Amendment to Landscape and Screening Regulations approved October 23, 2018

Publication and Effective Date October 29, 2018

1. **Increase the overall quantity of required landscaping for new development.** The required quantity of landscaping is based on a point-based system. The higher the point total, as determined by the size of the development site and other factors, the greater the quantity of landscaping required. With the exception of development in I-1, I-2, X-2, and X-3 zoning districts, it is proposed that the points generated, and the resulting required quantity of landscaping, be increased by up to 20 percent. [TMC 18.235.060(b)]

2. **Establish a minimum standard for landscaping along street frontages.** The current landscape regulations require landscape plans to “emphasize plantings along visible street frontages . . . to the greatest extent possible.” To more effectively accomplish the objectives of the landscape regulations it is proposed that a minimum of 50 percent of the total required landscaping be applied to the street frontage for sites fronting on one street, a minimum of 60 percent of the total for sites fronting on two streets, and a minimum of 70 percent of the total for sites fronting on three streets. [TMC 18.235.060(a)]

3. **Clarify and revise the required landscape setback along street rights-of-way.** The current landscape regulations require a 4 foot landscape setback for parking areas along street rights-of-way for lots platted prior to the adoption of the landscape ordinance (June 11, 2002). It is proposed that the landscape setback for lots platted prior to June 11, 2002 be increased to 5 feet to provide sufficient permeable surface to support landscaping. [TMC 18.235.060(d)(2)]

4. **Provide for alternative compliance to the 20 foot landscape setback along street rights-of-way.** Current landscape regulations require a minimum 20 foot landscape setback for parking areas along street rights-of-way for lots platted on or after June 11, 2002. To encourage more visually appealing development, it is proposed that the regulations be amended to allow reduced building and landscape setbacks for site plans that meet particular design conditions, including the siting of off-street parking to the side and rear of buildings. [TMC 18.235.060(d)(2) and TMC 18.230.030(f)]

5. **Require screening of automobile tow lots and contractor yards.** In zoning districts where tow lots, contractor offices and yards are permitted (C-4, I-1, I-2, D-1, and D-3) it is proposed that screening with fencing and/or landscaping be required along lot lines adjoining street rights-of-way and in yards abutting residentially zoned property. [TMC 18.60.010 and TMC 18.225.010(e) and (ii)]