

Instructions to reader: This chapter amends [EMC 19.35](#). You can locate proposed changes to the city’s code with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined and highlighted are proposed additions. For a summary of the effect of the changes to Title 19, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Amend Chapter 19.35 Landscaping

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19.35.010 User guide.

~~Chapter 19.06~~, Table ~~35-16-1~~, Landscape Categories for Use Zones~~Development Standards Table~~, contains the landscape category for each zone. This landscape category is either A, B, C, D or E. This chapter establishes the requirements for each landscape category. It also establishes minimum buffers between certain uses, and provides a method for modification of the requirements of this chapter. Certain zones include special landscaping regulations that are in addition to or exceptions from the standards in this chapter. Table ~~35-26-1~~ identifies when special regulations may apply.

19.35.020 Purpose.

The purpose of this chapter is to enhance compatibility between land uses and zones; screen undesirable views which have a blighting effect upon adjoining streets and properties; provide a visual buffer and physical separation between land uses of varying intensities on abutting properties; minimize the impacts of noise, light and glare; temper the extremes of microclimates; provide privacy; reduce dust; reduce the visual monotony of large

expanses of paved parking lots; implement the policies of the Everett general plan; reduce storm water runoff and pollution of surface waters, reduce erosion and sedimentation; conserve energy; aid in regulating vehicle circulation; and retain existing natural vegetation and protect and preserve urban wildlife habitat to the extent feasible.

19.35.030 Application of landscaping requirements.

The planning department shall review and may approve, disapprove or approve with modification all site/landscape plans for all uses and developments which are required to provide landscaping in accordance with the requirements of individual zones and the provisions of this chapter. No permit for use which is subject to the requirements of this section shall be issued until the landscape plan for such use has been approved by the planning department. This chapter shall apply under the following circumstances:

- A. New Development. All new uses shall provide landscaping in accordance with the requirements of this chapter when the use-standards table indicates a particular landscape category applies to that use, or when a particular landscape category and/or additional specific landscaping requirements are imposed as part of a discretionary permit review process.
- B. Expansions of or Alterations to Existing Uses. The requirements of this section shall apply to remodeling or expansion of existing uses when the value of the new construction or alteration occurring within a two-year period is equal to or greater than thirty-five percent of the assessed value of the existing ~~structure~~improvements. Where conformance with this section would create a nonconformity of parking standards or would conflict with the location of existing buildings on the lot, the planning director shall determine how the code is to be applied (~~see also Section 38.070.A~~). Where a nonconformity with parking standards will be created, the planning director should consult with the city traffic engineer. In determining how to apply the landscaping requirements in such circumstances, the planning director may allow landscaping to be clustered on portions of the site visible from adjacent streets and shall use the following criteria in deciding which of the landscaping requirements to adjust, listed in the order of highest importance:
 - 1. Compliance with street frontage landscaping standards;
 - 2. Compliance with perimeter landscaping standards;
 - 3. Compliance with internal area of parking lot standards;
 - 4. Compliance with other landscaping standards of this title.
- C. Change of Use or Occupancy. When the use of a building or lot changes to another use which does not involve expansion or remodeling as provided in subsection B of this section, such use need not provide additional landscaping except under the following circumstances:
 - 1. Additional off-street parking is required, in which case the landscaping required by Section 19.35.080 shall be required for all new parking spaces or parking facilities provided.
 - 2. The use is subject to a review process in which the review authority has discretionary authority as set forth in Title 15, Local Project Review Procedures, in which case the review authority shall establish the minimum landscape requirements for the specific use.
 - 3. New uses, storage or other activities which take place outdoors are to occur, in which case the requirements of EMC 19.~~39.05041.100~~ shall apply.
 - 4. The previous use did not comply with the requirements of the landscaping regulations in effect at the time it was established, in which case the new use shall comply with such requirements in effect at the time of establishment of the previous use. If the location of existing buildings prevents conformance with the requirements of this chapter, the planning director shall determine how the code is to be applied.
- D. Difference of Standards. 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 be required. The planning director may permit alternative landscaping, as provided in Section 19.35.~~190070~~, when the overall site development plan proposed provides equivalent or better results than required by this title.
- ~~E. All uses subject to the requirements of this section shall also be designed in accordance with Section 19.39.165 for transportation compatibility, excluding the exceptions listed in Section 19.39.165~~

19.35.040 Location of landscaping.

Landscaping shall be located where indicated by Table 35-~~24~~. Where required landscape width exceeds the required setback, the landscape width may be reduced to the minimum setback width if the landscape type is increased to the next higher standard (e.g., Type III to Type II), except that where Type III landscaping is required along street frontages, it need not be increased to Type II landscape standards.

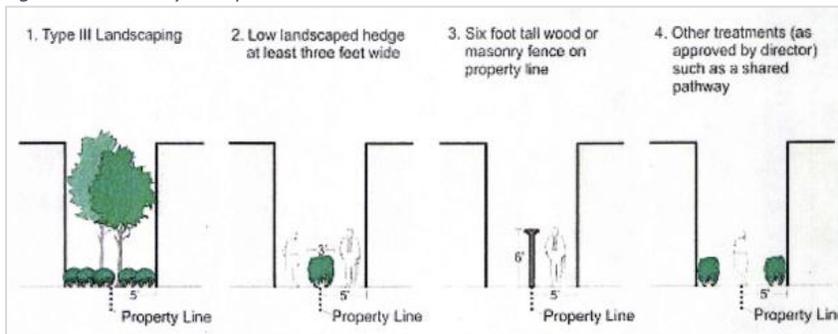
19.35.050 Landscaping type definitions and requirements (Types I—IV).

- A. Type I: Visual Screen. Type I landscaping is intended to provide a very dense sight barrier to significantly separate uses and zoning districts. It shall generally consist of a mix of predominantly evergreen plantings including living trees, shrubs and ground covers. The choice and spacing of plantings shall be such that they will form a dense hedge sufficient to obscure sight through the screen within three years after planting. Where a sight obscuring fence is required, chain-link fencing with slats shall not be considered to be sight-obscuring. Type I landscaping shall consist of the following:
1. ~~Ae~~Evergreen trees planted along the entire length of the required buffer at intervals no greater than twenty feet on center. Trees shall be chosen and spaced so as to form an effective visual screen which creates a solid sight-obscuring barrier within three years of planting. Trees shall be a minimum of six feet high at the time of planting.
~~Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping or an alternative approved by the planning director.~~
 2. ~~When a nonresidential use abuts a residential use in a residential zone and Type I landscaping is required between uses,~~ Type I landscaping shall include a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line between the residential and nonresidential use.
 3. The entire width of the required buffer shall be landscaped. The remaining area which is not planted with the sight-obscuring barrier shall be planted with shrubs and ground cover. Shrubs shall be at least two-gallon size and a minimum of eighteen inches high at the time of planting. Shrubs and ground cover shall be planted to attain a coverage of ninety percent of the planting area within three years.
 4. Lawns and other ground covers may be used to cover up to seventy-five percent of the landscape area which is not used for the sight-obscuring barrier.
- B. Type II: See-Through Buffer. Type II landscaping is intended to create a visual separation between uses and zones. Type II landscaping shall consist of:
1. A mix of evergreen and deciduous trees, with no more than thirty percent being deciduous, and planted at intervals no greater than twenty feet on center. Required deciduous trees shall be at least two ~~and one-half~~ inches caliper at the time of planting. Evergreen trees shall be at least six feet tall at time of planting.
 2. A mix of evergreen and deciduous shrubs, with not more than thirty percent being deciduous, at least two-gallon size and a minimum of eighteen inches high at the time of planting, planted at a density of five per one hundred square feet of planting area, together with other living ground cover planted to attain a coverage of ninety percent within three years of planting.
- Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping or an alternative approved by the planning director. If the species planted is expected to be less than twenty feet high at maturity, the planning director may require that additional trees be planted.
- C. Type III: Ornamental Effects Landscaping. Type III landscaping is intended to provide a visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of the

development from public streets and soften the appearance of parking areas, buildings, and other improvements. Type III landscaping shall consist of:

1. Canopy-type broadleaf deciduous trees or spreading evergreen trees planted in wells or strips with a mix of living evergreen and deciduous ground covers and low shrubs. Up to one hundred percent of the trees may be deciduous. Deciduous trees shall have a minimum caliper of two ~~and one-half~~ inches at the time of planting. Evergreen trees shall have a minimum height of six feet at time of planting. Trees shall be spaced at intervals no greater than thirty feet on center.
 Trees planted in Type III landscaped areas along street frontages must have a minimum spread of ten feet and a minimum height of twenty feet at maturity, unless a lower height is required under power lines.
~~Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping or an alternative approved by the planning director. If the species planted is expected to be less than twenty feet high at maturity, the planning director may require that additional trees be planted. Trees that do not meet these standards, such as palm trees and Thuja occidentalis "emerald green," may only be permitted for a portion of the landscaping through the modification process in Section 35.070A.5 when the proposal includes superior design quality, and increases the number of trees provided.~~
2. Shrubs and living ground cover shall be chosen and planted to attain a coverage of ninety percent within three years of planting. Shrubs shall be a minimum of eighteen inches high at the time of planting and shall be planted at a density of five shrubs per one hundred square feet of that portion of the landscape area which is not planted in ground cover. Ground cover may be used for up to seventy-five percent of the required ninety percent coverage.
3. Along interior lot lines where buildings on both sides of an interior lot line are five feet or less from the property line, one of the following screening methods may be used rather than the standards in subsections C.1 and 2 of this section:
 - a. ~~Per recorded agreement with adjacent property owner, p~~Provide a low landscaped hedge at least three feet wide between the building and the property line. The hedge shall include at least one three-gallon shrub for every three lineal feet.
 - b. Provide a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
 - c. Other treatments that meet the intent of the standards as approved by the planning director. ~~Lower fencing and/or reduced or alternative landscaping treatments will require a recorded agreement with applicable adjacent property owner(s).~~

Figure 35-1: Side yard options



- D. Type IV: Soil Stabilizing Vegetation/Landscaping. Type IV landscaping is intended to provide soil stability, prevent erosion and prevent sedimentation to off-site properties and improvements. Type IV landscaping shall consist of lawn, other living ground cover, shrubs and trees with a root structure which stabilizes soil where necessary to prevent erosion and sedimentation. Type IV landscaping may include other organic and/or

inorganic soil-stabilizing materials such as rockeries, retaining walls or other similar slope and soil stabilization devices. A minimum of sixty percent of the required front setback fronting a public street and a required street side setback shall be landscaped exclusive of any type of impervious surface or gravel or any other similar material. If a permitted driveway or off-street parking area is within the setback, the required landscaped area can be reduced to forty percent. Landscaping shall consist primarily of grass or other living ground cover, shrubs, and/or trees.

19.35.055 Plant specifications.

Unless otherwise specified, the following standards shall apply to all areas which are required to be landscaped by this chapter:

- A. Trees. Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping or an alternative approved by the planning director. If the species planted is expected to be less than twenty feet high at maturity, the planning director may require that additional trees be planted. Trees that do not meet these standards, such as palm trees and Thuja occidentalis "emerald green," may only be permitted for a portion of the landscaping through the modification process in Section 35.190070A.5 when the proposal includes equal or better superior design quality, and increases the number of trees provided.

The planning director may modify the size of street trees required by this title when trees must be located in above ground planters due to the location of underground utilities or other underground features.

1. Required deciduous trees shall be at least two ~~and one-half~~ inches caliper at the time of planting. If the species planted is expected to be less than twenty feet high at maturity, the planning director may require that additional trees be planted.
~~Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping or an alternative approved by the planning director.~~
~~The planning director may modify the size of street trees required by this title when trees must be located in above ground planters due to the location of underground utilities or other underground features.~~
 2. Required evergreen trees shall be at least six feet high at the time of planting. If the species planted is less than twenty feet high at maturity, the planning director may require that additional trees be planted.
~~Trees to be planted under overhead electric power lines shall be species recommended in Snohomish County PUD No. 1's Tree Book, Puget Sound Energy's Energy Landscaping, or an alternative approved by the planning director. If the species planted is less than twenty feet high at maturity, the planning director may require that additional trees be planted.~~
- B. Shrubs. Required shrubs shall be at least two-gallon size and at least eighteen inches high at the time of planting except if used for Type I landscaping.
- C. Ground Covers.
1. Ground cover includes low-growing, living plant materials such as perennials, grass, low-growing shrubs, and similar plants. For purposes of this title, chipped wood, bark, similar mulching materials or nonliving artificial plant materials are not acceptable substitutes for required ground cover, except that in portions of LID stormwater facilities that count toward required landscaping, no more than twenty-five percent of the required ground cover may be in rock and mulch.
 2. In order to accomplish ninety percent coverage of bare soil by ground cover within three years, spacing for ground cover shall be as follows:
 - a. Two-and-one-half-inch pots: twelve inches on center;
 - b. Four-inch pots: eighteen inches on center;
 - c. One-gallon pots: twenty-four inches on center;
 - d. Alternative spacing of particular species may be approved by the city if documentation concerning the effectiveness of the ground cover is submitted with the landscape plan.

- D. Plant Materials, Size, Characteristics. All plant materials, sizes and characteristics shall be in accordance with the current American Standards for Nursery Stock.
1. See the city’s recommended tree list for recommended species.
 2. The use of plant species native to the Pacific Northwest is encouraged.
 3. Species listed in Snohomish County’s noxious weeds lists (Classes A, B and C) are prohibited and shall be eradicated or controlled when present. Invasive species such as English ivy cultivars “Baltica,” “California,” “Pittsburgh,” and Star, Atlantic ivy, and Scotch broom shall not be planted.
 4. See the city’s stormwater regulations for additional standards for plantings in stormwater facilities.

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 (see EMC 19.03, Map 3-1). 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

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

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.

CA. Perimeter Landscaping. Table 35-~~1~~2 of this section establishes the type and width of landscaping required along property lines for the landscape category required in each individual zone in Table ~~6.1~~35-2. This chart establishes the minimum requirements for each landscape category. However, additional standards may be required in individual zones (Table 6.1 identifies when additional standards may apply, for example in the ~~BMU, E-1, and MUO zones~~) or for uses being reviewed under review processes involving the hearing examiner, planning commission or city council as set forth in Title 15, Local Project Review Procedures, when necessary to enhance compatibility between zones and uses. Where a minimum width of landscaping is specified, the actual width of the planting area shall be measured. Curbs, paving or other protective or boundary marking devices shall not be included in the measurement of landscape width.

- DB. Application of Type IV Landscaping. Type IV landscaping shall be used in the following circumstances:
1. All uses which are indicated as requiring Landscape Category E in the use-standards tables of individual zones.

- All interior portions of lots which are not developed with buildings, parking area and uses and which are not regulated by subsection A of this section, or Section 19.35.080 or 19.35.090, or by other more specific landscape regulations contained in this title.

Table 35-2 – Perimeter Landscape Standards~~1~~

| Street Frontage ⁽¹⁾ | | | Interior Lot Lines ⁽²⁾ | | |
|--------------------------------|------|---|---|-------------------------------------|---|
| Landscape Category | Type | Width of Landscaping | Abutting Zone | Type | Width of Landscaping |
| A | III | Minimum setback depth ⁽³⁾ | Single-family ⁽⁴⁾ | I + | 150 feet or width of required setback, whichever is less |
| | | | Others | III | 5 feet or distance between building and lot line, whichever is less |
| B | III | 10 feet or distance between lot line and building, whichever is less ⁽³⁾ (11) | Residential ⁽⁵⁾ | II or I | 15 feet 10 feet |
| | | | Others | III | 5 feet or distance between building and lot line, whichever is less |
| C | III | 150 feet or distance between building and lot line, whichever is less ⁽³⁾ ⁽⁸⁾ ⁽¹⁰⁾ | Residential ⁽⁵⁾ | I | 25 feet |
| | | | Commercial ⁽⁶⁾ ⁽¹¹⁾ | III + | 10 feet |
| | | | Industrial ⁽⁷⁾ (11) | III | 5 feet |
| D | III | 20 feet or distance between building and lot line ⁽³⁾ ⁽⁸⁾ ⁽¹⁰⁾ | Residential ⁽⁵⁾ | I | 25 feet |
| | | | Commercial or industrial | II | 10 feet |
| E | IV | ⁽⁹⁾ | All zones | IV | ⁽⁹⁾ |

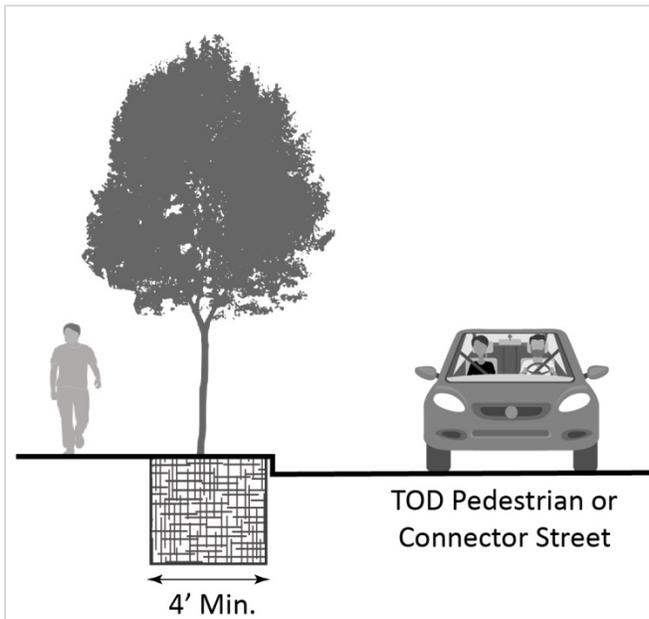
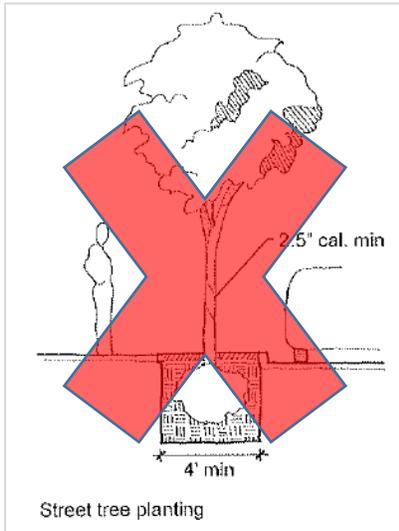
Footnotes for Table 35-2~~1~~:

- All public right-of-way behind the sidewalk shall also be landscaped to Type III standards. Additional trees are not required in the portion of the landscaping in the public right-of-way.
- Interior lot lines which do not abut an alley.
- See Section 19.35.080 for landscaping requirements for off-street parking and outdoor display areas.
- ~~AGA-1~~, R-S, R-1, R-2, ~~R-1(A)~~, R-2(A) zones.
- ~~AGA-1~~, R-S, R-1, R-2, ~~R-1(A)~~, R-2(A), ~~R-3(L)~~, R-3, R-4, R-5, UR3, UR4 zones.
- ~~NB, B and MUB-1, B-2, B-2(B)~~, BMU, E-1, MUO, C-1, ~~C-1R~~, UM, WC zones.
- ~~LI1, LI2 and HIC-2, M-1, M-2, M-M, M-S, UL1~~ zones.
- See Section 19.35.110 for additional requirements in ~~LI2M-1~~ zone.
- See subsection ~~DB~~ of this section for application of Category IV landscaping.
- The minimum landscape width for off-street parking areas abutting street right-of-way shall be fifteen feet.

(11) If lot being developed has an area of five acres or greater, width shall be twenty feet.

(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 Figures 35-2 and 35-3 below.

Figure 35-2-4: Street Trees on TOD, Pedestrian and Connector streets



19.35.070 Modification of landscaping requirements.

- A. The planning director may, using the review process described in Title 15, Local Project Review Procedures, authorize a reduced width of planting or waive some or all of the landscaping requirements in the following instances:
1. Where, with the exception of the M-1 zone, the requirement of this chapter would require more than fifteen percent of the site area (excluding parking lots) to be landscaped, the planning director may modify the requirements so that not more than fifteen percent of the site area (excluding parking lots) must be landscaped. The planning director may require more intensive landscaping if the reduction in the required planting area would reduce the effectiveness of the landscaping to a point where the intent of the landscape type cannot be satisfied.
 2. When the inclusion of existing vegetation on the site would result in landscaping equivalent to or better than the requirements of this chapter in achieving the intent of the required landscape type.
 3. When existing conditions on or adjacent to the site, including, but not limited to, differences in elevation, existing vegetation, location of buildings or utilities would render the requirements of this section ineffective.
 4. When Type I visual screening is required, an applicant may request to use plantings that can be expected to form a healthy sight-obscuring evergreen hedge within three years in lieu of two rows of trees. In reviewing such a request for modification, the planning director shall consider the applicant's request in light of the intent of Type I landscaping and the nature of the use or development which is being screened.
 5. When the applicant proposes an alternative method of landscaping that would achieve the intent and purpose of the landscaping required in this title and which the director determines to provide superior quality. Some examples include the use of native vegetation existing on site, preservation of groves of trees, preservation of wetlands and/or wildlife habitat, increasing perimeter landscape width in strategic locations, providing unique focal points of interest, and planting trees or shrubs that do not meet the type or size requirements at a higher number and closer spacing.
 6. When development will occur in phases and development of subsequent phases will result in removal of landscaping required by this title.
 7. When the subject property abuts railroad right-of-way developed with rail facilities, the planning director may modify the landscaping requirements for that portion of the property abutting the railroad right-of-way, if such modification will not reduce the compatibility between the subject property and other properties in the vicinity.
- B. In approving a request for a modification of landscaping requirements, the planning director shall issue findings upon which the approval is based. The director may attach conditions to any such approval of a request for modification of landscaping requirements if necessary to assure that the intent of the landscape type and any modification thereof is maintained. Any appeal of the planning director's decision approving or disapproving a request to modify landscaping requirements is subject to the appeals provisions contained in Title 15, Local Project Review Procedures.

19.35.080 Outdoor display and off-street parking area landscape requirements.

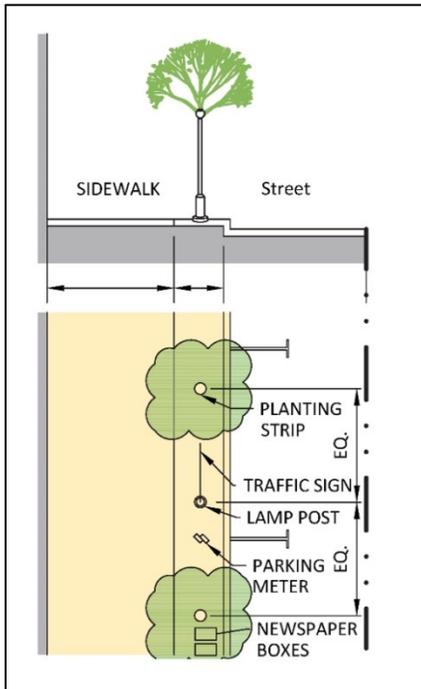
The following requirements shall apply to landscaping of all off-street parking, outdoor automobile sales and outdoor display areas, except as otherwise provided in this title for specific zones. The purpose of this section is to provide visual relief along the street frontage of outdoor display and off-street parking areas, to prevent a monotonous visual experience of large expanses of paving, to create shade and mitigate the heat island effect of paved parking areas, to improve water quality, to improve storm water management, to help control the flow of traffic, and to soften the appearance of parking structures.

- A. Parking and storage areas, automobile sales lots and other outdoor display areas which front on a street right-of-way shall provide the required landscaping in Table 35-21. a ten-foot-wide landscaped area along the entire street frontage planted to Type III standards, except for driveways and pedestrian paths. In addition, all

public right-of-way between the sidewalk and the property line must be incorporated into the abutting Type III landscaping. All required trees shall be located on private property.

- B The following amounts of landscaping shall be provided in the internal area of parking lots exclusive of the landscaping required to be provided along street frontages and along interior lot lines by subsection A Table 35-1 of this sectionchapter, and exclusive of street trees required in specific areas of the city such as in the BMU, E-1, MUO, ULI, UM and UR zones. Parking of trucks or, fleet vehicles, trailers, or other type of vehicles is considered off-street parking for the purposes of calculating the internal area of parking lots in this section.
1. If a lot or development site contains a total of twenty or fewer parking spaces, or not more than six thousand square feet of parking and maneuvering area, whichever is less, no landscaping is required in the internal area of parking lots.

Figure 35-3: Street Trees on TOD, Pedestrian and Connector streets



2. If the parking area contains more than twenty parking spaces or six thousand square feet of maneuvering area, and fewer than one hundred parking spaces, a minimum of twenty square feet of landscaping shall be planted for each parking stall. Plantings must consist of a mix of trees, shrubs and ground cover. At least one tree shall be planted for every eight parking spaces. Calculations resulting in a fraction larger than one-half shall be rounded up to the next whole number.
 3. If the parking area contains one hundred or more parking spaces, a minimum of thirty square feet of landscaping shall be provided for each parking stall. Plantings must consist of a mix of trees, shrubs and ground cover. At least one tree shall be planted for every six parking spaces. Calculations resulting in a fraction larger than one-half shall be rounded up to the next whole number.
 4. Outdoor storage areas and vehicle sales do not require interior landscaping; however, such sites shall still provide landscaping along street frontages and other lot lines as required by subsection A of this section and Table 35-~~21~~.
- C. Landscaping of the planting areas located in the interior of parking lots as required by subsection D of this section shall conform to the following standards:
1. Trees shall be canopy-type broadleaf deciduous trees or spreading evergreen trees. Trees must have a minimum spread of ten feet and a minimum height of twenty feet at maturity. Trees that do not meet

these standards, such as palm trees and Thuja occidentalis “emerald green,” may only be permitted for a portion of the landscaping through the modification process in Section ~~19.35.190070.A.5~~ when the proposal includes superior design quality, and increases the number of trees provided. Evergreen trees shall be a minimum of six feet high at time of planting. Deciduous trees must be a minimum of two-~~and one-half~~-inch caliper. Up to fifty percent of the required trees within parking areas may be deciduous. Provided, that if the required number of evergreen trees are added to interior lot line landscape areas, up to one hundred percent of the trees interior to the parking areas may be deciduous. Said evergreen trees shall be in addition to those required along interior lot lines and planted within a minimum ten-foot-wide landscaped area.

2. A mix of evergreen and deciduous shrubs and ground cover shall be provided in the required landscape areas. Ground cover shall be selected and planted so as to withstand foot traffic and provide ninety percent coverage within three years of planting. Shrubs and ground covers shall meet the specifications in Section 19.35.055.
 3. Landscaping shall be dispersed throughout the parking area, rather than being concentrated in a small portion of the lot. No parking space shall be located more than eighty feet from an internal landscape area in the same row. Planting islands with at least one tree shall be provided at the end of each parking row.
 4. Tree wells/islands should be a minimum of five feet by five feet or four feet by six feet excluding curbing, and the size of the tree wells/islands and curbing shall be shown on the landscape plan. If another size is proposed, the applicant shall provide documentation from a certified landscape architect concerning the viability of the size of the tree well for the growth characteristics of the subject tree. No tree shall be planted in a location where any part of a maneuvering or parked vehicle, including bumper overhang into landscaped areas, may pass within two feet of the tree. Landscape islands not containing trees may be narrower than five feet wide.
 5. Trees shall be maintained in accordance with the standards established in Section 19.35.~~170130~~.
- D. Except where a greater landscape width and more substantial landscape type is required by Table 35-~~24~~, where outdoor display areas and off-street parking facilities for office, commercial or industrial uses abut residential zones, it shall be separated therefrom by a ten-foot-wide landscape strip planted with Type I landscaping. The landscape requirement may be reduced to five feet in width and planted with Type II landscaping if a six-foot-high screening fence constructed of wood, masonry or a combination of wood and masonry is erected on the property line between the residential zone and the outdoor display area of off-street parking facility.
- E. Where off-street parking facilities for multiple-family uses are located adjacent to single-family zones (R-S, R-1, R-2, ~~R-1(A)~~, R-2(A) and ~~AG-1~~), they shall be separated therefrom by a fifteen-foot-wide strip landscaped to Type II standards. The landscape strip may be reduced to ten feet if a six-foot-high solid screening fence constructed of wood, masonry or combination of wood and masonry is erected on the property line between the multiple-family use and the single-family zone and Type I landscaping is provided. Separation between parking areas for multiple-family uses and adjoining multiple-family zoned properties shall be as provided in ~~Section 19.15.100~~this chapter.
- F. All planting areas bordering driveways and parking areas shall be protected therefrom by curbing, wheelstops or other similar protective devices, except as necessary to accommodate low impact development stormwater management facilities. Such protective devices shall be shown on landscape plans.
- G. Parking in structures visible from a public street, alley and/or adjacent properties must include evergreen landscaping and/or architectural and artistic treatment to screen the parking, break up the massing of the structure, and add visual interest. Plantings should include planters, planter boxes, and trellis structures. Ground floor parking visible from public right-of-way or properties zoned to allow residential use shall include architectural/artistic screening a minimum of three feet high or evergreen landscape screening a minimum of three feet high at maturity. Deciduous trees and shrubs may be mixed with evergreen landscape screening, but at least seventy percent of the landscaping must be evergreen.

Figure 35-4: Landscaping of Parking Structures



19.35.090 Special landscape requirements applicable to residential zones.

- A. Additional landscaping applicable to townhouse and duplex developments in single-family zones [R-S R-1, R-2 and R-(2A)]. In addition to providing landscaping pursuant to Tables 35-1 and 35-2, street trees between the curb and sidewalk, or within five feet if there is no landscape strip, is required along the street frontage. Street trees shall be 2" in caliper at breast height, planted every 30 feet on center.
- B. Additional landscaping applicable to multifamily development in the UR4 zone (Metro Everett only). The standards in this section apply to properties in the UR4 zone in Metro Everett and are in addition to the standards in Tables 35-1 and 35-2.
- C. For developments with residential uses all street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
 - 1. The landscaped area must be at least three feet wide.

- 2. There must be at least one shrub for every three lineal feet of foundation.
- 3. Ground cover plants must fully cover the remainder of the landscaped area.

19.35.095 Additional landscaping requirements and design standards.

- A. Landscaping in the Public Right-of-Way. Landscaping located within public rights-of-way shall be approved by the Everett public works department, prior to planting, as part of the review of landscape plans required by Section 19.35.100. The public works department may require specific types of street trees for planting in public rights-of-way abutting the property for which the landscaping is required. Such street trees shall be selected and planted in accordance with the public works department requirements.
- B. Landscaping by Bus Stops. Landscaping shall allow visibility of bus stops and shall not interfere with transit operations. Trees planted within bus zones shall not be located within eighteen inches of the top back of curb.
- C. Landscape Design for Crime Prevention.
 - 1. Landscape designs should discourage concealment issues close to buildings, doors and windows.
 - 2. Landscaping should be installed and maintained to not interfere or obstruct:
 - a. Exterior surveillance cameras.
 - b. Views of all doors and windows.
 - c. Exterior light fixtures.
 - 3. Landscaping should be designed and maintained to enhance safety by providing visual corridors throughout the interior of parking lots and other portions of the site used by pedestrians, such as by selecting a majority of shrubs that can be maintained below three feet high and a majority of trees with the lowest branches above six feet high.
- D. Pedestrian walkways shall be permitted to cross required landscape areas and drive aisles.
- E. Low Impact Development (LID). Low impact development (LID) stormwater management facilities, such as rain gardens and bioretention areas, are encouraged to be used in conjunction with the landscaping type requirements and parking lot landscaping requirements:
 - 1. Where site and soil conditions make LID a feasible option;
 - 2. Where maintenance of the LID areas will not adversely impact the purpose of the required landscaping;
 - 3. Where the plant species provided are suitable to the hydrological conditions resulting from directing stormwater to these areas; and
 - 4. Where sufficient planting areas are provided to accommodate the required number of trees and shrubs, area of ground cover, and minimum planting width. Additional landscape area and width will likely be required to accommodate both the required number of trees and stormwater facilities. Landscape areas that include both required trees and flowing stormwater conveyance must be a minimum of ten feet wide.

The implementation of LID stormwater management facilities within required landscaping must be approved by the city, and shall comply with the design and construction standards set forth in the city's stormwater management manual.



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

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

Footnotes for Table 35-4:

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

B. Unit lot subdivision. In addition to perimeter and other landscaping required for the parent site per Tables 35-1, 35-2 and 35-4, landscaping shall be provided on each unit lot where yard area abuts an access drive, and between driveways and/or parking areas on abutting lots. A landscape plan shall be submitted with the land use application showing the following:

1. Perimeter landscape standard along rear or interior lot lines of parent site.
2. All required perimeter landscaping shall be placed within a common area.

C. Other requirements.

1. Binding Site Plans. Landscaping shall be required on all binding site plans in accordance with this chapter. However, landscaping along interior lot lines that are internal to the site may be waived if the city has approved a site plan and master landscaping plan for the total site.
2. This provision shall not apply to landscaping for the perimeter site boundary.

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

| | |
|----------------------------------|--|
| <u>Street frontage</u> | <u>15' for parking abutting ROW</u> |
| <u>Private internal roadways</u> | <u>10' of landscaping with street trees 30' on center</u> |
| <u>Buildings</u> | <u>200 square feet of entryway landscaping is required for the</u> |

| | |
|--|---|
| | <u>business and visitor entrances to all principal buildings</u> |
| <u>Adjacent to Naval Station Everett and Port of Everett</u> | <u>Landscaping shall be maintained to allow visibility of the required setback areas between 18 inches and 6 feet above grade</u> |

19.35.115 Irrigation plan requirements.

- A. All landscape areas shall be provided with an irrigation system. The planning director may waive the requirement for an irrigation system when existing mature vegetation would be harmed by installation of an irrigation system for that portion of the required landscape area where the mature vegetation is located. The planning director may also waive irrigation requirements for all or portions of a site through the modification process in Section 19.35.070 when the applicant commits to ensuring the full establishment of plantings that do not need irrigation at maturity, or will otherwise be watered during low rainfall conditions. When approving a modification, the planning director may require a five-year maintenance assurance device.
- B. Except for residential projects with two or fewer units, irrigation plans shall be prepared and approved by either a Washington State licensed landscape architect or an irrigation association certified irrigation designer.
- C. Irrigation plans must include:
 - 1. Method of irrigation of required landscape areas and schematic of irrigation system.
 - 2. Backflow prevention device.
 - 3. Service location.
 Irrigation plans and equipment are encouraged to include rain shut off devices and evapotranspiration based schedules.
- D. Irrigation systems shall not be located within public right-of-way unless approved by the public works department.

19.35.120090 Landscaping adjacent to freeways.

Where perimeter landscaping is required by this title for specific uses, and the lot upon which such use is proposed abuts the right-of-way of any limited access state highway, including Interstate 5, SR 526 or SR 2, a landscape strip, a minimum of ten feet in width, shall be planted along the entire length of the lot adjacent to the highway. Said landscape strip shall be planted to Type II standards, unless the use is otherwise required to provide more substantial landscaping by other sections of this title.

19.35.130095 Additional landscaping requirements and design standards.

- A. Landscaping in the Public Right-of-Way. Landscaping located within public rights-of-way shall be approved by the Everett public works department, prior to planting, as part of the review of landscape plans required by Section 19.35.1400. The public works department may require specific types of street trees for planting in public rights-of-way abutting the property for which the landscaping is required. Such street trees shall be selected and planted in accordance with the public works department requirements.
- B. Landscaping by Bus Stops. Landscaping shall allow visibility of bus stops and shall not interfere with transit operations. Trees planted within bus zones shall not be located within eighteen inches of the ~~top~~ back of curb.
- C. Landscape Design for Crime Prevention. The Review Authority, for Type II or higher permits, may require landscaping to meet these requirements.
 - 1. Landscape designs should discourage concealment issues close to buildings, doors and windows.
 - 2. Landscaping should be installed and maintained to not interfere or obstruct:
 - a. Exterior surveillance cameras;~~;~~
 - b. Views of all doors and windows; and;
 - c. Exterior light fixtures.

3. Landscaping should be designed and maintained to enhance safety by providing visual corridors throughout the interior of parking lots and other portions of the site used by pedestrians, such as by selecting a majority of shrubs that can be maintained below three feet high and a majority of trees with the lowest branches above six feet high.
- D. Pedestrian walkways shall be permitted to cross required landscape areas and drive aisles.
- E. Low Impact Development (LID). Low impact development (LID) stormwater management facilities, such as rain gardens and bioretention areas, are encouraged to be used in conjunction with the landscaping type requirements and parking lot landscaping requirements:
1. Where site and soil conditions make LID a feasible option;
 2. Where maintenance of the LID areas will not adversely impact the purpose of the required landscaping;
 3. Where the plant species provided are suitable to the hydrological conditions resulting from directing stormwater to these areas; and
 4. Where sufficient planting areas are provided to accommodate the required number of trees and shrubs, area of ground cover, and minimum planting width. Additional landscape area and width will likely be required to accommodate both the required number of trees and stormwater facilities. Landscape areas that include both required trees and flowing stormwater conveyance must be a minimum of ten feet wide.
- The implementation of LID stormwater management facilities within required landscaping must be approved by the city, and shall comply with the design and construction standards set forth in the city's stormwater management manual.

Figure 35-5: Low Impact landscape design in parking lot



19.35.140100 Landscape plan requirements.

- A. The applicant shall submit landscape plans for review by the planning department. Except for plans for residential projects with two or fewer units, landscape plans shall be prepared by professionals licensed or certified in Washington State, such as licensed landscape architects, architects, engineers, or certified professional horticulturists, nurserypersons, or landscape designers. The planning director may grant exemptions from this standard for small projects that result in requirements for installation of five or fewer new trees or one thousand square feet of landscaping. The landscape plan may be incorporated into the site development plan or provided separately.
- B. The landscape plan shall be drawn to a scale which is appropriate to accurately depict the following information:
 1. The species names of all plants proposed to be used;

2. The number, size and spacing of all proposed plants and the height of trees and shrubs at the time of planting;
3. The lot area and the area of the lot required to be landscaped (separately list the area of parking lot and other required landscaping);
4. The area of the lot proposed to be landscaped (separately list the area of parking lot and other required landscaping);
5. Location and dimensions of planting areas, excluding curbs;
6. Details of any existing, proposed or required berms, retaining walls, and fences;
7. The location of any existing, proposed or required pedestrian walkways;
8. Location and height of existing and proposed overhead electrical power lines on and adjacent to the site;
9. Location of any utility easements on the property;
10. Location of bus stops and paratransit loading/unloading areas on and adjacent to the site;
11. A description of how the plan avoids conflicts with locations of trees and shrubs related to bumper overhangs in parking areas, vehicle sight distance, parking lot lighting, signs, adjacent bus stops, and other site features, such as artwork. This may be included in a separate document;
12. Specifications for planting areas, including soil quality or composition and depth, amendments, and mulch. When applicable, soil specifications must provide soil/growing conditions equal to or better than those required in the city's current stormwater management manual, and must be included on both the civil and landscaping plans. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees in small planting areas;
13. Cross-section drawings for any landscape areas that incorporate low impact development stormwater facilities;
14. Maintenance and plant replacement schedules when required landscaping is provided in containers, such as when the location of underground utilities prevents the installation of required street trees.

19.35.~~150115~~ Irrigation plan requirements.

- A. All landscape areas shall be provided with an irrigation system. The planning director may waive the requirement for an irrigation system when existing mature vegetation would be harmed by installation of an irrigation system for that portion of the required landscape area where the mature vegetation is located. The planning director may also waive irrigation requirements for all or portions of a site through the modification process in Section 19.35.~~190070~~ when the applicant commits to ensuring the full establishment of plantings that do not need irrigation at maturity, or will otherwise be watered during low rainfall conditions. When approving a modification, the planning director may require a five-year maintenance assurance device.
- B. Except for residential projects with two or fewer units, irrigation plans shall be prepared and approved by either a Washington State licensed landscape architect or an irrigation association certified irrigation designer.
- C. Irrigation plans must include:
 1. Method of irrigation of required landscape areas and schematic of irrigation system; ~~and-~~
 2. Backflow prevention device.
 3. Service location. Irrigation plans and equipment are encouraged to include rain shut off devices and evapotranspiration based schedules.
- D. Irrigation systems shall not be located within public right-of-way unless approved by the public works department.

19.35.~~160120~~ Landscaping installation and performance assurance requirements.

- A. Landscaping required pursuant to this title shall be installed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy or final project approval. An applicant may request a temporary certificate of occupancy for an exception to this requirement. If a temporary certificate is issued, all required landscaping shall be installed within six months after issuance of the temporary certificate of

occupancy. The planning department shall require a performance assurance device, as described in Chapter 19.410, prior to issuing a temporary certificate of occupancy.

- B. Prior to issuance of a final certificate of occupancy, the planning department shall verify that the landscaping is installed in accordance with the approved landscape plan. The engineer of record shall certify that planting areas were prepared and amended per the landscaping plan requirements, and that all construction debris was removed from the landscape areas prior to soil preparation and installation of plants.
- C. If the installation of the required landscaping or screening is not completed within the period specified, the performance assurance device may be used by the city to contract for completion of the installation. Upon completion of the installation, any portion of the remaining security shall be returned.
- D. The planning department shall perform the final landscape and screening inspection prior to any performance assurance device being returned. Any portion of the landscaping not installed properly shall cause the certificate of occupancy to be withheld or revoked until the project is completed or cause the assurance device to be used by the city.

19.35.170130 Landscape maintenance and maintenance assurance requirements.

- A. All landscape areas required by this title shall be maintained in accordance with the following standards:
 - 1. All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition, attractive appearance, and to maintain the purpose of the landscape type.
 - a. Pruning of trees must be consistent with ANSI A300 (Part 1) American National Standard for Tree Care Operations—Tree, Shrub, and Other Woody Plant Management—Standard Practices (Pruning) and companion publication Best Management Practices Tree Pruning. ~~The topping, shearing or pollarding of trees is prohibited. Required trees shall not be pruned to maintain a height below twenty feet, except as required under power lines or as approved through the landscape modification process in Section 19.35.190.~~
 - b. ~~The topping, shearing or pollarding of required trees is prohibited. Required trees shall not be pruned to maintain a height below twenty feet, except as required under power lines or as approved through the landscape modification process in Section 35.070.A.5.~~
 - c. Portions of trees that extend over areas used by pedestrians or vehicle maneuvering or parking areas, or that abut driveways, shall be limbed up to a height of seven feet to maintain pedestrian and vehicle clearance and clear lines of sight.
 - 2. ~~Topped, sheared, pollarded, D~~dead, diseased, stolen, vandalized, improperly pruned, missing, or damaged plants shall be replaced within three months, ~~with the plants indicated on the approved landscape plan or as required by this chapter.~~
 - 3. All landscaped areas shall be maintained reasonably free of weeds and trash.
 - 4. All required landscaping which is located within public right-of-way shall be maintained by the abutting property owner.
 - 5. All corner lots shall maintain a vision clearance triangle. See Chapter 19.41.060 for additional standards.
 - 6. All LID stormwater management facilities shall also be maintained in accordance with the city of Everett stormwater management manual.
- B. A maintenance assurance device, as described in Chapter 19.41, shall be required by the planning department to ensure that landscaping will be maintained for two years, according to the approved plans and specifications.

19.35.180140 Landscape enforcement.

When the city takes enforcement action ~~under Section 19.41.030~~ to ensure that dead, diseased, stolen, vandalized, improperly pruned, or damaged plants are replaced, a two-year maintenance assurance device, as described in Chapter 19.41, shall be required for the replaced landscaping.

19.35.190070 Administrative Modification of landscaping requirements.

- A. The planning director may, ~~using the review process described in Title 15, Local Project Review Procedures,~~ authorize a reduced width of planting or waive some or all of the landscaping requirements in the following instances:
- ~~1. Where, with the exception of the M-1 zone, the requirement of this chapter would require more than fifteen percent of the site area (excluding parking lots) to be landscaped, the planning director may modify the requirements so that not more than fifteen percent of the site area (excluding parking lots) must be landscaped. The planning director may require more intensive landscaping if the reduction in the required planting area would reduce the effectiveness of the landscaping to a point where the intent of the landscape type cannot be satisfied.~~
 - ~~2. When the inclusion of existing vegetation on the site would result in landscaping equivalent to or better than the requirements of this chapter in achieving the intent of the required landscape type.~~
 13. When existing conditions on or adjacent to the site, including, but not limited to, differences in elevation, existing vegetation, or location of buildings or utilities would render the requirements of this section ineffective.
 24. When Type I visual screening is required, an applicant may request to use plantings that can be expected to form a healthy sight-obscuring evergreen hedge within three years in lieu of two rows of trees. In reviewing such a request for modification, the planning director shall consider the applicant's request in light of the intent of Type I landscaping and the nature of the use or development which is being screened.
 35. When the applicant proposes an alternative method of landscaping that would achieve the intent and purpose of the landscaping required in this title and which the director determines to provide equal or better treatment.~~superior quality.~~ Some examples include the use of native vegetation existing on site, preservation of groves of trees, preservation of wetlands and/or wildlife habitat, increasing perimeter landscape width in strategic locations, providing unique focal points of interest, and planting trees or shrubs that do not meet the type or size requirements at a higher number and closer spacing.
 46. When development will occur in phases and development of subsequent phases will result in removal of landscaping required by this title.
 57. When the subject property abuts railroad right-of-way developed with rail facilities, the planning director may modify the landscaping requirements for that portion of the property abutting the railroad right-of-way, if such modification will not reduce the compatibility between the subject property and other properties in the vicinity.
- B. In approving a request for a modification of landscaping requirements, the planning director shall issue findings upon which the approval is based. The director may attach conditions to any such approval of a request for modification of landscaping requirements if necessary to assure that the intent of the landscape type and any modification thereof is maintained. ~~Any appeal of the planning director's decision approving or disapproving a request to modify landscaping requirements is subject to the appeals provisions contained in Title 15, Local Project Review Procedures.~~