

# Ordinance No. 00157

[\(Council Minutes 98/02/17\)](#)

## ORDINANCE NO. 157

AN ORDINANCE of the City Council of the City of Lakewood, Washington creating a new Chapter 18.37 of the Lakewood Municipal Code and repealing Section 18.35.030 of the Lakewood Municipal Code, relating to Landscaping and Buffering

WHEREAS, one of the greatest assets that the City of Lakewood has is abundant natural beauty; and,

WHEREAS, rather than having this natural beauty conflict with development activities in the City, it could be enhanced and even expanded if the City were to employ tools to promote tree planting programs and landscaping and buffering regulations; and,

WHEREAS, in connection with the other development standards and regulations, it would be appropriate for the City to have in place code provisions that address landscaping and buffering; and,

WHEREAS, landscaping and buffering regulations have been developed and reviewed by the City of Lakewood Community Development Department, and by the City of Lakewood Planning Advisory Board which held a public hearing to receive comments from persons interested in the subject; and,

WHEREAS, following review and public hearing, the Planning Advisory Board recommended the adoption of an Ordinance providing for landscaping and buffering along the lines of the provisions set forth below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

SECTION ONE That a new Chapter 18.37 of the Lakewood Municipal Code relating to Landscaping and Buffering is created to read as follows:

### **Chapter 18.37**

Chapter 18.37  
Landscaping and Buffering

Sections:

18.37.010 Purpose.

18.37.020 Definitions.

18.37.030 Applicability.

18.37.040 Plan Requirements.

18.37.050 Significant Tree Preservation.

18.37.060 Street Trees.

18.37.070 Landscaping Standards.

18.37.080 Landscaping Regulations By Zoning District.

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18.37.090 Standards - Maintenance.

18.37.100 Standards - Replacement.

18.37.110 Standards - Bonding.

18.37.120 Guidelines - Plant Materials.

18.37.010 Purpose.

The purpose of this Chapter is to provide policies and standards for the maintenance of natural vegetation and the installation and maintenance of landscaping within the City of Lakewood. This Chapter establishes four basic management categories: (1) significant tree preservation, (2) street trees, (3) landscape maintenance, and (4) landscaping standards for new construction. This Chapter uses landscaping and landscape buffering concepts to:

A. Implement the comprehensive plan;

B. Promote compatibility between land uses by reducing the visual, noise and lighting impacts on users of the site and abutting uses;

C. Protect the sylvan character of Lakewood by regulating the removal of existing significant trees and providing incentives to preserve trees which, because of their size, species, or location, provide special benefits;

D. Encourage the retention of significant existing vegetation;

- - - -

E. Protect and enhance critical areas;

F. Maintain and protect property values;

G. Enhance the visual appearance of the City;

H. Unify development and enhance and define public and private open spaces;

I. Promote the use and protection of vegetation native and common to the Puget Sound region;

J. Promote the application of water-efficient techniques in the design, installation and maintenance of landscaping;

K. Facilitate aquifer recharge;

L. Reduce erosion and water runoff; and,

M. Promote physical safety of pedestrians and motorists.

#### 18.37.020 Definitions.

A. Architectural barriers. Architectural barriers are man-made structures such as walls, signs, rockeries, drainage swales or similar man-made features that impact the required landscape areas.

B. Deciduous tree. Deciduous tree means a tree which loses its foliage in the winter; commonly used for street trees.

C. Evergreen tree. Evergreen tree means a tree, often a coniferous tree, which does not lose its foliage in the winter.

D. Interior Landscaping Area. Interior landscaping area means any area of a lot that is not within a required perimeter landscaping or landscape buffer area. In the case of single family residences in the Moderate Density Single Family Zone the entire lot shall be considered the interior landscaping area. Interior landscaping areas are required within large parking lot areas to provide aesthetic visual relief and provide for some shading of parking spaces.

E. Large Shrub. Large shrub means a shrub that is over 6 feet tall at maturity. Requirement: 5 gallon pot or ball-and-burlap requirement at the time of planting.

F. Low Shrub. Low shrub means a shrub that is under 3 feet tall at maturity.

G. Medium Shrub. Medium shrub means a shrub that is from 3 to 6 feet tall at maturity.

H. Net square footage. That area that is not covered by imperious surfaces that is available for landscaping.

I. Ornamental tree. Ornamental tree means a tree that is either a conifer or deciduous tree that are accessory, decorative, enhance and accent the general landscaping of the site. Ornamental trees are generally between 8 and 20 feet tall at maturity.

J. Perimeter Landscaping Area. Perimeter landscaping area means the area around the perimeter of a lot and/or parking area that supports landscape screening and buffering between uses as required by this Chapter.

K. Resource. Resource means only mineral resource lands; it does not include agricultural production or sales areas.

L. Significant Tree. Significant trees means an existing tree which, when measured four (4) feet above grade, has a minimum diameter of:

1. Twelve inches for evergreen trees;
2. Twelve inches for deciduous trees;
3. Six (6) inches for Garry Oaks (also known as Oregon White Oaks);and,
4. Trees determined to be significant by the Community Development Director, regardless of the tree diameter, due to the uniqueness of the species.

M. Street Tree. Street tree means a tree that is planted in conjunction with other trees along a public or private street right-of-way to create a uniform appearance or aesthetic pattern.

N. Street Tree Fund. Is a fund established by ordinance for the purpose of allowing the transfer of street improvements including street trees, landscaping and urban design features such as sidewalks and street furniture from one site to another.

O. Sylvan. Sylvan means a treed picturesque environment that is peaceful and comforting to the residents.

P. Tree Removal Permit. Tree Removal Permit is an approval granted by the Community Development Department to remove a significant tree within the City of Lakewood.

Q. Utilities. Utilities means public facilities including electrical substation, electrical generation facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste transfer facilities, and water supply facilities (level 2) for the purpose of this Chapter. Utilities do not include electrical transmission, telephone or communication lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities.

R. Vegetative groundcover. Vegetative groundcover means vegetation other than grass (which does not usually exceed one foot in height) which eventually grows together to form a continuous mass.

#### 18.37.030 Applicability.

This section shall be used in the review of all land development permit proposals including tree removal permits, use permits, site development permits, subdivisions, and building permits. Landscaping, landscape buffering, and tree preservation shall be provided in accordance with the requirements of individual zone districts and the provisions of this Chapter. In the event one of the above permits is not required for the establishment of a use, the standards of this section still apply. The Community Development Department shall review and may approve, disapprove, or approve with modification all site/landscape plans for public and private projects where required .

The following table outlines the landscaping requirements by zoning classification:

18.37.090 Standards - Maintenance.

18.37.100 Standards - Replacement.

18.37.110 Standards - Bonding.

18.37.120 Guidelines - Plant Materials.

18.37.010 Purpose.

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The following table outlines the landscaping requirements by zoning classification:

ZONE	TREE PRESERVATION	LANDSCAPING	STREET TREES
OSR	YES	YES	YES
MSF	YES	NO*	NO*
HRD	YES	YES	YES
MUD	YES	YES	YES
OLB-1	YES	YES	YES
OLB-2	YES	YES	YES
NC	YES	YES	YES
CC	YES	YES	YES
MUC	YES	YES	YES
EC	YES	YES	YES

*Overlay Zones*

TR-15	YES	NO*	NO*
TR-15			
TR-20	YES	NO*	NO*
TR-30	YES	NO*	NO*

TR-U	YES	YES	YES
TR-UC	YES	YES	YES

NO\* Applies only to permitted uses. Non-conforming, conditional, or administrative uses still require compliance with all provisions of this code.

A. General Applicability. Landscaping required pursuant to this Chapter shall be installed on that portion of the lot not covered by impervious surfaces such as building area or parking areas in accordance with an approved landscape plan, prior to issuance of the certificate of occupancy, or business license, for any of the following development activities:

1. Construction of a new building or structure;
2. Any expansion of a building or structure of less than ten thousand dollars (\$10,000) in building permit valuation shall not be required to comply with this Chapter;
3. In the case of a remodeling project, where there is neither an expansion, change in use or type, nor an intensification of the use, the provisions of this Chapter shall not apply;
4. Creation or expansion of a parking area lot or other paved parking surfaces, or the paving of a gravel parking area; and
5. Creation or expansion of an outdoor use, activity, or storage area at the discretion of the Community Development Director.

B. Exceptions. The following exceptions may be allowed at the discretion of the Community Development Director under the following circumstances:

1. Residential properties. The provisions of this Chapter shall not apply to lots of less than 18,000 square feet in size which are, as of the effective date of the Ordinance by which this Chapter is adopted, zoned for and used as single family residential use, so long as that zoning and use continues unchanged from its condition and status as of said effective date.

2. Significant Tree Preservation. In order to achieve the maximum retention of significant trees, building setbacks, required parking, and other elements of a proposed development, such required development standards may be modified or waived for the affected areas by the Community Development Director.

3. Existing Structures. Where existing structures are situated so as to preclude installation of required landscaping, such required landscaping may be waived for the area affected by such structures by the Community Development Director. However, an amount equivalent to the cost of the landscaping that is waived shall be paid to the Street Tree Fund by the applicant. The cost of the landscaping shall be based on a proportionate square foot cost of other areas on the lot that have been landscaped.

4. Parking for Existing Structures. Where compliance with the provisions of loading areas and off-street parking requirements for existing buildings or structures conflicts with the requirements of this Chapter, the required landscaping may be waived, or modified as determined by the Community Development Director. However, an amount equivalent to the cost of the landscaping that is waived shall be paid to the Street Tree Fund by the applicant. The cost of the landscaping shall be based on a proportionate square foot cost of other areas on the lot that have been landscaped.

5. Jointly Developed Properties. If contiguous lots are developed jointly with like uses, perimeter buffering requirements between the jointly developed lots may be waived at the discretion of the Community Development Director.

6. Existing Vegetation. Where existing vegetation can provide the same level of screening as required per the above landscape levels, the Community Development Director may grant a waiver from the standard requirements. In this case, the

applicant is responsible for submitting to the Community Development Department an alternative conceptual landscape plan, supporting photographs and a brief explanation as to how the alternative plan satisfies the intent of the landscape level required. Supplemental plant material may be required to be installed within, or adjacent to, the natural landscape area to fully comply with the intent of the required landscape level.

7. Fencing. When the Community Development Director determines that the requirements of this section will create an unnecessary hardship for a specific property and a fence will help meet the intent of this Chapter and maintain the neighborhood character, a fencing solution may be substituted for all or part of the landscaping requirements at the discretion of the Community Development Director. Such solutions must provide the same level of buffering as the landscaping that would otherwise be required.

8. Other Provisions Not Replaced. Nothing in this Chapter shall be construed to relieve the applicant of open space, critical area buffer, setback, and other such development constraints defined by the zoning code, conditional use permit, unclassified use permit, concomitant rezone agreement, subdivision code, planned development district, shorelines master program, terms of approvals or compliance with the State Environmental Policy Act or any other similar type of regulation or requirement.

9. More Substantial Requirements Apply. Where there is a difference in the standards listed in this Chapter and the specific requirements listed in individual zones, the more substantial requirements shall apply. The Community Development Director may permit alternative landscaping when the overall site development plan proposed provides equivalent or better results than required by this title.

#### 18.37.040 Plan Requirements.

A. Planting and Irrigation Plans. A planting plan and irrigation plan is required for any proposed multi-family or non-residential development. Formal subdivisions and short subdivisions require only a planting plan. The Community Development Director shall review and may approve, approve with modifications, or disapprove the landscape development plans subject to the provisions of this Chapter. A Landscaping and Tree Maintenance Plan shall be submitted to the Community Development Department, accurately drawn, using an appropriate engineering or architectural scale which shows the following:

1. Boundaries and dimensions of the site;
2. Location and identification of all streets, alleys, sidewalks, and easements abutting the site, including dimensions;
3. Proposed topography at two (2) foot contours, five (5) foot contours may be allow at discretion of the Community Development Director;
4. Proposed location and dimensions of all on-site buildings including height of structures and distance between buildings;
5. Location and dimensions of all off-site buildings and significant trees within 50 feet of the boundaries of the site to assure that the proposed landscaping does not negatively impact existing adjacent uses;
6. Details of any proposed architectural barriers;
7. Dimensions and location of storage and trash areas, loading docks, exterior utility installations, and mechanical equipment;
8. Layout and dimensions of all parking stalls, easements, access ways, turnaround areas, driveways, and sidewalks on site;
9. Percentage of landscaping for total site and net square footage of parcel;
10. Proposed landscaping and a plant schedule containing the botanical and common names of the new plant material, existing plant material proposed to be retained, the planting size of the material, the number of each plant, and any special planting instructions.
11. Existing vegetation on the site, and a clear indication of whether it is to be retained or to be removed. All evergreen and deciduous trees twelve inches DBH (diameter at breast height) or greater must be specifically identified.
12. All Garry Oaks on the subject site,

13. Irrigation Plan. An irrigation plan is required to ensure that the planting will be watered at a sufficient level to ensure plant survival and healthy growth. The irrigation plan shall indicate the location of pipes, sprinkler heads, and back flow devices. The Community Development Director may require additional information, including but not limited to pumps, pipe size, head capacity, water pressure in pounds per square inch at the pump and sprinkler heads, and timer system. The irrigation plan shall conform with the requirements of Section 18.37.080(L).

B. Persons Qualified to Prepare Plans. The landscape plans shall be prepared by a Washington state registered landscape architect, a Washington state certified nurseryman, or a Washington state certified landscaper, except that planting plans for short subdivisions, for street tree requirements, and for canopy tree requirements for properties abutting vacant land may be prepared by the applicant and as approved by the Community Development Director. The irrigation plan shall be prepared by a Washington state registered landscape architect, except that irrigation plans for short subdivisions and for street tree requirements may be prepared by the applicant.

#### 18.37.050 Significant Tree Preservation.

A. Applicability. Significant tree preservation shall be required for any project or activity where a site development permit, building permit, short subdivision, subdivision, planned development district, or use permit is required. In the event one of the above permits is not required for the establishment of a use, the standards of this section still apply and a tree removal permit is required prior to the removal of any significant trees as provided in Section 18.37.050(H).

B. Perimeter Landscaping. All significant trees located within any required perimeter landscaping area shall be retained, except at the discretion of the Community Development Director they may be replaced, subject to the provisions of this Chapter. If any significant trees are removed from a required perimeter landscape buffer area for access, sight areas, required roads, utilities, sidewalks, trails, or storm drainage improvements, they shall be replaced at a rate at a replacement rate of one and one-half (1.5) inches diameter for every one inch diameter for every significant tree that is removed.

C. Residential Projects/ Institutional Development. In new single family residential developments, multi-family residential developments, and public/quasi-public institutional developments, 50% of the significant trees located within the interior landscaping area of the lot (or individual lots, in the case of residential subdivisions) shall be retained. This requirement excludes sensitive/critical areas and their buffers, open space areas and tracts, and perimeter landscaping areas. All trees within such areas are required to be retained except as may be specifically indicated in a discretionary land use permit or tree removal permit.

D. Industrial/ Commercial Development. In commercial and industrial developments, 10% of the significant trees located within the interior of the lot (or individual lots, in the case of subdivisions) shall be retained. This requirement excludes sensitive/critical areas and their buffers, open space areas and tracts, and perimeter landscaping areas. All trees within such areas are required to be retained except as may be specifically indicated in a discretionary land use permit or tree removal permit.

E. Public Rights-of-Ways. On all public rights-of-way no significant tree can be removed without obtaining approval through a tree removal permit.

F. Mineral Extraction. Mineral extraction operations shall be required to comply with the perimeter landscaping requirement or environmental mitigation measures under the State Environmental Policy Act (SEPA).

G. SEPA Requirements. Additional or specific tree retention may be required as SEPA mitigation measures in addition to the requirements of this section.

H. Development Projects- Retention Plan. The applicant for a development project shall submit a tree retention plan concurrent with a grading permit, building permit or preliminary subdivision, short subdivision application or planned development district, whichever is reviewed and approved first. The tree retention plan shall consist of a tree survey that identifies the location, size and species of all significant trees on a site and trees over three (3) inches in caliper that will be retained on the site. The tree survey may be conducted by a method that locates individual significant trees or by using standard timber cruising methods to reflect general locations, numbers and groupings of significant trees. The development plan shall also show the location and species of each significant tree that is intended to qualify for additional credit pursuant to Section 18.37.050(K), below, and identify the significant trees that are proposed to be retained, transplanted or restored.

I. Other Properties- Tree Removal Permits. Where tree removal is not regulated in conjunction with a land use or building permit, or where a separate tree removal permit is required as a condition of a development project, no cutting or alteration of any significant tree shall be permitted until a tree removal permit is issued pursuant to the provisions of this section. The purpose of this section is to insure that the provisions and policies of this Chapter are applied to properties and tree removal activities in the absence of a specific development project.

J. Damaged or Diseased Trees. Trees will not be considered A significant trees@ if, following inspection by a registered landscape architect, certified nursery professional or certified arborist, they are determined to be:

1. Damaged or diseased (and do not constitute important wildlife habitat), See Subsection 18.37.050(K)(6), below.
2. Safety hazards due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation;

At the discretion of the City, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as danger trees.

K. Significant trees - Incentives for Retention. Each significant tree that is located outside of the area for perimeter landscaping and is retained may be credited as two trees for complying with the retention requirements above, provided it meets one or more of the following criteria:

1. The tree exceeds sixty (60) feet in height, or twenty-four (24) inches in diameter for evergreen trees or thirty (30) inches for deciduous trees;
2. The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;
3. The tree provides energy savings, through winter wind protection or summer shading, as a result of its location relative to buildings;
4. The tree belongs to a unique or unusual species;

5. The tree is located within twenty five (25) feet of any critical area or required critical area buffers; and
6. The tree is 18 inches in diameter or greater and is identified as providing valuable wildlife habitat.

L. Significant Tree Protection. The following standards are intended to provide protection for existing significant trees which are retained:

1. No clearing shall be allowed on a site until approval of tree retention and landscape plans;
2. In any required perimeter landscaping area as defined in this Chapter, the applicant shall retain all significant trees, except as provided in Section 18.37.050(B), above.
3. An area free of disturbance, generally corresponding to the drip line of the significant tree shall be identified and protected during the construction stage with a temporary three-foot high chain-link or plastic net fence;
4. No impervious surfaces, fill, excavation, storage of construction materials, or parking of vehicles shall be permitted within the area defined by such fencing or stakes;
5. A tree well shall be constructed if the grade level around the tree is to be raised. The inside diameter of the well shall be at least equal to the diameter of the tree spread, plus five (5) feet;
6. The grade level shall not be lowered within the larger of the two areas defined as follows:
  - (a) The area defined as the drip line of the tree(s) at the time of development; or
  - (b) An area around the tree equal to one (1) foot diameter for each one (1) inch of tree trunk diameter as measured one (1) foot above pre-existing grade at time of development.
7. The Community Development Director may approve use of tree protection techniques, other than those listed above, if the trees will be protected to an equal or greater degree than by the techniques listed above. Alternative techniques must be approved by a registered landscape architect, certified nursery professional, or certified arborist.
  - (a) The applicant shall utilize tree protection techniques approved by the Community Development Director during land alteration and construction in order to provide for the continual healthy life of retained significant trees.
  - (b) If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within two (2) years of the development of the site, then the significant tree shall be replaced at the rate of ten (10) trees if the significant tree was in the perimeter landscape area and five (5) trees if the significant tree was in the interior landscape area.

M. Significant Trees - Replacement. The following standards are intended for the replacement of existing significant trees which are removed:

1. On Site Replacement. When the required number of significant trees cannot be retained, significant trees that are removed above the permitted retention standards shall be replaced on site with trees measuring three inch caliper or more, at a replacement rate of one and one-half (1.5) inches diameter for every one inch diameter of the removed significant tree. Existing trees that are between three (3) and less than twelve (12) inches in diameter, and are located on the site and retained to support the remaining significant trees can be counted against the on-site replacement requirements if they are healthy and not hazardous.
2. Off Site Replacement. When the required number of significant trees cannot be physically retained or replaced on site, the applicant may have the option of:
  - (a) The planting of the required replacement trees at locations approved by the City throughout the City prior to the time of occupancy of the building at the same rate as the replacement rate required for on-site replacement of significant trees in the Section E.10.h, above.
  - (b) The payment in lieu of replacement may be made to the City Tree Fund for planting of trees in other areas of the City. The

payment in an equivalent amount to the estimated cost of buying and planting the trees that would otherwise have been required to be planted on site, as determined by the City's Tree Replacement Cost Schedule. The payment in lieu of planting trees on site shall be made at the time of the issuance of any building permit for the property.

N. Official Trees of the City of Lakewood.

1. An official tree of the City of Lakewood is the Garry Oak (*Quercus garryana*. OREGON WHITE OAK, GARRY OAK)
2. Every official tree of the City of Lakewood over six (6) inches in diameter is protected by the following conditions, pertaining to lots that may be subdivided:

(a) No such official tree shall be removed without receiving a permit from the City.

(b) Every such official tree that is removed by permission of the City must be replaced according to the requirements of this code as stated in Section 18.37.050(M).

18.37.060 Street Trees.

A. Standards: All street trees shall meet the following standards:

1. Planted within ten (10) feet of the street right-of-way;
2. A minimum of three (3) inches in caliper at the time of planting;
3. Is one of the following types of trees:

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3. Is one of the following types of trees:

Norway Maple.	<i>50-60 ft. Yellow in fall. Aphid and fungus problems.</i>
<i>Acer platanoides.</i>	50-60 ft. Yellow in fall. Aphid and fungus problems.
Norway Maple- Crimson King.	<i>50-60 ft. Slower-growing. Purple foliage until leaves drop. Aphid and fungus problems.</i>
<i>Acer platanoides.</i>	50-60 ft. Slower-growing. Purple foliage until leaves drop. Aphid and fungus problems.
Red Maple (a.k.a. Scarlet Maple)- Armstrong.	<i>To 40 ft. Tall, very narrow trees. Fast growing. Brilliant scarlet fall color with frost.</i>
<i>Acer rubrum.</i>	To 40 ft. Tall, very narrow trees. Fast growing. Brilliant scarlet fall color with frost.
Red Maple (a.k.a. Scarlet Maple)- Red Sunset.	<i>To 40 ft. Upright vigorous branching pattern. Fast growing. Brilliant scarlet fall color with frost.</i>
<i>Acer rubrum.</i>	To 40 ft. Upright vigorous branching pattern. Fast growing. Brilliant scarlet fall color with frost.
European Hornbeam- Fastigiata.	<i>To 40 ft. Columnar, then pyramidal. Yellow or red in fall. Fruit-like clusters. May retain leaves into winter.</i>
<i>Carpinus betulus.</i>	To 40 ft. Columnar, then pyramidal. Yellow or red in fall. Fruit-like clusters. May retain leaves into winter.
	<i>To 40 ft. Slow-growing. Can be planted under higher trees. Red</i>

Katsura Tree	<i>or yellow in fall. Can have multiple trunks. Hot sun bad.</i>
<i>Cercidiphyllum japonicum.</i>	To 40 ft. Slow-growing. Can be planted under higher trees. Red or yellow in fall. Can have multiple trunks. Hot sun bad.
English Hawthorn- Paulii	<i>18-25 ft. high &amp; 15-20 ft. wide. Dense. Fissured trunk. Rose/red blossoms. Insect &amp; disease problems.</i>
(Paul=s Scarlet). <i>Crataegus laevigata</i>	18-25 ft. high & 15-20 ft. wide. Dense. Fissured trunk. Rose/red blossoms. Insect & disease problems.
Washington Thorn-	
<i>Crataegus phaenopyrum.</i>	To 25 ft. high & 20 ft. wide. Light and open limb structure. Small white flowers. Shiny red fruit. Orange/red leaves in fall.
.	
White Ash- Autumn Purple.	<i>To 80 ft. Seedless. Purple in fall.</i>
<i>Fraxinus americana.</i>	To 80 ft. Seedless. Purple in fall.
Marshall Seedless Green Ash.	<i>30-40 ft. Fast-growing. Tapered crown. Leaflets. Seedless. Dark green.</i>
<i>Fraxinus pennsylvanica.</i>	30-40 ft. Fast-growing. Tapered crown. Leaflets. Seedless. Dark green.
Honey Locust- Shademaster.	<i>35-70 ft. Fast growing. Leaflets yellow in fall and drop early. Pods. Hardy. Not good in narrow planting strip.</i>
<i>Gleditsia triacanthos.</i>	35-70 ft. Fast growing. Leaflets yellow in fall and drop early. Pods. Hardy. Not good in narrow planting strip.
Honey Locust- Skyline.	<i>35-70 ft. Fast growing. Pyramidal. Leaflets yellow in fall and drop early. Pods. Hardy. Not good in narrow strip.</i>
<i>Gleditsia triacanthos.</i>	35-70 ft. Fast growing. Pyramidal. Leaflets yellow in fall and drop early. Pods. Hardy. Not good in narrow strip.
American Sweet Gum.	
<i>Liquidambar styraciflua.</i>	To 60 ft. 1/3 as wide. Yellow to red in fall. Spiny fruit. In hard soils roots are near surface. May retain leaves into winter. Match trees while in fall color.
.	
Tulip Tree (a.k.a. Yellow Poplar).	
<i>Liriodendron tulipifera.</i>	60-80 ft. high. Will spread to 40 ft. Yellowish-green flowers after 10 years. Yellow/brown leaves in fall. Aphids.
.	
Flowering Cherry-	
Accolade.	
<i>Prunus &gt;Accolade=</i>	20 ft. high & as wide. Semi-double pink blossoms.

>Accolade=

Flowering Plum. *To 25 ft. high and 20 ft. wide. Leaves are reddish in spring, greenish in summer. Fragrant, pink, double flowers.*

*Prunus blireiana.* To 25 ft. high and 20 ft. wide. Leaves are reddish in spring, greenish in summer. Fragrant, pink, double flowers.

Japanese Flowering Cherry- Amanagowa. *20-25 ft. high & 8 ft. wide. Columnar. Semi-double, light pink.*

*Prunus serulata.* 20-25 ft. high & 8 ft. wide. Columnar. Semi-double, light pink.

Japanese Flowering Cherry- Kwanzan *30 ft. high & 20 ft. wide. Upright branches form inverted cone. Deep pink blossoms with new red leaves.*

*Prunus serrulata.* 30 ft. high & 20 ft. wide. Upright branches form inverted cone. Deep pink blossoms with new red leaves.

Japanese Flowering Cherry- Shirofugen *25= high & as wide. Double pink blossoms, fading to white. Late bloomer.*

*Prunus serulata.* 25= high & as wide. Double pink blossoms, fading to white. Late bloomer.

Flowering Cherry- Autumnalis. *25-30 ft. high & as wide. Bushy with flattened crown. Double, pinkish white blossoms in autumns and early spring.*

*Prunus subhirtella.* 25-30 ft. high & as wide. Bushy with flattened crown. Double, pinkish white blossoms in autumns and early spring.

Flowering Cherry- Rosea (a.k.a. Whitcombii). *20-25 ft. high, spreading to 30= wide. Pink single blossoms. Very early. Northwest favorite.*

*Prunus subhirtella.* 20-25 ft. high, spreading to 30= wide. Pink single blossoms. Very early. Northwest favorite.

Yoshino Flowering Cherry. *To 40 ft. high & 30 ft. wide. Fast growing.*

*Prunus yedoensis.* To 40 ft. high & 30 ft. wide. Fast growing.

Scarlet Oak. *60-80 ft. Not as bright red if autumn is warm. Deep roots.*

*Quercus coccinea.* 60-80 ft. Not as bright red if autumn is warm. Deep roots.

Garry Oak (a.k.a. Oregon White Oak). *40-90 ft. Deep, non-aggressive root system. Hard to find- Wallace Hansen Nursery, Salem, OR, Tel. 503-581-2638*

*Quercus garryana.* 40-90 ft. Deep, non-aggressive root system. Hard to find- Wallace Hansen Nursery, Salem, OR, Tel. 503-581-2638

Pin Oak. *50-80 ft. Slender, then round-headed. Lowest branches will droop. Leaves turn yellow, red, then brown; may hang on..*

<i>Quercus palustris.</i>	50-80 ft. Slender, then round-headed. Lowest branches will droop. Leaves turn yellow, red, then brown; may hang on..
Northern Red Oak.	<i>to 90 ft. Fast growth. Broad. Red in fall. Needs fertile soil and watering. Deep roots.</i>
<i>Quercus rubra.</i>	to 90 ft. Fast growth. Broad. Red in fall. Needs fertile soil and watering. Deep roots.
Little Leaf Linden- Greenspire.	<i>30-50 ft. high &amp; 15-30 ft. wide. Densely pyramidal form. Small, fragrant, white flowers in July. Yellow in fall. Aphids.</i>
<i>Tilia cordata.</i>	30-50 ft. high & 15-30 ft. wide. Densely pyramidal form. Small, fragrant, white flowers in July. Yellow in fall. Aphids.
Zelkova- Village Green.	<i>To 60 ft. and as wide. Smooth, gray bark. Leaves like elm (3@ x 1.5@). Fall color varies. Grafted.</i>
<i>Zelkova serrata.</i>	To 60 ft. and as wide. Smooth, gray bark. Leaves like elm (3@ x 1.5@). Fall color varies. Grafted.
Ornamental Pear- Bradford.	<i>25-50 ft. Horizontal branching. Early flower clusters. Purplish red in fall.</i>
<i>Pyrus calleryana.</i>	25-50 ft. Horizontal branching. Early flower clusters. Purplish red in fall.
Ornamental Pear- - Aristocrat.	<i>25-50 ft. Horizontal branching. Early flower clusters. Pyramidal. Purplish red in fall.</i>
<i>Pyrus calleryana.</i>	25-50 ft. Horizontal branching. Early flower clusters. Pyramidal. Purplish red in fall.

4. Street trees may be allowed within the street rights-of-way with the approval of the Engineering Manager. The adjoining property owner shall be responsible for all maintenance of street trees and landscaping in public right-of-ways. Street tree shall be trimmed to maintain the street canopy and provide for public safety. Street trees can not be removed without the prior approval of the Engineering Manager.

#### 18.37.070 Landscaping Standards.

##### A. Plant Standards (New):

1. Deciduous tree. A minimum three (3) inch caliper at the time of planting.
2. Evergreen tree. A minimum three (3) inch caliper at the time of planting.
3. Large Shrub. A five (5) gallon pot or ball-and-burlap requirement at the time of planting.
4. Low Shrub. A one (1) or two (2) gallon pot or ball-and-burlap requirement at the time of planting.

5. Medium Shrub. Two (2) or three (3) gallon pot or ball-and-burlap requirement at the time of planting.

6. Ornamental tree. One (1) inch caliper for deciduous; four (4) feet tall for evergreens. (Trees not otherwise required.)

#### 7. Vegetative

Groundcover. Four (4) inch pots with 12 inch spacing or one (1) gallon pots with eighteen (18) inch spacing at the time of planting.

#### B. Types of Landscaping:

1. Type I, Solid Screen. A combination of fencing and landscaping that will provide an immediate separation with solid sight barrier, i.e. fence or wall, with a minimum height of eight (8) to a maximum ten (10) feet high and one row of either deciduous trees, a minimum of three (3) inches in caliper, or evergreen trees, a minimum of fifteen (15) feet in height and planted at intervals of no greater than twenty (20) feet on center on landscaping strip that has a minimum of eight (8) feet in width.

2. Type II, Dense Screen. A combination of landscaping and/or fencing that provides a physical separation and a dense visual screen that buffers significantly different uses and land use districts. The following standards shall be applied:

(a) A sight-obscuring fence, a minimum of five (5) feet high; and one row of evergreen trees, a minimum of twelve (12) feet in height and planted at intervals of no greater than twenty (20) feet on center in a twenty (20) foot wide landscaping strip, along with medium shrubs (at intervals of no greater than five (5) feet on center), or larger shrubs (at intervals of no greater than eight (8) feet on center), and other plant materials, planted so that the ground will be covered within three years; or

(b) One row of evergreen trees, a minimum of twelve (12) feet in height and planted at intervals of no greater than twenty (20) feet on center may be planted on an earthen berm at least fifteen (15) feet in width within the twenty (20) foot wide landscaping strip along with shrubs having an average height of three (3) feet along its midline.

3. Type III, Visual Separation. A combination of evergreen and deciduous trees that provide a buffer and blending between uses and land use districts. The following standards shall be applied:

(a) A minimum landscaping strip fifteen (15) feet in width that has a mix of evergreen trees (minimum of 8 feet high) and deciduous trees (minimum three (3) inch caliper), with no more than 50 percent being deciduous, planted at intervals no greater than 20 feet on center. Medium shrubs (at intervals of no greater than 6 feet on center), or larger shrubs (at intervals of no greater than eight (8) feet on center), and other plant materials, planted so that the ground will be covered within three years; or,

(b) Alternatively, the trees and shrubs may be planted on an earthen berm within a ten (10) foot wide landscaping strip. The berm shall be at least ten (10) feet in width and an average height of two (2) feet along its midline.

4. Type IV, General Canopy. A landscape buffer composed of canopy type trees blending of uses between compatible uses (along the property line) and to soften the appearance of building elevations. The following standards shall be applied:

(a) A minimum landscaping strip ten (10) feet in width that has Canopy (deciduous) trees, with a minimum three (3) inch caliper and planted at intervals no greater than 30 feet on center, and an arrangement of shrubs, vegetative groundcover, mulch, and/or grass that will attain a mature look within three years.

(b) Alternatively, the trees and shrubs may be planted on an earthen berm within a eight (8) foot wide landscaping strip. The berm shall be at least eight (8) feet in width and an average height of one and one and a half (1.5) feet along its midline.

5. Type V, Streetscape Canopy. A unifying theme of canopy type trees along a street at the same time the landscaping allows security surveillance of adjacent properties. The following standards shall be applied:

(a) A minimum landscaping strip ten (10) feet in width, twelve (12) feet if adjacent to a designated arterial street, that has a canopy of deciduous trees, with a minimum three (3) inch caliper and planted at intervals no greater than 30 feet on center. Shrubs (that will attain a maximum height of three (3) feet) and vegetative ground cover must be planted, along with approved street trees, or as determined by the type of street tree used and approved by the Community Development Director; or

(b) Earth-mounding, an average of three (3) feet in height, planted with low shrubs or living ground cover with a maximum

height of one (1) foot so that the ground will be covered within three (3) years along with approved street trees planted at minimum rate of one per thirty (30) feet of street frontage; or

(c) The use of a swale for infiltration of storm water that either has grass or ground cover along the bottom of the swale with approved canopy street trees planted at minimum rate of one (1) per thirty (30) feet of street frontage.

6. Type VI. Parking Areas. Evergreen and deciduous trees that break up the bulk of a parking lot. The following standards shall be applied:

(a) Design.

(i) Each area of landscaping must contain at least 100 square feet of area and must be at least eight feet in any direction. The area must contain at least one tree (at least ten (10) feet in height for evergreen trees and at least three (3) inch caliper for deciduous trees). The remaining ground area must be landscaped with plant materials or decorative mulch. Unit pavers can be integrated into the design, but can not be used in more than twenty-five (25) per cent of the landscaped area.

(ii) A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least eight (8) feet wide and must extend the length of the adjacent parking stall.

(iii) Up to 100 percent of the trees proposed for the parking area may be deciduous.

(b) Required amount in addition to perimeter landscaping.

(i) For parking areas with less than 50 parking spaces, at least 25 square feet of landscape development must be provided in this section for each parking stall proposed.

(ii) For parking areas containing 50 or more parking spaces, at least 35 square feet of landscape development must be provided for each parking stall proposed.

7. Type VII, Dumpsters, etc. A combination of fencing and dense planting of evergreen and deciduous trees that provides visual relief from unsightly features of the dumpsters, recycling areas, or storage yards. The following standards shall be applied:

(a) A minimum five (5) foot high fence up to a maximum twenty (20) foot high wall that will hide all of the activity; and

(b) Evergreen and/or deciduous trees planted in a minimum landscaping strip of five (5) feet in width not more than ten (10) feet on center; and

(c) Shrubs that will attain a height of three feet and vegetative groundcover must be planted so that the ground will be covered within three (3) years.

## C. General Provisions.

1. Application. All zoning district landscaping shall be provided in all developments subject to this Chapter.

2. Setbacks. Where the width of a required planting strip exceeds the setback requirement for any structure subject to this Chapter, the setback shall be increased to provide the full width of a planting strip.

3. Storage areas. All outside storage areas and loading docks shall be screened by fencing and a Type VII landscaping strip with a minimum width of five (5) feet unless determined by design review that such screening is not necessary because stored materials are not visually obtrusive.

4. Use of non-vegetative material. Bark, mulch, gravel, or other non-vegetative material (plastic or artificial grass, shrubs or trees) shall only be used in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material. Non-vegetative material is not a substitute for plant material.

5. Irrigation. All required landscape areas shall be irrigated by a permanent, underground sprinkler or drip watering system complete with automatic controls.

6. Drainage. All required landscaped areas shall be provided with adequate drainage.

7. Staking. All trees shall be double staked for the first two years.

8. Slopes. Man made landscape slopes shall not exceed a 3:1 ratio (length to height) in order to decrease erosion potential and assist in ease of maintenance except in designated natural or open space areas.

#### 18.37.080 Landscaping Regulations By Zoning District.

A. General. Type V, Streetscape Canopy; Type VI, Parking Areas; and Type VII, Dumpsters, etc. are types of landscaping that shall apply in all zones, except Moderate Density Single Family, MSF. Type I, Solid Screen landscaping, can be applied as a requirement for a conditional use or administrative non-conforming use permit in any zone by the Community Development Director or the Hearing Examiner.

B. Open Space/ Recreation (OSR Zone). In the OSR Zone, the unique character of the OSR Zone as private and public open space, parks, and public facilities requires a case by case review by the Community Development Director.

C. Moderate Density Single Family (MSF) Zone. In the MSF Zone, the following types of landscaping shall be required:

1. Single Family None

2. Multiple Family Type III, Visual Separation

3. Civic Uses Type III, Visual Separation

4. Utilities Type III, Visual Separation

5. Essential Public Facilities Type I, Solid Screen or

Type II, Dense Barrier

6. Resource - Mining Type III, Visual Separation

7. Non Conforming Uses Type I, Solid Screen or

Type II, Dense Barrier

8. Administrative Uses Type III, Visual Separation

9. Conditional Uses Type I, Solid Screen or

Type II, Dense Barrier

D. High Density Residential District (HRD) Zone. In the HRD Zone, the following types of landscaping shall be required:

1. Single Family Type III, Visual Separation
2. Multiple Family Type III, Visual Separation and/or  
Abutting MSF Zone Type II, Dense Barrier
3. Civic Uses Type III, Visual Separation
4. Utilities Type III, Visual Separation
5. Essential Public Facilities Type III, Visual Separation
6. Office/Business Type III, Visual Separation
7. Resource Type III, Visual Separation
8. Commercial Type II, Dense Barrier
9. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
10. Administrative Uses Type III, Visual Separation
11. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier.

E. Mixed Use District (MUD) Zone. In the MUD Zone, the following types of landscaping shall be required:

1. Multiple Family & Other Type III, Visual Separation
2. Civic Uses Type IV, General Canopy
3. Utilities Type III, Visual Separation
4. Essential Public Facilities Type IV, General Canopy
5. Office/Business Type IV, General Canopy
6. Resource Type IV, General Canopy
7. Commercial Type IV, General Canopy

8. Industrial Type III, Visual Separation
9. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
10. Administrative Uses Type III, Visual Separation
11. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier
12. Abutting MSF Zone Type II, Dense Barrier
13. Abutting HRD Zone Type III, Visual Separation

F. Office and Limited Business-Level 1 (OLB-1). In the OLB-1 Zone, the following types of landscaping shall be required:

1. Civic Uses Type III, Visual Separation
2. Essential Public Facilities Type II, Dense Barrier
3. Office/Business Type IV, General Canopy
4. Commercial Type IV, General Canopy
5. Utilities Type III, Visual Separation
6. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
7. Administrative Uses Type IV, General Canopy
8. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier
9. Abutting MSF Zone Type II, Dense Barrier
10. Abutting HRD, MUD Zones Type III, Visual Separation

G. Office and Limited Business-Level 2 (OLB-2) In the OLB-2 Zone, the following types of landscaping shall be required:

1. Adjacent Single Family Type III ,Visual Separation
2. Civic Uses Type III, Visual Separation
3. Utilities Type III, Visual Separation
4. Essential Public Facilities Type II, Dense Barrier
5. Office/Business Type IV, General Canopy
6. Commercial Type IV, General Canopy
7. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
8. Administrative Uses Type III, Visual Separation
9. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier
10. Abutting MSF Zone Type II, Dense Barrier
11. Abutting HRD, MUD Zones Type III, Visual Separation

H. Neighborhood Center (NC) Zone. In the NC Zone, the following types of landscaping shall be required:

1. Multiple Family & Other Type IV, General Canopy
2. Civic Uses Type III, Visual Separation
3. Utilities Type III, Visual Separation
4. Essential Public Facilities Type II, Dense Barrier
5. Office/Business Type IV, General Canopy
6. Resource Type III, Visual Separation
7. Commercial Type IV, General Canopy
8. Industrial Type III, Visual Separation

9. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
- 10 Administrative Uses Type III, Visual Separation
11. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier
- Type II, Dense Barrier
12. Abutting MSF Zone Type II, Dense Barrier
13. Abutting HRD, MUD,  
OLB-1 and OLB-2 Zones Type IV, General Canopy

I. Community Center (CC) Zone. In the CC Zone, the following types of landscaping shall be required around the following uses:

1. Single Family Type III ,Visual Separation
2. Multiple Family & Other Type IV, General Canopy
3. Civic Uses Type III, Visual Separation
4. Utilities Type III, Visual Separation
5. Essential Public Facilities Type II, Dense Barrier
6. Office/Business Type IV, General Canopy
7. Resource Type III, Visual Separation
8. Commercial Type IV, General Canopy
9. Industrial Type IV, General Canopy
10. Non Conforming Uses Type I, Solid Screen or  
Type II, Dense Barrier
11. Administrative Uses Type III, Visual Separation
12. Conditional Uses Type I, Solid Screen or  
Type II, Dense Barrier
13. Abutting MSF Zone Type II, Dense Barrier

14. Abutting HRD, MUD,

OLB-1 and OLB-2 Zones Type IV, General Canopy

J. Major Urban Center (MUC) Zone. In the MUC Zone, the following types of landscaping shall be required:

1. Multiple Family & Other Type IV, General Canopy

2. Civic Uses Type IV, General Canopy

3. Utilities Type III, Visual Separation

4. Essential Public Facilities Type III, Visual Separation

5. Office/Business Type IV, General Canopy

6. Commercial Type IV, General Canopy

7. Resource Type III, Visual Separation

8. Industrial Type IV, General Canopy

9. Non Conforming Uses Type I, Solid Screen or

Type III, Visual Separation

10. Administrative Uses Type IV, General Canopy

11. Conditional Uses Type I, Solid Screen or

Type III, Visual Separation

12. Abutting MSF Zone Type II, Dense Barrier

13. Abutting HRD, MUD, OLB-1,

OLB-2, NC and CC Zones Type IV, General Canopy

K. Employment Center (EC) Zone. In the EC Zone, the following types of landscaping shall be required:

1. Civic Uses Type IV, General Canopy

2. Utilities Type III, Visual Separation

3. Essential Public Facilities Type III, Visual Separation

4. Office/Business Type IV, General Canopy

5. Commercial Type IV, General Canopy

6. Industrial Type IV, General Canopy

7. Resource Type III, Visual Separation

8. Non Conforming Uses Type I, Solid Screen or

Type III, Visual Separation

9. Administrative Uses Type IV, General Canopy

10. Conditional Uses Type I, Solid Screen or

Type III, Visual Separation

Type III, Visual Separation

L. Standards - Irrigation. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable to lack of watering and to survive periods of extended drought once they are established. All landscaped areas must provide an irrigation method as stated below:

1. Option 1. A permanent underground irrigation method with an automatic controller plus an overriding rain switch. All landscape that is placed in median stripes in the middle of street rights-of-ways shall be irrigated with underground automated irrigation systems.

2. Option 2. An irrigation method which provides sufficient water to ensure that the plants will become established. The method shall be required to be permanent unless the plant material selected are determined to be drought tolerant by the Community Development Department, in which case irrigation standards shall be required only during the first growing season following installation. Even if drought tolerant plants are used in the landscape design, there must be an identified method to easily provide water to the plants in the case of a drought. Any automatic/mechanical system designed under this option shall be fitted with an overriding rain switch.

18.37.090 Standards - Maintenance.

The following standards shall be followed for the maintenance of on-site landscaping and landscaping on adjacent public rights-of way:

A. All landscaping shall be maintained.

B. Regardless of whether the landscaping existed prior to the effective date of this Chapter or was added thereafter, if a property owner allows more than fifty (50) percent of the on-site landscaping to die, replacement landscaping will have to comply with ALL provisions of this Chapter.

C. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition, to prevent primary limb failure, and to prevent limbs from becoming an impediment or hazard to vehicles or pedestrian traffic.

D. All landscape areas shall be kept free of trash and weeds.

E. All irrigation systems shall be maintained.

F. Any installed plant material shall be replaced within the spring or fall growing season following plant loss but not greater than 180 days (6 months) from time of loss. This standard applies for the life of the project.

#### 18.37.110 Standards - Bonding.

In order to guarantee performance of the landscaping requirements, cash bonds or other appropriate security (including letters of credit) in the amount of 150% of the estimated cost of the required landscaping shall be required if landscaping is not installed prior to issuance of occupancy permits. The cash bonds or other appropriate security shall be forfeitable by the City if the work is not completed within 90 days of the date of posting of the cash bonds or other appropriate security, or upon such other date as agreed to between the City and the property owner or authorized person acting on the property owner=s behalf. In the case where such a cash bonds or other appropriate security is forfeited by the City, the proceeds therefrom shall be used by the City to effectuate the landscaping requirements which were not so completed. Along with the requirement for the cash bonds or other appropriate security, the property owner, or authorized person acting on the property owner=s behalf, shall agree and consent to entry upon the property by the City or its agents or representatives, in the event of bond forfeiture, and completion of the landscaping requirements by the City or its agents or representatives.

#### 18.37.120 Guidelines - Plant Materials (Root Control, Water Conservation, and Suggested Plant Materials).

A. Intent. The following guidelines are not intended to be mandatory but are suggested ideas for reducing the maintenance cost of a development, enhancing the long-term health of plant material and reducing the cost of watering. The intent of a root control guideline is to reduce the potential of tree roots causing costly damage to adjacent asphalt and concrete surfaces. The intent of water conservation guidelines is to ensure that costly plant material is provided with the opportunity to take the most advantage of natural watering and therefore reduce the amount of water required to maintain plant material health during the dry season. The intent of a plant material guideline is to encourage use of plants native to the Pacific Northwest and introduced plants common to the Pacific Northwest, in that order, in order to maximize use of rainwater, to reduce general maintenance needs and to encourage the development of landscape designs reflective of our natural surroundings.

It is also the intent of the plant material guideline to encourage the use of drought tolerant plants in landscape designs in order to reduce the amount of water devoted to outdoor watering at a time when population pressures are increasing faster than the water supply.

B. Root Control Guidelines. Any tree planted within five (5) feet of public or private road pavement edge, curbing or sidewalk or

within required parking areas shall be surrounded by a root control barrier. Root control barriers shall consist of galvanized metal or plastic sheets extending a minimum of two (2) feet below the finished grade of the surrounding surface.

#### C. Water Conservation Guidelines.

1. Soil Preparation. Landscape areas should be deep-tilled to a depth of at least 12 inches to facilitate deep water penetration and soil oxygenation. Use of soil amendments is encouraged to improve water drainage, moisture penetration or water-holding capacity. For all newly landscaped areas, including single-family residences, organic matter should be incorporated to a depth of 4-6 inches to facilitate deep water penetration and soil oxygenation.

2. Mulching. Mulch should be applied regularly to, and maintained in all, planting areas to assist soils in retaining moisture, reducing weed growth and minimizing erosion. Mulches include organic materials such as wood chips and shredded bark. Non-porous materials, such as plastic sheeting are not recommended for use in any area of the landscape because of down slope erosion and potential soil contamination from herbicide washing. Mulches should be applied to the following depths: three (3) inches over bare soil and two (2) inches where plant materials will cover.

3. Plant Lists. Applicants are strongly encouraged to utilize plant material native to the Pacific Northwest and introduced plants common to the Pacific Northwest, in that order, in order to retain the natural character of the region and to utilize plants that are best suited to the wet/dry climate of the Pacific Northwest. Applicants are also strongly encouraged to utilize drought tolerant plants. Applicants may contact the Community Development Department for lists of suggested plantings.

SECTION TWO That Section 18.35.030 of the Lakewood Municipal Code is hereby repealed.

SECTION THREE That if any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION FOUR That this Ordinance shall be in full force in effect five (5) days after publication of the Ordinance Summary, as provided by law.

ADOPTED by the City Council this 17th day of February, 1998.

CITY OF LAKEWOOD

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Attest: Bill Harrison, Mayor

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

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