

TOWN OF EATONVILLE

Agenda Staff Report

Agenda Item No.: Ordinance No. 2018-13 Meeting Date: _____
Subject: An Ordinance Amending Regulations Prepared by: Town Attorney
Concerning Landscaping Requirements
In Chapters 18.04 and 18.07 and Atty Routing No: 033-18
Maximum Coverage Standards in 18.04 Atty Review Date: 11.02.18

Summary: Pursuant to EMC 18.09.050, the Town's Planning Commission may initiate amendments to the Town's zoning code, which is set forth in Title 18 of the Eatonville Municipal Code. The Planning Commission has conducted a review of the zoning code and is recommending certain amendments to Chapters 18.04 and 18.07 EMC. Prior to making their recommendations the Planning Commission held public meetings for the purpose of development of the code amendments related to front yard landscaping requirements for residential zones, maximum coverage in the C2 Zone, and landscaping requirements within Chapters 18.04 and 18.07 EMC. On June 11, 2018, and June 27, 2018, the Town issued determinations of non-significance for the proposed amendments. A duly noticed public hearing was held on July 30, 2018, where the Planning Commission reopened the public comments and voted unanimously to make the recommended changes to Chapters 18.04 and 18.07 EMC.

Recommendation: Staff recommends adoption of Ordinance 2018-13 amending Eatonville Municipal Code Sections 18.04.010, 18.04.020, 18.04.025, 18.04.140, 18.07.010, 18.08.040, and 18.07.060 pursuant to the recommendation of the Planning Commission.

Motion for consideration: I move to adopt Ordinance 2018-13 amending Eatonville Municipal Code Sections 18.04.010, 18.04.020, 18.04.025, 18.04.140, 18.07.010, 18.08.040, and 18.07.060 pursuant to the recommendation of the Planning Commission.

Fiscal Impact: None

Attachments: Proposed Ordinance 2018-13 , Exhibit A (Redline), Exhibit B (Redline)

ORDINANCE NO. 2018-13

AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON, AMENDING REGULATIONS CONCERNING SF-1, SF-2 AND SF-3 FRONT YARD LANDSCAPING REQUIREMENTS IN CHAPTER 18.04; UPDATE OF THE MAXIMUM COVERAGE STANDARDS IN THE C2 ZONE OF CHAPTER 18.04; AND AMENDING THE LANDSCAPING REQUIREMENTS OF CHAPTER 18.07

WHEREAS, the procedure to amend the Zoning Code, Town of Eatonville, Chapter 18 of the Eatonville Municipal Code (EMC) is set forth in Section 18.09.050 EMC; and

WHEREAS, pursuant to EMC 18.09.050(A)(2), amendments to the Zoning Code may be initiated by the Town's Planning Commission; and

WHEREAS, prior to making recommendations the Town's Planning Commission held multiple public meetings for the development of code amendments related to the Town's front yard landscaping requirements for residential zones, maximum coverage in the C2 Zone, and landscaping requirements within Chapters 18.04 EMC and 18.07 EMC respectively; and

WHEREAS, the Town of Eatonville issued determinations of non-significance on June 11, 2018, and June 27, 2018, for the adoption of updated land use regulations contained within Chapters 18.04 and 18.07; and

WHEREAS, the Town Planning Commission conducted a duly noticed public hearing on June 18, 2018, which was continued to a future date uncertain; and

WHEREAS, a duly noticed public hearing was continued on July 30, 2018, where the Town's Planning Commission reopened the public hearing and voted unanimously to recommend the amendment of Chapters 18.04 EMC and 18.07 EMC, as set forth in this Ordinance and to pass the recommendation to the Town Council; and

WHEREAS, the Town of Eatonville Planning Commission finds the proposed amendments of Chapters 18.04 EMC, and 18.07 EMC, are generally consistent with and in furtherance of the Town's 2015 Comprehensive Plan; and

WHEREAS, on November 26, 2018, the Town Council held a duly noticed public hearing to receive testimony regarding the adoption of recommended amendments to Chapters 18.04 EMC, 18.07 EMC; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS FOLLOWS:

Section 1. The Town Council adopts all of the “Whereas” sections of this Ordinance as findings in support of this Ordinance.

Section 2. The Eatonville Town Council, having considered Planning Commission recommendations, and having heard from the public, finds that the recommended amendments of Chapters 18.04 EMC, and 18.07 EMC, will further the public health, safety, and general welfare of the citizens of Eatonville.

Section 3. Eatonville Municipal Code Sections 18.04.010, 18.04.020, 18.04.025, and 18.04.140 are hereby amended to read as set forth in the attached **Exhibit A**, which is incorporated herein as if fully set forth.

Section 4. Eatonville Municipal Code Sections 18.07.010, 18.08.040, and 18.07.060 are hereby amended to read as set forth in the attached **Exhibit B**, which is incorporated herein as if fully set forth.

Section 5. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

1ST READING: 11/13/2018
2ND READING: 11/26/2018

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this _____ day of November, 2018.

Mike Schaub, Mayor

ATTEST:

Kathy Linnemeyer
Town Clerk

APPROVED AS TO FORM:

Gregory A. Jacoby
Town Attorney

EXHIBIT A

18.04.010 SF-1 – Single-family residential district, low density.

It is the purpose of the single-family residential district to stabilize and preserve low density, single-family residential neighborhoods.

A. Lot Area. Minimum lot area is 9,600 square feet.

B. Minimum Zoning. Minimum zoning area is 28,800 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows:

1. One single-family dwelling per lot;
2. Crop and tree farming;
3. Group homes class I-A.

D. Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC 18.08.020:

1. Churches;
2. Nursery schools and day care centers.

E. Accessory Uses. Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property;
2. Rooming and boarding of not more than three persons;
3. Customary incidental home occupations subject to the provisions of EMC 18.04.040;
4. A single accessory dwelling unit subject to the provisions of EMC 18.08.045.

F. Conditional Uses. Conditional uses are as follows:

1. General conditional uses as listed in EMC 18.08.030;
2. Cottage housing in accordance with Chapter 19.06 EMC.

G. Development Standards.

1. Minimum lot area is 9,600 square feet.
2. Minimum lot width is 70 feet.
3. Maximum site coverage is 30 percent.
4. Minimum yard requirements:
 - a. Front Yard. Minimum front yard is 25 feet.
 - b. Side Yard. Minimum side yard is eight feet.
 - c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard set back for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.
 - d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.
5. Height Limitation. Height limitation is two and one-half stories, not exceeding 28 feet.
6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See EMC 18.08.030 and 18.08.160 pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply.

18.04.020 SF-2 – Single-family residential district, medium density.

It is the purpose of the SF-2 single-family residential district to stabilize and preserve medium density residential neighborhoods.

A. Lot Area. Minimum lot area is 8,400 square feet.

B. Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows:

1. One single-family dwelling per lot;
2. Crop and tree farming;
3. Group homes class I-A and I-B.

D. Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC 18.08.020:

1. Churches;
2. Nursery schools and day care centers.

E. Accessory Uses. Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property;
2. Rooming and boarding of not more than three persons;
3. Customary incidental home occupations subject to the provisions of EMC 18.04.040;
4. A single accessory dwelling unit subject to the provisions of EMC 18.08.045.

F. Conditional Uses. Conditional uses are as follows:

1. General conditional uses listed in EMC 18.08.030;
2. Cottage housing in accordance with Chapter 19.06 EMC.

G. Development Standards.

1. Minimum lot area is 8,400 square feet.
2. Minimum lot width is 60 feet.
3. Maximum site coverage is 40 percent.
4. Minimum yard requirements:
 - a. Front Yard. Minimum front yard is 25 feet.
 - b. Side Yard. Minimum side yard is eight feet.

c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard set back for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.

d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.

5. Height Limitation. The height of structures shall not exceed 28 feet.

6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply.

18.04.025 SF-3 – Single-family residential district, high density.

It is the purpose of the SF-3 single-family residential district to stabilize and preserve older established residential neighborhoods.

A. Lot Area. Minimum lot area is 6,000 square feet.

B. Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows:

1. One single-family dwelling per lot;
2. Crop and tree farming;
3. Group homes class I-A and I-B.

D. Special Permit Uses. The following uses are permitted provided they conform to the development standards listed in EMC 18.08.020 EMC:

1. Churches;

2. Nursery schools and day care centers.

E. Accessory Uses. Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structure for storage of personal property;
2. Rooming and boarding of not more than three persons;
3. Customary incidental home occupations subject to the provisions of EMC 18.04.040;
4. A single accessory dwelling unit subject to the provisions of EMC 18.08.045.

F. Conditional Uses. Conditional uses are as follows:

1. General conditional uses as listed in EMC 18.08.030;
2. Cottage housing in accordance with Chapter 19.06 EMC.

G. Development Standards.

1. Minimum lot area is 6,000 square feet.
2. Minimum lot width is 50 feet.
3. Maximum site coverage is 40 percent.
4. Minimum yard requirements:
 - a. Front Yard. Minimum front yard is 25 feet, except that the minimum front yard depth may be reduced to eight feet for lots with alley access if:
 - i. A covenant is recorded on the property prohibiting vehicular access to the front street; and
 - ii. Improved off-street parking and paved vehicular access from the alley is built; and
 - iii. Front yard setback at any corner lot is no less than the required side yard setback.
 - b. Side Yard. Minimum side yard is eight feet.

c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard setback for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.

d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.

5. Height Limitation. The height of structures shall not exceed 28 feet.

6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply.

18.04.140 C-2 – General commercial district.

The purpose and intent of the general commercial district is to recognize the existence of commercial areas developed in strips along certain major thoroughfares; to provide use incentives and development standards which will encourage the redevelopment and upgrading of such areas; to provide for a range of trade, service, entertainment and recreation land uses which occur adjacent to major traffic arterials and residential uses; and to provide areas for development which are automobile-oriented and designed for convenience, safety and the reduction of the visual blight of uncontrolled advertising signs, traffic control devices and utility equipment.

A. Principally Permitted Uses. Principally permitted uses are as follows:

1. Trade.

a. Wholesale. Bakery.

b. Retail – General Merchandise.

i. Department stores;

ii. Dry goods and general merchandise;

- iii. Electrical supplies;
- iv. Farm equipment;
- v. Hardware;
- vi. Heating and plumbing equipment;
- vii. Lumberyards;
- viii. Mail order houses;
- ix. Merchandise vending machine operators;
- x. Paint, glass and wallpaper;
- xi. Variety stores.

c. Retail – Food.

- i. Bakeries, with accessory manufacturing;
- ii. Candy, nut and confectionery, with accessory manufacturing;
- iii. Dairy products;
- iv. Fruits and vegetables;
- v. Groceries;
- vi. Meat, fish and poultry.

d. Retail – Automotive, Marine Craft, Aircraft and Accessories.

- i. Aircraft and accessories;
- ii. Marine craft and accessories;
- iii. Motor vehicles (new or used cars and recreation vehicles);
- iv. Tires, batteries and accessories;
- v. Gasoline service stations.

e. Retail – Apparel and Accessories. New or used apparel and accessories.

f. Retail – Furniture, Home Furnishings and Equipment. New or used and finished or unfinished furniture, home furnishings and equipment.

g. Retail – Eating and Drinking Establishments.

i. Drinking establishments (taverns and cocktail lounges);

ii. Eating establishments (restaurants, including formula take-out food restaurants).

h. Retail – Other.

i. Antiques;

ii. Bicycles;

iii. Books;

iv. Bottled gas;

v. Cameras and photographic supplies;

vi. Cigars and cigarettes;

vii. Computers and software;

viii. Drug and proprietary items;

ix. Florists;

x. Fuel and ice dealers;

xi. Fuel oil;

xii. Gifts, novelties and souvenirs;

xiii. Hay, grains and feeds;

xiv. Jewelry;

xv. Liquor;

xvi. Newspapers;

xvii. Optical goods;

- xviii. Pets and pet supplies;
- xix. Secondhand merchandise;
- xx. Sporting goods;
- xxi. Stationery;
- xxii. Videocassette sales and rentals.

2. Services.

a. Finance, Insurance and Real Estate Services.

- i. Banking and related services;
- ii. Commodity brokers, dealers and related services;
- iii. Housing and investment services;
- iv. Insurance brokers, agents and related services;
- v. Insurance carriers;
- vi. Real estate agents, brokers and related services;
- vii. Real estate operators, lessors and management services;
- viii. Real estate subdividing and developing services;
- ix. Security brokers and dealers and related services;
- x. Title abstracting and insurance services.

b. Personal Services.

- i. Beauty and barber services;
- ii. Diaper services;
- iii. Funeral and crematory services;
- iv. Laundering and dry cleaning (self services);
- v. Laundering, dry cleaning and dyeing services;

- vi. Linen supply and industrial laundry services;
- vii. Photographic services;
- viii. Pressing, alteration and garment repair;
- ix. Rug cleaning and repair services;
- x. Shoe repair, shoe shining and hat cleaning services.

c. Business Services.

- i. Advertising services;
- ii. Automobile and truck rental;
- iii. Blueprinting and photocopying services;
- iv. Business and management consulting services; adjustment and collection services;
- v. Consumer and mercantile credit reporting services; adjustment and collection services;
- vi. Detective and protective services;
- vii. Disinfecting and exterminating services;
- viii. Employment services;
- ix. Equipment rental and leasing services;
- x. Food lockers without food preparation facilities;
- xi. Motion picture distribution and services;
- xii. News syndicate services;
- xiii. Other dwelling and business services;
- xiv. Outdoor advertising services;
- xv. Photo finishing services;
- xvi. Research, development and testing services;

- xvii. Stenographic services and other duplicating and mailing services;
- xviii. Trading stamp services;
- xix. Window cleaning services.

d. Repair Services.

- i. Armature rewinding services;
- ii. Automobile repair services;
- iii. Automobile wash services;
- iv. Electrical repair services;
- v. Fleet vehicle maintenance;
- vi. Radio and television repair services;
- vii. Reupholster and furniture repair services;
- viii. Small engine repair;
- xix. Truck repair;
- x. Watch, clock and jewelry repair services.

e. Professional Services.

- i. Accounting, auditing and bookkeeping services;
- ii. Educational and scientific research services;
- iii. Engineering and architectural services;
- iv. Hospital services;
- v. Legal services;
- vi. Medical and dental laboratory services;
- vii. Medical and dental services;
- viii. Medical clinic, outpatient services;

ix. Sanitarium, convalescent and rest home services;

x. Urban planning services.

f. Contract Construction Services.

i. Building construction, general contractor services;

ii. Carpentering, wood flooring, and woodworking shops;

iii. Concrete services;

iv. Electrical services;

v. Masonry stonework, tile setting and plastering services;

vi. Painting, paper hanging and decorating services;

vii. Plumbing, heating and air conditioning services;

viii. Roofing and sheet metal services;

ix. Water well drilling services.

g. Educational Services.

i. Art and music schools;

ii. Barber and beauty schools;

iii. Business and stenographic schools;

iv. Correspondence schools;

v. Dancing schools;

vi. Driving schools, auto;

vii. Driving schools, truck;

viii. Vocational or trade schools.

h. Miscellaneous Services.

i. Animal grooming parlors;

- ii. Business associations and organizations;
- iii. Civic, social and fraternal associations;
- iv. Labor unions and similar labor organizations;
- v. Veterinary clinics and animal hospital services when located no closer than 150 feet to any residential use, providing the animals are housed indoors, with no outside runs, and the building is soundproofed. Soundproofing must be designed by competent acoustical engineers;
- vi. Welfare and charitable services.

3. Residential.

a. Lodgings:

- i. Hotels;
- ii. Motels.

b. Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory uses for existing dwellings may be constructed. Such uses are garages, carports, storage sheds and fences.

c. Transitional housing facilities, limited to a maximum of 20 residents at any one time and four resident staff.

d. Housing:

- i. Single-family residential uses;
- ii. Multifamily residential uses.

4. Cultural, Entertainment and Recreational.

a. Cultural Activities and Nature Exhibitions.

- i. Art galleries;
- ii. Historic and monument sites.

b. Public Assembly.

- i. Amphitheaters;

- ii. Arenas and field houses;
- iii. Auditoriums;
- iv. Drive-in movies;
- v. Exhibition halls;
- vi. Legitimate theaters (live);
- vii. Motion picture theaters;
- viii. Stadiums.

c. Amusements and Recreation.

- i. Amusement parks;
- ii. Athletic clubs;
- iii. Bowling;
- iv. Fairgrounds;
- v. Go-cart tracks;
- vi. Golf driving ranges;
- vii. Miniature golf;
- viii. Skating (roller or ice);
- ix. Tennis;
- x. Video arcades.

5. Other Uses.

a. Other retail trade, service or entertainment or recreational uses that are of the same general character as those listed in this subsection, which are deemed compatible with other permitted uses in this district and which operate in accordance with the stated purpose of this district.

b. Municipal uses and buildings.

B. Special Permit Uses. The following uses are permitted:

1. Nursery schools and day care centers;
2. Churches;
3. Drive-in restaurants.

C. Accessory Uses. Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities;
2. For permitted uses, hazardous substance land uses, including on-site hazardous waste treatment or storage facilities which do not accumulate more than 10,000 pounds of hazardous substances or wastes or any combination thereof at any one time on the site, subject to the provisions of EMC 18.08.050(D)(9), except off-site hazardous waste treatment or storage facilities, which are not permitted in this district.

D. Conditional Uses. Conditional uses are as follows:

1. Printing and publishing establishments, and accessory uses and buildings customarily appurtenant to such use;
2. Mini warehouses and self-service storage;
3. General conditional uses as listed in EMC 18.08.030, except for transitional housing with a maximum of 20 residents and four staff;
4. Kennels;
5. For permitted uses, accessory hazardous substance land uses which are not subject to cleanup requirements which accumulate more than 10,000 pounds of hazardous substances or wastes or any combination thereof at any one time on the site in any 30-day period of time, subject to the provisions of EMC 18.08.050(D)(9), except off-site hazardous waste treatment or storage facilities, which are not permitted in this district;
6. Group homes class I-A, I-B, I-C, II-A, IIB, II-C and III;
7. Recreational vehicle parks.

E. Development Standards.

1. Minimum Lot. Minimum lot area is 10,000 square feet.

2. Maximum Site Coverage. Maximum site coverage is ~~40~~65 percent.
3. Front Yard. There shall be a front yard of at least 25 feet in depth.
4. Side Yard. No side yard is required, except when a side yard abuts a residential district, and then a 20-foot side yard shall be required.
5. Rear Yard. No rear yard is required, except when a rear yard abuts a residential district, and then a 20-foot rear yard shall be required.
6. Height Limitations. The height limitation is 40 feet, three stories.
7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.
8. Outdoor Storage. Outdoor storage areas shall be fenced for security and public safety by a sight-obscuring fence unless it is determined through the development plan review that a sightobscuring fence is not necessary.
9. Building construction shall conform to the following criteria:
 - a. Visible walls shall be of lap siding, brick, stone, or stucco with no more than 50 percent glazing of any wall and glazing area calculated to include all mullions and jambs;
 - b. Roofs of buildings less than 25 feet tall shall be no flatter than four feet horizontal to one foot vertical and shall be finished with dark earth-toned flat tiles, shakes, textured shingles, or metal panels.

F. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

G. Off-Street Parking.

1. The off-street parking requirements of Chapter 18.05 EMC shall apply.
2. Off-street parking may be located in required yards, except in areas required to be landscaped.

EXHIBIT B

18.07.010 Purpose.

A. The provisions of this chapter are to provide minimum standards for landscaping in order to maintain and protect property values and enhance the general appearance of the town in all zoning districts ~~except single family districts~~.

B. The ~~planning director~~Planning Director shall have the authority to waive specific requirements or impose additional requirements in unique or special circumstances to ensure the fulfillment of the stated purpose of this chapter and to allow for flexibility and innovation of design. Special circumstances or unique conditions ~~shall~~should be reviewed with the ~~planning director~~Planning Director prior to submittal of a landscape plan. Examples of special conditions might include:

1. Preservation of unique wildlife habitat;
2. Preservation of natural or native areas;
3. Compliance with special easements;
4. Renovation of existing landscaping;
5. Unique site uses.
6. Unique site characteristics or site constraints.

18.07.040 General landscape requirements for all zones.

The general landscape requirements of this section shall apply in all zones, except for permitted detached single family residential and duplex development.

A. All parking areas of over 20,000 square feet shall have a minimum of 10 percent of the parking area, maneuvering area and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Fifty percent of the perimeter landscaping, required adjacent to property lines, may be calculated as part of the 10 percent figure.

B. All ingress or egress easements which provide corridors to the subject lot, not adjacent to a public right-of-way, shall be considered the same as a public right-of-way. Landscape requirements for easement corridors shall be the same as those required adjacent to public rights-of-way.

C. All outside storage areas shall be screened by fencing and landscaping a minimum of five feet in depth unless it is determined by development plan review that such screening is not necessary because stored materials are not visually obtrusive. The five-foot deep landscaped area can occur within the street right-of-way abutting the property line.

D. All portions of a lot not devoted to building, future building, parking, storage or accessory uses shall be landscaped in a manner appropriate, to the stated purpose of this chapter.

E. All required landscaping areas shall extend to the curblineline or the street edge. A crushed rock path in lieu of landscaping may be required where appropriate as determined by the ~~planning director~~Planning Director.

F. Required landscape areas which are inappropriate to landscape due to the existence of rail lines or other features shall be relocated, first, to another lot line, or second, to an equal-sized area in another portion of the lot, to be determined by the ~~planning director~~Planning Director upon review with the owner or developer.

G. Bark mulch, gravel or other nonvegetative material shall only be used in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material. Nonvegetative material is not a substitute for plant material.

H. Required landscape areas shall be provided with adequate drainage.

I. Slopes shall not exceed a three to one ratio (width to height), in order to decrease erosion potential and assist in ease of maintenance.

J. The perimeter of all parking areas which abut residential zones or uses shall be landscaped to a minimum depth of three feet with type II landscaping unless otherwise provided by this chapter. A six-foot high solid wood or equivalent fence is also required. Substitute fencing, including but not limited to, chainlink fence with slats, may be approved by the ~~planning director~~Planning Director upon application of the developer and adjacent residential property owners when such fencing shall provide buffering consistent with the purpose and intent of this chapter. The term "adjacent residential property," for purposes of this section, shall mean abutting property, and lots immediately adjacent to abutting property, and shall not mean property across a public road.

K. Landscaping shall not conflict with the safety of those using adjacent sidewalks or with traffic safety. Safety features of landscaping shall be discussed at the time of development plan review, if necessary. Quantity, arrangement and types of plants installed shall be appropriate to the size of the required landscape area and purpose of planting area as noted in EMC 18.07.050 pertaining to types of landscaping.

L. All trash containers shall be screened from abutting properties and streets by a 100 percent sight-obscuring fence or wall and appropriate landscaping.

M. Landscaping shall be placed outside of sight-obscuring or 100 percent sight-obscuring fences unless it is determined by the ~~planning director~~Planning Director that such arrangement would be detrimental to the stated purpose of this chapter.

N. A minimum of one tree shall be provided for each 100 square feet of required landscape area.

O. Landscape plans shall be completed by a landscape architect.

18.07.060 Landscaping Regulations-regulations for specific districts.

Landscaping regulations for specific zoning districts are as follows:

A. Single-Family Residential ~~development, in the~~ SF-1, SF-2, -and SF-~~23.~~ None.

1. Front Yard, as follows:

- a. Landscaping shall be provided across the entire front yard;
- b. Landscaping shall be provided between the entire area of the building foundation(s) and the further of: i) the back of sidewalk; or, ii) the back of curb; or, iii) the edge of right-of-way. The proposed landscaping shall be of sufficient numbers/volume to cover the entire front yard landscaping area; within one growing season for vegetation.
- c. Landscaping materials shall consist of a minimum of two (2) of the following natural components: turf grass, bushes, trees, landscaping bark, or landscaping rock.
- d. If a tree(s) is planted as one of the two (2) required natural components, evergreen trees shall be a minimum of six feet in height at planting and deciduous trees shall be a minimum 1½ inch caliper as measured 4 feet from the ground at planting.
- e. Landscape areas shall be provided with adequate drainage.

2. Landscaping Plan: Single family residential landscape plans may be completed by the landowner or a landscape architect.

3. Non-single family residential development shall comply with the landscaping regulations determined appropriate by the Planning Director.

B. Medium- and High-Density multifamily Residential, MF-1 and MF-2.

1. A minimum of 10 feet of landscaping shall be provided abutting a public right-of-way;
2. Open green area shall occupy no less than 25 percent of the area of the lot;
3. The side and rear perimeters of properties shall be landscaped to a minimum depth of 10 feet;
4. A minimum of five feet of foundation landscaping shall be placed along the perimeter of any ~~multifamily~~ structure. Foundation landscaping consists of shrubbery or some other combination of landscape materials that helps to reduce the visual bulk of structures and buffer dwelling units from light, glare and other environmental intrusions.
5. Detached single family residential and duplex development shall only be required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

C. Downtown Commercial District, C-1.

1. A minimum of three feet of landscaping to screen off-street parking areas, placement of which shall be reviewed by the ~~planning director~~ Planning Director.
2. Street trees may be required in accordance with the downtown beautification plan.

D. General Commercial, C-2.

1. The side perimeter of property abutting a residential district shall be landscaped to a minimum width of 10 feet.
2. A planting strip not less than three feet in depth shall be provided along all property abutting public rights-of-way.
3. A minimum of three feet of landscaping to mask street and parking area shall be provided.
4. Street trees may be required as specified by the ~~planning director~~ Planning Director.

E. Industrial District, I.

1. Front Yard. The front 10 feet shall be improved with appropriate permanently maintained landscaping.

2. Side Yard. At least five feet of the side yard shall be landscaped with permanently maintained landscaping.

F. Mixed Use District, MU.

1. In addition to all other applicable standards, the landscaping standards of 18.07.060.D. (C-2) shall apply.

2. Detached single family residential and duplex development shall only be required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

G. Aerospace district, AP.

1. In addition to all other applicable standards, the landscaping standards of 18.04.185 (AP) and 18.07.060.D. (C-2) shall apply.

4.2. Detached single family residential development shall only be required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

H. Airport overlay zone.

1. In addition to the landscaping requirements of the underlying zone, properties located within the Airport overlay zone may be subject to the supplemental landscaping requirements of 18.04.187.

I. Planned Unit Development, PUD.

In addition to all other applicable standards, the landscaping standards of 18.04.190.C.8. (PUD) shall apply.