



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 FAX (360) 568-1375

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND SITE DEVELOPMENT PLANS

- A. All areas on a site that are not specifically designated for parking, structure siting, storage, or to meet landscaping requirements, and are not left in natural vegetation shall be planted, as a minimum, with turf or other living ground cover to provide 100 percent ground coverage within four (4) years.
- B. Street Trees: The following land use actions shall require the installation of street trees:
1. Short Subdivision
 2. Final Subdivision
 3. Site Development Plan
 4. Conditional Use Permit
 5. Any activity involving street frontage improvements
 6. Rebuilding or installation of a street
- C. Properly locating Street Trees
1. 3½ feet back from the face of the curb.
 2. 5 feet from underground storm or sanitary sewer lines
 3. 10 feet from utility poles
 4. 7½ feet from driveways
 5. 20 feet from streetlights or existing trees
 6. The lowest limb of a street tree shall be 8 feet from the ground.
 7. Trees located in the sidewalk require a minimum sidewalk width of 12 feet from the back of the curb to the face of the building.
 8. Trees in planting strips 6 feet in width shall provide 1 small tree every 16 feet.
 9. Trees in planting strips 10-15 feet in width shall provide 1 medium tree every 25 feet.
 10. Trees in planting strips 15 feet in width or greater shall provide 1 large tree every 35 feet.

STREET TREES

<i>Small Trees</i> (16 ft. maximum spacing)	<i>Medium Trees</i> (25 ft. maximum spacing)	<i>Large Trees</i> (35 ft. maximum spacing)
<i>Acer ginnala</i>	<i>Acer cappadocicum</i> , <i>A. campestre</i>	<i>Acer pseudoplatanus</i> (Sycamore maple)
<i>Acer pennsylvanicum</i>	<i>Acer davidii</i>	<i>Aesculus hippocastanum</i> (horsechestnut)
<i>Acer rubrum</i> 'Armstrong' 'Scanlon'	<i>Acer platanoides</i> 'Cavalier'	<i>Castanea mollissima</i> , <i>C. sativa</i> (Chinese and Spanish chestnuts)
<i>Amelanchier laevis</i>	'Columnare' 'Crimson King'	<i>Fagus sylvatica</i> and vars. <i>cuprea</i> , <i>purpurea</i> , European beech, copr. beech, purple beech
<i>Carpinus betulus pyramidalis</i> (Pyramidal hornbeam)	'Emerald Queen' 'Globosum' 'Summershade' etc.	<i>Ginkgo biloba</i> (Maidenhair tree)
<i>Cercidiphyllum japonicum</i> (Katsura tree)	<i>Acer rubrum</i> (Red maple) 'October Glory' 'Red Sunset' 'Schlesinger'	<i>Liriodendron tulipifera</i> (Tulip tree)
<i>Crataegus phaenopyrum</i> (Washington thorn)	<i>Acer saccharum</i> (Sugar maple) 'Green Mountain' 'Sweet Shadow' (cutleaf)	<i>Pterocarya</i> spp. (Wingnuts)
<i>Davidia involucrata</i> (Dove tree)	<i>Aesculus carnea</i> and <i>A.c. brioti</i> (Pink red horsechestnuts)	<i>Quercus borealis</i> , <i>Quercus rubra</i> (Red oaks)
<i>Fagus sylvatica</i> 'Dawyc' (Pyramidal beech)	<i>Betula nigra</i> , <i>B. papyrifera</i> (River birch, paper birch)	
<i>Fraxinus ornus</i> (Flowing ash)	<i>Carpinus betulus</i> (Hornbeam)	
<i>Ginkgo biloba</i> 'Sentry' (Columnar ginkgo)	<i>Celtis occidentalis</i> (Hackberry)	
<i>Malesia monticola</i> (Silverbell)	<i>Cladastris lutea</i> (Yellowwood)	
<i>Magnolia grandiflora</i> (Evergreen magnolia) Non-windy site only	<i>Fraxinus</i> (Ash) 'Flame' 'Golden Dessert' 'Marshall Seedless' 'Rose Hill' 'Summit'	
<i>Malus floribunda</i> and selected small-growing crabapples	<i>Gleditsia</i> (Honeylocust) only thornless vars. 'Skyline' 'Shademaster' etc.	
<i>Prunus subhirtella autumnalis</i> (Autumnalis cherry)	<i>Liquidambar styraciflua</i> (Sweet gum) and newer vars.	
<i>Prunus sargentii columnaris</i> (Columnar Sargent cherry)	<i>Magnolia kobus</i>	
<i>Prunus</i> , flowering plums, <i>x blieriana</i> , 'Newport,' 'Thundercloud,' etc.	<i>Malus</i> , flowering crabapples, 'Snowdrift' 'Wintergold'	
<i>Pyrus calleryana</i> (Bradford pear) 'Chanticleer,' 'Trinity'	<i>Metasequoia</i> (Dawn redwood)	
<i>Quercus flex</i> (Holly oak)	<i>Morus alba</i> 'Kingan' (Seedless mulberry)	
<i>Quercus robur</i> 'Fastigiata'	<i>Prunus cerasifera pissardi</i>	
<i>Sorbus aria</i> (Whitebeam)	<i>Prunus sargentii</i> , <i>P. whitcombi</i> , <i>P. yedoensis</i> , and cherries 'Accolade' 'Akebono' 'Kwanzan' 'Shirofugen' 'Ukon' etc.	
<i>Stewartia pseudocamellia</i>	<i>Quercus coccinea</i> (Scarlet oak)	
<i>Styrax japonica</i> (Snowdrop tree)	<i>Quercus palustris</i> 'Sovereign'	
<i>Umbellularia</i> (California laurel, Oregon myrtle)	<i>Quercus phellos</i> , <i>Q. robur</i> , <i>Q. shumardii</i> (Willow oak, English oak, Texas red oak)	
	<i>Tilia cordata</i> (Littleleaf linden) 'Greenspire' 'Rancho' 'Salem'	
	<i>Tilia euchlora</i> (Crimean linden)	
	<i>Zelkova serrata</i> 'Village Green'	

- D. Trees: Deciduous trees or broad leaf evergreen trees shall have a minimum caliper two and one-half (2½) inches measured four (4) feet above ground level. Trees in street right-of-way shall be a minimum two (2) inch caliper, dbh. Coniferous trees shall be a minimum of six (6) feet in height.

1. Shrubs and Ground Cover. An informal arrangement of plants shall be installed in order to provide a variety of height and texture that will enhance the architectural designs and attractively screen views of parked vehicles and visually incompatible site land uses, including, but not limited to, parking, dumpsters and service areas. Unless more specifically required, ground covers shall be installed so there is at least 75 percent coverage in two years. Installed shrubs shall be a minimum eighteen (18) inches in height, when mature height is three (3) feet for more. Shrubs with mature height of less than three (3) feet shall be a minimum of twelve (12) inches in height at planting.
2. Applicant may select species other than those listed only with approval of the City.

E. Parking Lot Landscaping. All parking lot and open vehicular use areas shall meet the following requirements for interior lot development:

1. Density. Planting areas shall constitute at least 5 percent of the parking and vehicular use area in commercial districts and 10 percent of the parking and vehicular use area in all other developments, except for developments of single-family residences.
2. Minimum Area. The minimum planting area permitted shall be forty-five (45) square feet with a minimum interior width of five (5) feet. For planter islands the width must average a minimum of five (5) feet for the full length of the planting area.
3. Location of Plantings. All parking lot planting areas must be located between parking stalls or the end of parking columns. The landscaping may be peninsular or island-type (See Landscape Development Guide for suggested layouts). No building or recreation area shall be considered contributing toward satisfaction of these requirements.
4. Plantings. One (1) tree for each seven (7) parking stalls shall be provided (see Figures 5, 6 and 7). The remaining area shall be landscaped with shrubs and/or living ground cover as specified by the landscape type in subsection (G) of this section.

F. Perimeter Landscaping on Interior Lot Lines (Buffering Requirements).

1. To provide visual separation between abutting properties, the minimum planting strips of the designated width and landscape type shall apply on interior property lines, according to the following tables:

G. Interior Lot Landscape Development: The following interior landscape development shall be provided in addition to perimeter landscape requirements.

1. Buildings: Development shall provide additional Type III landscaping alongside the building(s):
 - a. When the building facade is more than 25 ft. high **or** more than 50 ft. long, or
 - b. To provide separation between parking areas and residential structures.

TABLE I

Uses	No. of Parking Stalls	
		Minimum Width of Perimeter Adjacent to Street Right(s)-of-way
Commercial, Industrial, Business Park, Public	0-75 76-250 251-500 over 500	5 feet 10 feet 15 feet 20 feet
All multifamily uses including, Low, Medium and High Density	less than 20 20-100 More than 100	8 feet 10 feet 12 feet

TABLE II

Adjacent to Land Use	Single Family				
		Multifamily Residential	Commercial	Industrial Bus. Park	Mobile Home Park
Single-Family Resid.	None	Type III 8' Wide	Type III 10' Wide	Type IV 20' Wide	Type III 10' Wide
Low and Med. Den. Resid.	None	Type III 10' Wide	Type III 10' Wide	Type IV 20' Wide	Type III 10' Wide
Mobile Home Park	None	Type III 10' Wide	Type III 10' Wide	Type IV 20' Wide	None
General Commercial	None	Type III 10' Wide	None	Type III 10' Wide	Type III 10' Wide
Industrial/ Bus. Park	None	Type IV 10' Wide	Type III** 10' Wide	None	Type III 10' Wide

* Churches, auditoriums, and recreation facilities, including clubs, located in an R-1 zone shall install and maintain a Type III planting strip, ten feet (10') in width, on any interior property line. Where these uses are located in any use other than single-family, landscaping shall be provided in accordance with the chart above.

** Buffer requirements may be changed based upon Design Review Board approval, see Section 14.41.010(F).

2. **Outdoor Storage and Dumpsters:** Outdoor storage areas and garbage dumpsters shall be surrounded by a six (6) foot high solid wall, decorative sight-obscuring fence, and/or a solid sight-obscuring landscape planting screen predominantly of evergreens. The wall, fence or planting screen shall be considered a structure and conform to front yard setback requirements.

H. **Landscape Types:** The intent of the landscape type and the minimum requirements for each are described below. For minimum required plant sizes see Section 14.41.030A, Landscape Development Standards, and consult the “Landscape Development Guide” for spacing standards.

1. **TYPE I: Open Area Landscaping**

- a. **Purpose.** Type I Landscaping is primarily intended to visually soften large open spaces of parking areas.
- b. **Description.** Type I landscaping shall consist of deciduous trees spaced a maximum of 35 feet on center in a continuous planting bed; a maximum of 75 feet on center with segmented planting areas; and low lying shrubs with a maximum height of 36 inches and ground cover or grass, that combined with shrubbery provides at least 75 percent coverage of the landscaped area within two (2) years. Planting areas shall have a minimum width of four (4) feet. (See Figure 1 in the Development Code).

2. **TYPE II: Ornamental Landscaping.**

- a. **Purpose:** Type II landscaping is intended to provide visual relief and add to the overall quality of a development by softening the effect of the new building upon the landscape.
- b. **Description:** Type II landscaping shall consist of conifer and deciduous trees planted an average of 30 ft. apart on center in beds at least five (5) ft. in width, along with evergreen and deciduous shrubs and ground cover forming an effective screen so as to cover over 75 percent of the landscaped area within two (2) years. (See Figure 2 in

the Development Code, LUDC 14.41, p. 11)

3. TYPE III: Visual Buffer

- a. Purpose: Type III landscaping is intended to provide visual separation of incompatible uses from streets, main arterials and along property lines.
- b. Description: Type III landscaping is made up of conifers or a mixture of coniferous and deciduous (no greater than 80 percent deciduous) trees. Maximum spacing shall be 20' on center for evergreen trees and 35' on center for deciduous trees. Shrubs and live ground covers shall provide for at least 75 percent coverage of landscaped area within a two (2) year period. An earthen berm may be used with low shrubbery (maximum 36", mature height) in place of more level terrain with larger (3-5 foot) shrubbery. (See Figure 3 in the Land Use Development Code, 14.41)

4. TYPE IV: Solid Screening

- a. Purpose: Type IV landscaping is intended to provide a solid sight barrier to totally separate incompatible uses.
- b. Description: Type IV landscaping shall consist of a double row of evergreen trees (with rows offset) planted at a maximum spacing of 15' triangulated on center, earth beaming at a minimum height of 2.5', along with a ground cover to provide 85 percent surface coverage within two (2) years. As an alternative to earth-berming, a six-foot high sight-screening fence may be incorporated into the landscaping, as approved by the Design Review Board. (See Figure 4 in the Land Use Development Code, 14.41)

CHECKLIST FOR LANDSCAPE PLAN

- Name and address or location of the project.
- All plant material identified by botanical and common name -- genus, species and variety.
- Location of all trees and shrubs to be planted.
- Street Trees located in street planter strip should be labeled and caliper clearly shown.
- Three sets of landscape plans drawn to a scale of 1"=30' or larger (e.g., 1"=20', 1"=10', etc.). See Design Review Board handout for required number of other plans.
- Scale of the drawing, a north arrow and date of the plan.
- Show and label all property lines abutting streets and alleys.
- Locations, sizes and species of existing trees and shrubs. Trees and shrubs to be removed should be noted. Natural areas should be designated as such.
- Any proposed or existing physical elements (such as fencing, walls, buildings, curbing, and signs) that may affect the overall landscape.
- Show parking layout: circulation, driveway location and parking stalls.
- Name of Licensed Landscape Architect or Certified Nurseryman.
- Landscape Architect or Nurseryman signature on plans and Landscape Submittal Form (see attached form).

Grading shown by contour lines, spot elevations, sections or other means.

NOTE: This information should not be used as a substitute for City codes and regulations. You should review all the details of your project with the Planning Division at 116 Union Street (568-3115) between 9:00 a.m. and 5:00 p.m. Monday through Friday.



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LANDSCAPE ARCHITECT OR NURSERYMAN SUBMISSION

I am a Washington State certified Landscape Architect or Nurseryman. I have reviewed the attached plans and I hereby make the following representation:

- 0 Ground cover will achieve 75% coverage within 2 years, if planted according to the method described on the landscape plan.
- 0 The trees that have been selected will thrive if planted according to the planting method provided on the landscape plan.

Planting beds are consistent with **one** the following descriptions:

- 0 **Type I** landscaping shall consist of deciduous trees spaced a maximum of thirty-five (35) feet on center in a continuous planting bed; a maximum of seventy-five (75) feet on center with segmented planting areas; and low lying shrubs with a maximum height of thirty-six (36) inches and ground cover or grass, that combined with shrubbery provides at least 75 percent coverage of the landscaped area within two years. Planting areas shall have a minimum width of four (4) feet.
- 0 **Type II** landscaping shall consist of conifer and deciduous trees planted an average of thirty (30) feet apart on center in beds at least five (5) feet in width, along with evergreen and deciduous shrubs and ground cover forming an effective screen so as to cover over 75 percent of the landscaped area within two years.
- 0 **Type III** landscaping is made up of conifers or a mixture of coniferous and deciduous (no greater than 80 percent deciduous) trees. Maximum spacing shall be twenty (20) feet on center for evergreen trees and thirty-five (35) feet on center for deciduous trees. Shrubs and live ground covers shall provide for at least 75 percent coverage of landscaped area within a two-year period. An earthen berm may be used with low shrubbery (maximum thirty-six inches (36"), mature height) in place of more level terrain with larger (three to five (3-5) foot) shrubbery.
- 0 **Type IV** landscaping shall consist of a double row of evergreen trees (with rows offset) planted at a maximum spacing of fifteen (15) feet triangulated on center, earth beaming at a minimum height of two and one-half (2½) feet, along with a ground cover to provide 85 percent surface coverage within two years. As an alternative to earth-berming, a six (6) foot high sight-screening fence may be incorporated into the landscaping, as approved by the Design Review Board.

Signature _____

Date _____

Site Address _____

Name of Project: _____

File Number: _____

Place Certification Stamp or number Here

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