



Part I: Code Amendments at a Glance – Landscaping Chapter 19.35:

A. What is it?

This chapter contains landscaping standards for development. The chapter is being retained from the current land use code and includes revisions necessary for consistency with the code provisions under Rethink Zoning. This includes zone consolidation and changes to Chapters 5 and 6 (Use Tables and Lot/Building Placement).

B. Type of revision proposed:

- Minor revision to an existing chapter
- Major rewrite of existing chapter
- New chapter

C. Key changes from existing code:

1. This chapter moves the landscape categories applicable to specific zones from Table 6.1 in [EMC 19.06](#) to the landscape chapter (see Table 35-1).
2. The chapter adds new street tree requirements applicable to townhouse and duplex development and replaces existing landscape standards for land divisions ([EMC 18.28.080](#)).
3. Existing landscape standards from Metro Everett ([EMC 19.20](#)) and unit lot land divisions ([EMC 19.15A](#)) are relocated to the landscape chapter.
4. Street trees are required within 4’ x 6’ vaults located at the curb edge for Pedestrian and Connector streets (Table 35-2 and Map 33-1). This replaces the existing sidewalk landscape standards in the BMU and E-1/MUO.
5. The existing standard requiring building perimeter landscaping in the M-1 zone is relocated to the landscape chapter. It will now apply to the LI2 zone, which is a consolidation of the M-1 and M-M zones.

Landscape Standards Conversion Table

The following table identifies the specific locations where the standards can currently be found in the Zoning Code.

Standard	Draft Code Citation	Where Found in Existing Code
BMU Zone – Street trees	19.35.060, Table 35-2	19.31A.040.N Design standards.
E-1 and MUO zones – Frontage landscaping/street trees	19.35.060, Table 35-2	19.31B.050 Design standards— Street improvements, streetscape amenities and street trees.
CWPA (M-2 zone)s	19.35.110.B	19.26.020 Regulations for M-2 zoned properties located in the Central Waterfront Planning Area, as identified in Map No. 5.2.

Standard	Draft Code Citation	Where Found in Existing Code
M-1 zone – Building perimeter landscaping	19.35.110	19.27 Zone M-1 Regulations
Land Divisions	19.35.100	18.28.080 Landscaping requirements.
Metro Everett and UR4 zone	19.35.060, Table 35-2	19.20.520 Street trees.

Part II: Analysis of Code Amendments:

Code Provision: 19.35.060 Application of landscape categories and type (Tables 35-1 and 35-2).

- A. General. Table 35-1 specifies landscape categories for all use zones within the city, while Table 35-2 lists the applicable landscape type and width. The specific regulations pertaining to each landscape category are contained in this section. Where there is a conflict between the general and specific regulations, the more specific regulations shall control.
- B. Instructions for Tables 35-1 and 35-2. First, determine the property’s zoning from the city’s zoning map. Then refer to Table 35-1 to determine which landscape category applies to that zone. Use Table 35-2 to determine which perimeter landscape types apply for that category. Also refer to the applicable footnotes and detailed requirements standards for specific uses in the following sections of this chapter.

Table 35-1: Landscape Categories for Use Zones

Use Zone	Landscape Category
R-2(A); UR3; UR4 ⁽⁴⁾	A ⁽¹⁾
NB ⁽²⁾ ; B ⁽³⁾ ; MU, LI1	B
HI	C
LI2	D
R-S, R-1; R-2; AG	E ⁽¹⁾

Footnotes for Table 35-1:

- ⁽¹⁾ Landscape Category E for single-family detached or two-family (duplex) dwellings. Landscape Category B for permitted nonresidential uses. See Section 19.35.090 for permitted townhouse and duplex developments in these zones.
- ⁽²⁾ Landscape Category E for single-family detached or duplex dwellings.
- ⁽³⁾ Landscape Category E for single-family detached or duplex dwellings. Landscape Category A for single-family attached or multiple-family dwellings.
- ⁽⁴⁾ Also see Section 19.35.090.B for additional requirements applicable to the UR4 zone within Metro Everett.

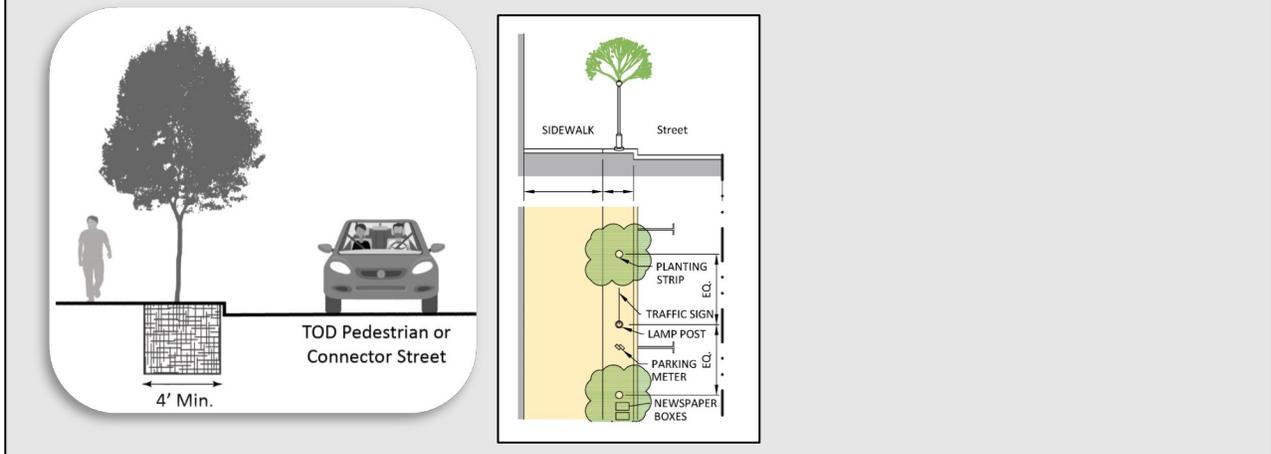
Discussion:

- A. What it does: Moves landscape categories for each zone to the landscape chapter and provides user instructions for how to use the tables in in the section (35-1 and 35-2). Relocates landscape categories for each zone to the landscape chapter. This is the point of entry into the landscape standards.

- B. Effect of code provision: Consolidates landscape requirements into the landscape chapter, reducing the need for searching through multiple chapters of the code to find which standards apply. Retains basic landscape categories as they currently apply to single-family, multifamily and commercial/industrial zones. This means that landscape standards applied to new development will not significantly change from existing code.

Code Provision: Table 35-2 – Footnote 11

(11) For streets designated TOD, Pedestrian and Connector on Map 33-1, the required street trees shall be provided between the sidewalk and curb edge within the public right-of-way in a minimum four-foot by six-foot vault or other method as approved by the city to prevent root penetration and sidewalk damage. Spacing of trees shall average not more than thirty feet. Spacing is subject to city of Everett public works standard clearances for sight triangles, driveways, street lights, and other street features or safety concerns. Tree spacing may be reduced to increase visibility of signs and buildings if approved by the city. The city shall maintain a recommended tree list that includes species selection and spacing requirements. See Figure 35-2 below.



Discussion:

- A. What it does: Creates a new standard for street trees on streets designated as “TOD”, “Pedestrian” or “Connector” on Map No. 33-1. The standard requires street trees planted at the curb edge of the street, between the street and sidewalk. It replaces the existing street frontage landscaping standards in the E-1, MUO and BMU zones, which will be eliminated under Rethink Zoning. It will apply to within Metro Everett, Evergreen Way, Broadway, Everett Mall Way, 19th Ave SE and other streets.
- B. Effect of code provision:
1. Implementation of this standard will provide a consistent approach to streetscape design and appearance as compared to the current mix of standards. It will apply to busy arterial corridors and will apply more broadly throughout the city.
 2. The street tree requirement is paired with the sidewalk improvement standards in Chapter 19.33. This chapter requires wider sidewalks and additional frontage improvements for streets that have a street designation on Map 33-1. The intent is to only require street tree treatment where wider sidewalks are provided, leaving additional space for placing the trees closer to the street and within the street right-of-way. The current standards require placing trees behind the sidewalk on private property.

Code Provision: 19.35.100 Landscape requirements for land divisions.

- A. Residential land divisions. All land divisions involving residential uses shall provide landscaping per the standards in this section. For any residential land division a landscape plan must be submitted for review and approval prior to issuance and any construction permits for the site.

Table 35-4: Landscape Requirements for Land Divisions

Location	Type	Width
Public street frontage	III	5'
Private access drive frontage	III ⁽¹⁾	5'
Individual lots or unit lots	IV	Varies
Common facilities (recreation or stormwater facilities).	III	5'

Footnotes for Table 35-4:

⁽¹⁾ Street trees and groundcover only. Shrubs are not required.

Discussion:

- A. What it does: Moves and modifies land division landscape standards from the land division code to the zoning code, with the rest of the landscape requirements. Simplifies landscaping standards to a table and integrates it with landscape types like other (non-land division) developments.
- B. Effect of code provision: Consolidates landscape requirements into the landscape chapter, reducing the need for searching through multiple chapters of the code to find which standards apply. Landscaping along streets, drainage facilities and common areas is required at the time of land division development, immediately following installation of grading, roads, utilities and other improvements. Individual unit or lot landscaping would typically be installed when the dwelling units are constructed. This is a change from current code, which requires landscaping and fencing along interior lot lines for easement access lots.

Code Provision: 19.35.110 Additional landscaping requirements in the LI2 and HI zones.

- A. LI2 zone. In addition to the perimeter landscaping required by Table 35-2, site landscaping shall be provided in accordance with the standards of this section. Where this section specifies a requirement which is different from the standards in Table 35-2, the more substantial requirements shall apply.
1. Each building shall be surrounded by fifteen feet of landscaping, except for loading areas, access to buildings and pedestrian walkways up to five feet in width. Landscaping within this area shall consist of:
 - a. A mix of evergreen and deciduous trees and shrubs, with lawn or hardy ground cover which will cover seventy-five percent of the landscape area within two years of planting.
 - b. Trees shall be planted at a density of three per one thousand square feet of landscape area. Evergreen trees shall be a minimum of six feet tall at the time of planting and deciduous trees a minimum diameter of one and one-half inches, measured at six inches above the ground.
- B. HI zone – Central Waterfront Planning Area (CWPA). The following standards in Table 35-5 apply to properties within the CWPA and are in addition to the standards in Table 35-2.

Table 35-5: Central Waterfront Planning Area Landscape Standards

Street frontage	15' for parking abutting ROW
Private internal roadways	10' of landscaping with street trees 30' on center
Buildings	200 square feet of entryway landscaping is required for the business and visitor entrances to all principal buildings
Adjacent to Naval Station Everett and Port of Everett	Landscaping shall be maintained to allow visibility of the required setback areas between 18 inches and 6 feet above grade

Discussion:

- A. What it does: Establishes additional landscape requirements applicable to the LI2 and HI zones. These requirements are in addition to the requirements for landscape types and categories in Tables 35-1 and 35-2. These standards originate from [Chapters 19.26](#) (M-2 zone) and [19.27](#) (M-1 zone) and are being relocated to apply to the new zones.
- B. Effect of code provision: The landscape requirements in this section would have a mostly neutral effect on development since they are already in place in the current land use code. However, some development within the LI2 zone on properties that are currently zoned M-M, would be subject to the 15' building perimeter landscaping standard. The current M-M zone does not have such a standard. This would amount to a new restriction on development.