's public frontage standards.

b. The height bonus will be applied to a percentage of the total building footprint(s) on site based on the percentage of the parcel's total public frontage that, when averaged, meets the public frontage standard. For example, when averaged, if one of a parcel's two similar length frontages meets the corridor's public frontage standard, then 50% of the total building footprint on site is eligible for the height incentive.

D. Multi-Family Height Incentive.

1. As an incentive to construct residential dwelling units, allowable structure heights may be increased to the limits specified in *Table 18-3*, "District Standards."

2. Structures may be completely residential or mixed use, with residential uses comprising at least half of the occupied floor area of the building.

E. Structured Parking Height Incentive

1. As an incentive to reduce impervious cover associated with parking lots and increase areas of native vegetation, allowable structure heights may be increased to the limits specified in *Table 18-3*, "District Standards," when:

a. Developers place a minimum of 80 percent of the minimum required parking stalls within structured parking (transferred parking); and

b. Developers restore as a native growth retention area an area equal to 40 percent of the area that otherwise would have been needed to construct the transferred parking as a surface lot.

2. In order to take advantage of this incentive, the native growth retention area must meet specifications of the native vegetated landscape of the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30 and must be set aside by a covenant, easement, or tract and preserved and maintained for the life of the project.

~~E~~F. Structures qualify for increased height as set forth in *Table 18-3*, "District Standards," when integrating any of the following combination of height incentives:

1. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that meet the requirements of two of the three available height incentives: ~~both~~ the frontal improvement, ~~and~~ multi-family, or structured parking ~~height incentive requirements~~.

2. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that achieve a LEED certification of silver or higher and meet ~~either~~ the requirements of one of the three available height incentives: the frontal improvement, ~~or~~ multi-family, or structured parking ~~height incentive requirements~~.

3. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that meet the multi-family height incentive requirements and make at least 20% of the residential units affordable per the standards in WAC 365-196-870. For rental units, affordability is set at 50% of the county median family income, adjusted for family size. For owner-occupied units, affordability is set at 80% of the county median family income, adjusted for family size.

(Ord. 2443 §8, 2014)

18.28.240 General Landscaping

A. The provisions herein are applicable to setbacks, public frontage areas, open space, and other areas on-premises. These regulations address plant materials and design, visibility, irrigation, landscape plans, utility and service areas.

B. General Landscaping Requirements.

1. Plant Materials.

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

b. All plant material shall meet the most recent American Standards for Nursery Plant Stock (ANSI Z60.1).

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

d. Deciduous trees shall be a minimum 2.5 inch caliper six inches off the ground when installed.

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

f. Existing vegetation may be used to meet the perimeter landscaping requirements. All significant trees located within any required perimeter landscape area that are not dead, dying, or diseased and that do not pose a safety hazard as determined by the City or a qualified arborist shall be retained and protected during construction with temporary fencing or other enclosure, as appropriate to the site. The area designated for protection will vary based on the tree's diameter, species, age, and the characteristics of the planted area. Property owners may be required to furnish a report by an International Society of Arborist (ISA) certified arborist to document a tree's condition. The Director may require that an ISA certified arborist be retained to supervise tree protection during construction. Grade changes around existing trees are to be avoided whenever possible.

g. New plant materials shall include native species or non-native species that are drought tolerant and have adapted to the climatic conditions of the Puget Sound Region. There must be a diversity of tree and shrub genus and species in the site landscaping, taking into account species in existing development around the site.

h. No species that are listed on the State or King County noxious weed lists may be planted.

i. Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, tolerance to urban conditions, maintenance needs and growth characteristics. Large and medium canopy tree species are required, except where there is insufficient planting area (due to proximity to a building, street light, above ground or underground utility line, etc.).

2. Visibility.

a. Design of new landscaping and maintenance of existing landscaping shall consider Crime Prevention Through Environmental Design (CPTED) principals and visibility for safety and views. Appropriate plant species shall be specified to avoid the need for excessive maintenance pruning. Trees along the street frontages, as they mature, shall be limbed up to a minimum height of 6 feet (8 feet where they extend over sidewalks) to allow adequate visibility and clearance for vehicles. Trees may be pruned to improve views of signage and entryways by using such techniques as windowing, thinning, and limbing-up. However, no more than 1/4 of the canopy may be removed within any 2-year period, and the crown should be maintained to at least 2/3 the height of the tree. All pruning shall be done in accordance with ANSI Standard A-300 specifications. Trees may not be topped for any reason. Trees may only be pruned to lower their height to prevent interference with an overhead utility or electrical line, with prior approval by the Director.

b. Landscaping shall not obstruct views 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.

c. Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.

d. Evergreen shrubs and trees shall be used for screening along rear property lines, around solid waste/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.

3. Soil Preparation and Planting.

a. For trees planted in sidewalks and parking lots, Cornell University CU-Structural Soils must be used to a preferred depth of 36 inches, to promote tree root growth and provide structural support to the paved area. Minimum soil volumes for tree roots shall be 750 square feet per tree (see specifications and sample plans for CU-Structural Soils). Trees and other landscape materials shall be directly planted into a planting mix, approved by the Director, that is installed on top of the structural soils.

b. For soil preparation in bioretention areas, existing soils must be protected from compaction, and bioretention soil media must be prepared in accordance with Bioretention Soil Media Standard Specifications from the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30 to promote a proper functioning bioretention system. These specifications shall be adhered to regardless of whether a stormwater permit is required from the City.

~~b~~c. For all other plantings, soils must be prepared for planting in accordance with specifications to restore soil moisture holding capacity in accordance with TMC Chapter 16.54, Grading~~BMP T5.13, "Post Construction Soil Quality and Depth," from the Washington Department of Ecology Stormwater Management Manual for Western Washington (or as amended)~~, regardless of whether a stormwater permit is required by the City.

~~c~~d. The applicant will be required to schedule an inspection by the City of the planting areas prior to planting to ensure soils are properly prepared.

~~d~~e. Installation of landscape plants must comply with best management practices including:

(1) Planting holes that are the same depth as the size of the root ball and 2 times wider than the size of the root ball.

(2) Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. At least the top 2/3 of burlap and all straps or wire baskets are to be removed from B&B plants prior to planting.

(3) The top of the root flare, where the roots and the trunk begin, should be about one inch from the

surrounding soil. The root ball shall not extend above the soil surface.

(4) If using mulch around trees and shrubs, maintain at least a 3-inch mulch-free ring around the base of the plant trunks and woody stems of shrubs. If using mulch around groundcovers until they become established, mulch shall not be placed over the crowns of perennial plants.

4. Irrigation.

a. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

b. All required plantings must be served by a permanent automatic irrigation system.

(1) Irrigation shall be designed to conserve water by using the best practical management techniques available. These techniques may include, but not be limited to: drip irrigation to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to insure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and shrubs and for full sun exposure and shady areas to meet watering needs of different sections of the landscape.

(2) Exceptions to the irrigation requirement may be approved by the Director, such as xeriscaping (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or landscapes where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation until established.

5. 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; typical planting details; and the location of irrigation systems. Underground and at-ground utilities shall be shown on the plans so that planting conflicts are avoided.

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 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.

6. Parking Lots.

a. Setback and Perimeter Landscaping:

(1) Surface parking lots shall set back a minimum of five feet from any open space, building façade, or Corridor back of sidewalk. The setback shall be designed and planted with:

(a) 1 evergreen shrub per 4 linear feet of property line, excluding curb cuts.

(b) Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If turf grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around any tree.

(2) Surface parking lots shall be buffered from adjacent residential development with heavy screening in the side and rear setback areas.

b. Interior Parking Lot Landscaping:

(1) For surface parking lots adjacent to public or private streets, a minimum of 20 square feet of interior parking lot landscaping is required for each parking stall. In the Workplace District, a minimum of 15 square feet per stall is required for warehouse and light industrial uses.

(2) For surface parking lots located behind buildings or otherwise screened from public or private streets or public spaces, a minimum of 10 square feet of interior parking lot landscaping is required for each parking stall.

(3) Flexibility is allowed for the layout of parking lots and landscaped areas, but the goal is to provide shade from trees that are evenly distributed throughout the parking lot. Planting trees in continuous, landscaped planting strips between rows of parking is encouraged. This approach may also be combined with surface water management design. For parking lots adjacent to public or private streets, if landscape islands are designed into the parking lot layout to divide continuous rows of parking stalls, they must be placed at minimum spacing of every 10 parking spaces. For parking areas located behind buildings or otherwise screened from public or private streets or public spaces, if landscape islands are used, they shall be placed at a minimum of one island every 15 parking stalls.

(4) Landscape islands must be a minimum of 6 feet wide and a minimum of 100 square feet in area. All landscaped areas must be protected from damage by vehicles (curbs, tire stops, other techniques).

(5) Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.

(6) A minimum of one large-canopy evergreen or deciduous tree or two medium-canopy trees are required for every 100 square feet of landscaped island, with the remaining area to contain a combination of shrubs, living groundcover, and mulch *(see Figure 18-47).*

Figure 18-47: A single tree planted with no other materials and little room for viability is not acceptable.

7. Utility and Service Areas. 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. Trees proposed under overhead transmission lines shall be approved by the City on a case-by-case basis.

8. Street Trees in the Public Frontage.

a. Street tree spacing in the public frontage shall be as specified in the applicable Corridor Standards. For smaller stature trees (those with canopies at maturity of less than 20 feet), spacing should be every 20 feet. For larger canopy trees, spacing should be wider as appropriate to the mature spread of the tree. Spacing will also need to consider sight vision distance at intersections, driveway locations, and utility conflicts.

b. Street trees in the public frontage shall be planted to at least the following spacing standards:

(1) At least 3.5 feet back from the face of the curb and with an approved root barrier installed on the curb side.

(2) At least 5 feet from underground utility lines.

(3) At least 10 feet from power poles.

(4) At least 7.5 feet from driveways.

(5) At least 3 feet from pad-mounted transformers (except 10 feet in front for access).

(6) At least 4 feet from fire hydrants and connections.

c. When used, tree grates and landscaped tree wells shall be a minimum 36 square feet in size (6' x 6'). Tree grates are not encouraged, but when used grates must have easily removable rings so that sections of grate can be removed incrementally as the tree matures. Tree well size may be adjusted to comply with ADA standards on narrower sidewalks. Root barriers must be installed at curb face. See TMC Section 18.28.240.B.3, "Soil Preparation and Planting," for structural soil requirements.

d. Planting and lighting plans shall be coordinated so that trees are not planted in locations where they would obstruct existing or planned street or site lighting, while maintaining appropriate spacing and allowing for their size and spread at maturity.

9. Maintenance and Pruning.

a. Any landscaping required by this chapter shall be retained and maintained by the property owner for the life of the project in conformance with the intent of the approved landscape plan and this chapter. Maintenance shall include keeping all planting areas free of weeds and trash and replacing any unhealthy or dead plant materials.

b. Pruning of trees is only allowed for the health of the tree, to maintain sight distances or sight lines into commercial areas, or if interfering with overhead utilities. All pruning must be done in accordance with American National Standards Institute (ANSI) A-300 specifications. No tree planted by a property owner or the City to fulfill landscape requirements, or any existing tree, may be topped or removed without prior approval from the City. If a tree is topped or removed without approval, it shall be replaced with a new tree that meets the intent of this chapter within 120 days or the property owner will be subject to code enforcement action per TMC Chapter 8.45. Options at the Director's discretion are to require replacement of the tree with a new tree of similar species that will achieve a similar canopy size at maturity, replace the tree with multiple smaller diameter trees of an appropriate species (only if there are limitations on space or conflicts with utility infrastructure), and/or require an in-lieu fee for off-site tree replacement.

C. General Landscaping Considerations.

1. Plant Materials.

a. Drought resistant species are encouraged in order to minimize irrigation requirements, except where site conditions within the required landscape areas ensure adequate moisture for growth.

b. The mature size of selected tree species should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.

c. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.

d. All trees should be selected and located so they will not obstruct views to showroom windows and building signage as they mature.

e. Evergreen landscaping *(Figure 18-48)* is appropriate for screening utility vaults, loading docks and some storage areas. (Also see TMC Section 18.52.040 for screening outdoor storage areas.)

Figure 18-48: Using evergreen landscaping to screen utilities

f. Species selection is very important in grouped plantings *(Figure 18-49).* Drought tolerant species are strongly recommended and monoculture plantings are discouraged. Low maintenance cost and low replacement costs are two advantages of planting drought tolerant species in grouped configurations. Low (24-30 inches) shrubs, perennial or groundcover plantings that provide a superior degree of separation between the sidewalk and street at reduced maintenance costs may be used.

Figure 18-49: Examples of landscaped tree wells

2. Design.

a. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.

b. All landscaped areas should be designed to allow aquifer filtration and minimize stormwater run-off utilizing bio-swales, filtration strips, and bio-retention ponds where appropriate.

(Ord. 2443 §25, 2014)

CHAPTER 18.52

LANDSCAPE, RECREATION, RECYCLING/SOLID WASTE SPACE REQUIREMENTS

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. Bioretention may also serve as 20% of the required front yard landscaping for MDR and HDR zones.

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. Bioretention may also be used as required landscaping for RCC, TVS, and TSO districts. 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.

3. Bioretention may be used as a Type I landscape perimeter, provided that the intent of the screen is achieved. To support bioretention facility function and plant survival, flexibility in plant materials and placement shall be allowed, provided that public safety is not compromised.

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.

3. Bioretention may be used as a Type II landscape perimeter, provided that the intent of the screen is achieved. To support bioretention facility function and plant survival, flexibility in plant materials and placement shall be allowed, provided that public safety is not compromised.

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.

12. Plant material requirements for bioretention facilities shall be in accordance with the City's bioretention plant list.

(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. Landscaped areas and planting islands may contain bioretention.

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. Where bioretention is used, curb cuts shall be placed to allow stormwater runoff from adjacent pavements to enter the bioretention system.

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)

18.52.050 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.

C. Landscape Plans that include a bioretention facility shall be submitted to the Public Works Director in addition to the Community Development Director.

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

CHAPTER 18.56

OFF-STREET PARKING AND LOADING REGULATIONS

18.56.040 General Requirements

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

1. *Location*. Any on-premises parking area which contains parking stalls located more than 1,000 feet from the principal use shall require Board of Architectural Review approval for the entire parking lot.

2. *MINIMUM PARKING.* Minimum parking area dimensions for surface and structured parking facilities shall be as provided in Figure 18-6. Standard and compact parking stalls shall be allowed a two-foot landscaping overhang to count towards the stall length.

3. *TANDEM PARKING SPACES*. In the MDR and HDR zones, tandem spaces (where one car is parked directly behind another) will be allowed for each three bedroom and 1/3 of all two bedroom units. No more than 1/3 of all project parking spaces may be tandem and all tandem parking spaces will be designed for full size rather than compact size vehicles based on the dimensions in Figure 18-6.

4. *PARKING AREA AND PARKING AREA ENTRANCE AND EXIT SLOPES.* The slope of off-street parking spaces shall not exceed 5%. The slope of entrance and exit driveways providing access for off-street parking areas and internal driveway aisles without parking stalls shall not exceed 15%.

5. *DRIVEWAYS AND MANEUVERABILITY*.

a. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than 50 feet.

b. Turning and maneuvering space shall be located entirely on private property unless specifically approved by the Public Works Director and the Board of Architectural Review.

c. All parking spaces shall be internally accessible to one another without reentering adjoining public streets.

d. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to rear parking area, such driveway shall require a minimum width of twelve feet and a sidewalk of at least a three-foot section, adjoining the building, curbed or raised six inches above the driveway surface.

e. Ingress and egress to any off-street parking lot shall not be located closer than 20 feet from point of tangent to an intersection.

f. The Public Works Director or the Community Development Director may require ingress separate from an egress for smoother and safer flow of traffic.

6. The Director may require areas not designed or approved for parking to be appropriately marked and/or signed to prevent parking.

7. *SURFACE.*

a. The surface of any required off-street parking or loading facility shall be paved with asphalt, concrete or other similar approved material (s) and shall be graded and drained as to dispose of all surface water, but not across sidewalks.

b. All traffic-control devices, such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs and other developments shall be installed and completed as shown on the approved plans.

c. Paved parking areas shall use paint or similar devices to delineate car stalls and direction of traffic.

d. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed or raised six inches above the lot surface.

e. Wheel stops shall be required on the periphery of parking lots so cars will not protrude into the public right-of-way, walkways, off the parking lot or strike buildings. Wheel stops shall be two feet from the end of the stall of head-in parking.

f. The use of permeable pavement is the preferred material for parking surfaces, and any parking stalls provided in excess of the required minimum required off-street parking spaces shall use permeable pavement where technically feasible in accordance with the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30.

8. *PARALLEL PARKING STALLS.* Parallel parking stalls shall be designed so that doors of vehicles do not open onto the public right-of-way.

9. *OBSTRUCTIONS.* No obstruction which would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

10. *LIGHTING.* Any lighting on a parking lot shall illuminate only the parking lot, designed to avoid undue glare or reflection on adjoining premises.

11. *CURB-CUTS.* All parking areas shall have specific entrance and/or exit areas to the street. The width of access roads and curb-cuts shall be determined by the Public Works Director. The edge of the curb-cut or access road shall be as required by the Public Works Director for safe movement of vehicles or pedestrians. Curb-cuts in single-family districts shall be limited to a maximum of 20 feet in width and the location shall be approved by the Public Works Director.

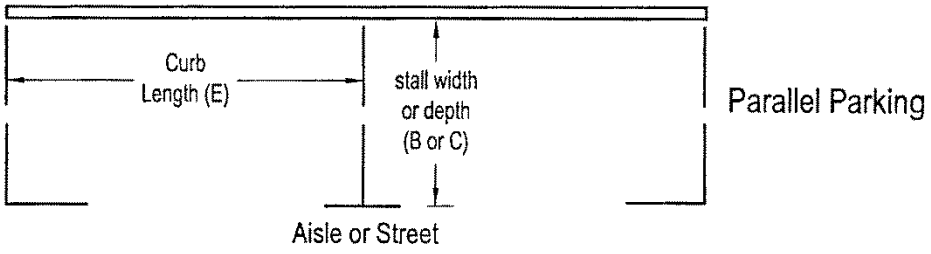
12. *PARKING STALL*. Parking stalls shall not be used for permanent or semi-permanent parking or storage of trucks or materials.

(Ord. 2368 §54, 2012; Ord. 2251 §66, 2009; Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)

Off-Street Parking Area Dimensions
TMC 18.56.040

A	B	C	D		E	F	
Parking Angle	Stall Width	Stall Depth	Aisle Width		Curb Length	Unit Width	
			1-way traffic	2-way traffic		1-way traffic	2-way traffic
0°	8*	8*	12	20	20*	28*	36*
	~~8.5~~	~~8.5~~	~~12~~	~~20~~	~~23~~	~~29~~	~~37~~
30°	8*	15*	11	20	16*	41*	54*
	8.5	17	11	20	17	45	54
	9	17.5	11	20	18	46	55
	~~9.5~~	~~18~~	~~11~~	~~20~~	~~19~~	~~47~~	~~56~~
45°	8*	17*	12.5	20	11.5*	46.5*	54*
	8.5	19.5	12.5	20	12	51.5	59
	9	20	12	20	12.7	52	60
	~~9.5~~	~~20~~	~~12~~	~~20~~	~~13.4~~	~~52~~	~~60~~
60°	8*	18*	17.5*	20	9.2*	53.5	56*
	8.5	21	17.5	20	9.8	59.5	62
	9	21	17	20	10.4	59	62
	~~9.5~~	~~21~~	~~16.5~~	~~20~~	~~11~~	~~58.5~~	~~62~~
90°	8*	16*	24	25	8*	56*	57*
	8.5	19	24	25	8.5	62	63
	9	19	23	24	9	61	62
	~~9.5~~	~~19~~	~~22~~	~~24~~	~~9.5~~	~~60~~	~~62~~

*These figures are for use with compact cars only. Any bays that contain combined compact and normal spaces shall be designed for normal spaces.



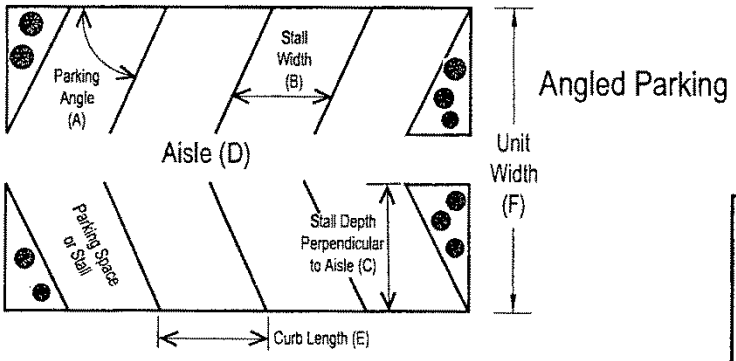


Figure 18-6
Off-Street Parking Area Dimensions

Table 18-3 District Standards:

District Standards	Regional Center	TOD	Pond District	Corridor Comm.	Workplace
18.28.070 Structure Height [1]					
Minimum Height	25 ft fronting Baker Bl.	25 ft fronting Baker Bl.	n/a	n/a	n/a
Maximum Height without Incentives	85 ft	45 ft	45 ft	45 ft	45 ft
Frontal Improvement Height Incentive	115 ft, or 214 ft w/in 300 ft of Tukwila Pkwy & Southcenter Pkwy	70 ft, 115' if combined with MF, LEED, Structured Parking or Affordable Housing Incentive	70 ft, no increase w/in 150 ft of Pond edge	n/a	n/a
Multi-Family Height Incentive	115 ft, or 214 ft w/in 300 ft of Tukwila Pkwy & Southcenter Pkwy	70 ft, 115' if combined with Frontal Imp., LEED, Structured Parking or Affordable Housing Incentive	70 ft, no increase w/in 150 ft of Pond edge	n/a	70 ft River adjacent parcels only
Structured Parking Height Incentive	115 ft, or 214 ft w/in 300 ft of Tukwila Pkwy & Southcenter Pkwy	70 ft, 115' if combined with Frontal Imp., MF, LEED or Affordable Housing Incentive	70 ft, no increase w/in 150 ft of Pond edge		
18.28.080 Maximum Block Face Length					
Provision of New Streets	850 ft max[2]	700 ft max	700 ft max	900 ft max	900 ft max
18.28.090 Permitted Corridor Types for New Streets					
Pedestrian Corridor		permitted	permitted		
Walkable Corridor	permitted	permitted			
Neighborhood Corridor	permitted	permitted	permitted		permitted[3]
Urban Corridor			permitted	permitted	permitted
Commercial Corridor				permitted	permitted
Workplace Corridor				permitted	permitted
Tukwila Pond Esplanade			permitted		
Pedestrian Walkway		permitted			
18.28.100 Side and Rear Setbacks					
Side and Rear Yards	5 ft [4]	5 ft [4]	5 ft [4]	5 ft	5 ft
18.28.110 Side and Rear Landscaping Requirements					
Side and Rear Yards	5 ft [4]	5 ft [4]	5 ft [4]	0 ft	0 ft
18.28.220 Special Corner Feature					
Special Corner Feature on Building	permitted	permitted	permitted		

1) Portions of the building that extend above the primary building mass, such as non-habitable space (clock towers, roof-top cupolas, elevator and mechanical equipment enclosures), unenclosed space (roof deck trellises, gazebos), and other special architectural features, shall not exceed the maximum height requirement by more than 20 feet, provided they are set back a minimum of 10 feet from the edge of the roof (see also TMC 18.50.080).

2) Does not apply to Freeway Frontage Corridors

3) Permitted adjacent to residential uses.

4) May be waived as part of design review if Building and Fire Code requirements are met.