

ORDINANCE NO. 2647

AN ORDINANCE AMENDING CHAPTER 18.57 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "LANDSCAPING"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 18.57 of the Moses Lake Municipal Code entitled "Landscaping" is amended as follows:

18.57.020 Applicability

A. Other than the exceptions listed in 18.57.020.B, the requirements of this chapter shall apply to all of the following:

1. New development
2. Any change in the use of a property requiring a land use permit
3. Any change in the use of a property requiring a change of occupancy permit
4. Any addition, remodel, alteration, or repair of a structure that increases the gross floor area by more than twenty percent (20%) or where the cost of the addition, remodel, alteration, or repair exceeds twenty-five percent (25%) of the existing assessed value of the structure.
5. Any expansion of a parking lot by more than ten (10) parking spaces or any construction within or reconstruction of existing parking facilities in excess of five hundred (500) square feet shall require compliance with the parking lot landscaping requirement for the entire parking lot.

B. Exceptions

1. This chapter does not apply to any use or development in the C-1 or Municipal Airport Zones, other than new or expanded parking lots.
2. An individual one- or two-family dwelling unit on an individual lot that is not part of a subdivision or planned development district application is only required to comply with the following sections of this chapter:
 - a. 18.57.040.C.1, Residential Front Yard Setbacks
 - b. 18.57.080, Preservation and Care of Significant Trees
 - c. 18.57.090, Maintenance Requirements
 - d. 18.57.100, Prohibited Plants
3. Partially Developed Lots: When only a portion of a lot is being developed, the Community Development Director may grant a deferral of the landscaping requirements of this chapter for the undeveloped remainder of lot. The request for the deferral shall be made in writing and submitted to the Community Development Department.

18.57.040 Specific Requirements

- A. Buffers: When adjacent to the uses listed, the subject property shall provide the type and width of landscaping listed in the table below along the entire property line between the subject property and the adjacent use, except for vehicular and pedestrian access points. If a building

is located in the buffer area, the landscaping displaced by the building shall be located elsewhere on the site. Types of landscaping are as described in Section 18.57.050.

ADJACENT USE	SUBJECT PROPERTY USE					
	1 & 2 Family Subdivision	Multi-family	Manufactured Home Park	Commercial/ Institutional	Industrial	Public Park
Freeway or Highway	Type I 20 feet wide	Type I 20 feet wide	Type I 20 feet wide	Type II 10 feet wide	Type II 10 feet wide	Type II 10 feet wide
Street Frontage	Type IV 5 feet wide 12 pts/25'	Type IV 5 feet wide 12 pts/25'	Type IV 5 feet wide 18 pts/25'	Type IV 10 feet wide 18 pts/25'	Type IV 20 feet wide 18 pts/25'	Type IV 5 feet wide 12 pts/25'
1 & 2 Family or vacant land zoned R-1 or R-2		Type II 5 feet wide	Type II 10 feet wide	Type II 10 feet wide	Type I 15 feet wide	
Multi-family or vacant land zoned R-3	Type II 10 feet wide	Type III 5 feet wide	Type II 10 feet wide	Type II 10 feet wide	Type I 15 feet wide	
Manufactured Home Park	Type II 10 feet wide	Type III 5 feet wide		Type II 10 feet wide	Type I 15 feet wide	
Commercial/ Institutional or vacant land zoned C-1 or C-2	Type II 10 feet wide	Type II 5 feet wide	Type II 10 feet wide		Type II 10 feet wide	
Industrial or vacant land zoned I-L	Type II 10 feet wide	Type I 5 feet wide	Type II 10 feet wide	Type II 10 feet wide		
Public Park						

B. Parking Areas: Parking areas shall be landscaped to provide shade and visual relief while maintaining clear lines of sight.

1. Landscaping shall be provided within and/or around all surface parking lots containing ten (10) or more parking stalls, except that no parking lot landscaping shall be required within industrial zones. Landscaping shall be provided at a rate of twenty (20) square feet per parking stall. Other required landscaping may not be counted toward this total. At a minimum, landscaping shall consist of ground cover and shade trees with a minimum mature canopy spread of fifteen feet (15'). See Section 18.57.055 for required landscape points for parking lots.
2. The minimum area per planter shall be one hundred (100) square feet.
3. Landscaped areas shall be distributed around and/or throughout the parking lot so that the maximum distance between the trunk of shade tree and any parking stall shall be no more than fifty feet (50'). Shade trees used to meet this requirement are not required to be those specifically included in the parking lot landscaping.
4. Parking lots: two (2) points per required parking space + one (1) point for each parking space provided in addition to required spaces.

5. Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.
6. Trees shall be planted at least four feet (4') from the outside edge of the planting area.
7. No plant material greater than twelve inches (12") in height shall be located within two feet (2') of the edge of a landscaped area adjacent to a parking stall.
8. Required parking lot planter areas shall be in addition to any required front, side, and rear yard buffer requirements.
9. The requirements of this section shall not apply to parking garages or parking decks, or display areas for automotive and equipment sales and rentals.

C. Residential Landscaping

1. Front Yard: The required front yard and exterior side yard of all one (1) and two (2) family residential uses shall be landscaped within one (1) year of occupancy and maintained. For the purposes of this section, landscaping shall be defined as the addition of decorative rock, bark, groundcover, lawn, trees, plants, shrubs, and other natural and decorative features. At least fifty percent (50%) of the front and exterior side yard area shall be landscaped. Driveways and parking areas may be located in the remaining area that is not required to be landscaped.
 2. Multi-family Structures: Multi-family residential uses shall also landscape the required open space areas so that they are usable for outdoor recreation.
 3. Manufactured Home Parks: All areas within the boundaries of the manufactured home park shall be landscaped. All lawns, trees, landscaping, occupied and unoccupied manufactured home spaces, recreation areas, and open space areas shall be continually maintained. A permanent irrigation system shall be installed and maintained for planted common areas.
 4. Planter strips: Street frontage planter strips between the curb and sidewalk shall be landscaped with Type IV landscaping consisting of a minimum of twelve (12) points per twenty-five feet (25') of frontage. Timing of landscape installation shall be as follows:
 - a. For new subdivisions, planter strip landscaping shall be installed or bonded for before a Certificate of Occupancy is issued for the house on the lot abutting the planter strip.
 - b. For new planter strips built in existing developed areas, planter strip landscaping shall be installed within one year of completion of the planter strip.
 - c. For areas with existing planter strips, planter strip landscaping shall be installed within one (1) year of the adoption of this ordinance.
- D. Building Facade Landscaping: To ensure that wall facades are visually interesting when viewed from surrounding streets and buildings, blank building facades more than twenty feet (20') in height or fifty feet (50') in width or length shall be landscaped with Type III landscaping to provide visual relief and soften the effect of the new building on the surrounding area.
1. Blank facades are defined as those which do not add to the character of the streetscape and do not contain transparent windows or sufficient ornamental features, decorations, artwork, articulation, high quality building materials (such as brick), or other architectural features.

2. Exceptions: Buildings in industrial zones are not required to screen blank facades. In all other zones, blank facades that are within twenty feet (20') of another building or which are otherwise not visible to the general public are not required to be screened.

18.57.055 Landscape Point Values:

- A. Applicant may use any combination of planting materials to meet the requirements of this section. Points are assigned based on the following:

Type of Plant Material	Mature Height	Minimum Size (at time of planting)		Point Value
		Deciduous Trees (in caliper inches)	Evergreen Trees (in feet of height)	
Large Tree	>60 ft	8-inch or greater	22 ft and over	115
	>60 ft	7-inch	19 - 21ft.	100
	>60 ft	6-inch	16 -18 ft.	90
	>60 ft	5-inch	13 -15 ft.	80
	>60 ft	4-inch	11-12 ft.	65
	>60 ft	3-inch	9 -10 ft.	55
	>60 ft	1.5 - 2-inch	7 - 8 ft	35
Medium Tree	25 ft to 60 ft	3-inch	7-8 ft	40
Medium Tree	25 ft to 60 ft	2-inch	7 - 8 ft	30
Medium Tree	25 ft to 60 ft	1.5 -inch	5-6 ft	20
Small Tree	<25 ft	Single Trunk 1.5 inch caliper	5 - 6 ft	15
Ornamental Tree	varies	Multiple trunk (minimum 3 trunks): smallest trunk 1.5 inch caliper	5 - 6 ft	10
Large Shrub	>6 ft	24 -inch height at planting		9
Medium Shrub	3 ft to 6 ft	12-inch height at planting		6
Small Shrub	< 3 ft	8-inch height at planting		4
Ornamental Grasses	varies	1 gallon		same as shrub of same mature height
Groundcover	< 1 ft, excluding flowers on tall stalks	1 gallon		½
Existing Trees	varies	Greater than 3" caliper		See "Large Tree" in this table
Landscaped Berm		30" height; 10-foot length; 3:1 slope		1 per 5 lineal feet

Type of Plant Material	Mature Height	Minimum Size (at time of planting)		Point Value
		Deciduous Trees (in caliper inches)	Evergreen Trees (in feet of height)	
Turf Grass	n/a	n/a		1/4 per square yard

Note: Points will be based on the size of the mature tree or shrub. For example, a small species of shrub in a three (3) gallon pot at the time of planting will not be given points as a medium shrub, it remains a small shrub. The Community Development Department will maintain a list of commonly-planted species and the size per the above chart. For species not included in the list, mature height shall be as shown in a standard published source. Where a range of sizes is given in the source, points for the larger size may be claimed, provided the correct minimum size is planted for the points claimed.

- B. An additional ten percent (10%) in the number of points shall be required adjacent to the following aesthetic corridors:
 - 1. West Broadway from I-90 to its intersection with Division Street
 - 2. East Broadway from its intersection with Division Street to where it joins with Pioneer Way
 - 3. Pioneer Way from where it joins with East Broadway to its intersection with Highway 17
- C. Points for required buffers shall be in addition to the Site Points and Parking Lot Points required in this section.
- D. A maximum of twenty-five percent (25%) of required landscape points may be claimed within street right-of-way.
- E. A minimum of sixty percent (60%) of points shall be used for landscaping in the front and side yards.
- F. A maximum of twenty-five percent (25%) of required points may be used for turf grass. Turf grass within street right-of-way does not earn any points.
- G. Drought Tolerant Landscaping. Landscaping areas that meet the criteria listed below may have the points required for that area reduced by thirty percent (40%). To qualify as drought tolerant, the following must be incorporated:
 - 1. An approved drip irrigation system
 - 2. Low volume - low pressure - low flow distribution
 - 3. Drought tolerant plant selection
 - 4. Use of mulches

18.57.070 Approval of Landscape Plan and Installation of Landscaping

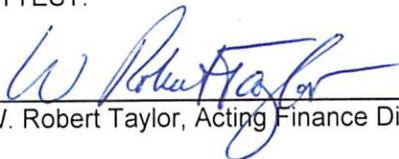
- A. After receipt of a complete landscape plan, all development applications shall be reviewed by the Community Development Department for compliance with this chapter concurrently with and as a part of the review process of the principal use or structure and prior to issuance of any grading, building, or land use permit or approval except subdivisions.

- B. For residential major plats and residential short plats, required landscaping shall be installed at the time each lot is developed, and no Certificate of Occupancy for the building shall be issued until the landscaping for that lot is installed or bonded for, as specified in 18.57.070.C.
- C. No Certificate of Occupancy, or final inspection approval if no Certificate of Occupancy is required, shall be issued until one of the following occur:
1. The required landscaping is installed.
 2. A bond or some other form of cash surety acceptable to the city is submitted at a value of one hundred twenty percent (120%) of the estimated cost to complete the landscaping according to the approved landscape plan. Upon completion of the landscape installation, the city shall promptly release the surety. If the required landscaping improvements are not made within six (6) months of occupancy of the building, the city may use the surety to install the landscaping.
- D. For existing developed sites, if the width of a buffer is not met but the entire points for the project are met, staff can approve the alteration.

Adopted by the City Council and signed by its Deputy Mayor on April 10, 2012


Dick Deane, Deputy Mayor

ATTEST:


W. Robert Taylor, Acting Finance Director

APPROVED AS TO FORM:


Katherine L. Kenison, City Attorney