



**Tree Ad Hoc Committee Meeting  
Tuesday, June 30, 2015, 9:00 – 11:00 AM  
280 Madison Ave N  
Bainbridge Island, WA 98110  
Council Conference Room**

**AGENDA**

1. Review and Approve Notes from May 26 and June 16 Committee Meetings
2. Continue reviewing requirements for Screening Perimeter Buffers ([BIMC 18.15.010.D](#))
3. Debrief from May 28 Planning Commission meeting on draft Ordinance 2015-04

# 18.15.010 LANDSCAPING, SCREENING, AND TREE PROTECTION RETENTION, PROTECTION AND REPLACEMENT

## RECOMMENDATIONS TO DATE ~~STRIKETHROUGH~~/UNDERLINE

### Perimeter Buffering and Screening (18.15.010.D)

**5/26 Recommendation: Change “Partial Screen” to “Landscape Buffer”**

| Table 18.15.010-3: Perimeter Landscaping Requirements by <u>Zoning</u> District                                                                                                                                                                                                                                                             |                                                   |                         |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------|-------------------------------|
| Abutting zoning or land use district                                                                                                                                                                                                                                                                                                        | Perimeter Landscape Type                          | Perimeter Width (ft.)   | Minimum Perimeter Width (ft.) |
| <b>Multifamily in R-2, R-1 &amp; R-0.4 Districts**</b>                                                                                                                                                                                                                                                                                      |                                                   |                         |                               |
| Single-family residential                                                                                                                                                                                                                                                                                                                   | Full Screen                                       | 25                      | N/A                           |
| <b>R-8 and R-14 Multifamily Districts</b>                                                                                                                                                                                                                                                                                                   |                                                   |                         |                               |
| <del>Single-family Residential</del> R-4.3 (Urban Residential)                                                                                                                                                                                                                                                                              | Partial Screen                                    | 20                      | 15                            |
| <del>Urban multifamily</del><br>Note: this applies to R-8 & R-14                                                                                                                                                                                                                                                                            | <del>Filtered Screen</del>                        | <del>15</del>           | <del>10</del>                 |
| <b>Nonresidential Uses in Areas Outside Winslow Mixed Use, HSR, NSC, B/I , WD-I Districts</b>                                                                                                                                                                                                                                               |                                                   |                         |                               |
| Residential including multifamily                                                                                                                                                                                                                                                                                                           | Full Screen                                       | 25                      | <del>15</del> <u>NA</u>       |
| Nonindustrial uses                                                                                                                                                                                                                                                                                                                          | <del>Full Screen</del><br><u>Landscape Buffer</u> | 20                      | 10                            |
| <b>Winslow Town Center Mixed Use District [1]</b>                                                                                                                                                                                                                                                                                           |                                                   |                         |                               |
| Single-family residential                                                                                                                                                                                                                                                                                                                   | Full Screen                                       | 20                      | 15                            |
| <b>HSR I and II Districts</b>                                                                                                                                                                                                                                                                                                               |                                                   |                         |                               |
| Single-family residential                                                                                                                                                                                                                                                                                                                   | Full Screen                                       | 20                      | 15                            |
| <b>NSC Districts</b>                                                                                                                                                                                                                                                                                                                        |                                                   |                         |                               |
| Residential including multifamily                                                                                                                                                                                                                                                                                                           | Full Screen                                       | <del>20</del> <u>15</u> | <del>10</del> <u>15</u>       |
| <del>NSCs</del>                                                                                                                                                                                                                                                                                                                             | <del>Filtered Screen</del>                        | <del>10</del>           | <del>10</del>                 |
| <b>B/I Districts</b>                                                                                                                                                                                                                                                                                                                        |                                                   |                         |                               |
| <del>B/I</del> Non-B/I                                                                                                                                                                                                                                                                                                                      | Full Screen[2]                                    | 50                      | 35                            |
| Non-B/I                                                                                                                                                                                                                                                                                                                                     | Partial Screen                                    | 15                      | 10                            |
| <b>WD-I Districts</b>                                                                                                                                                                                                                                                                                                                       |                                                   |                         |                               |
| Residential including multifamily                                                                                                                                                                                                                                                                                                           | Full Screen                                       | 40                      | 20                            |
| Industrial uses                                                                                                                                                                                                                                                                                                                             | Partial Screen                                    | 10                      | 0                             |
| Nonindustrial uses                                                                                                                                                                                                                                                                                                                          | Full Screen                                       | 10                      | 5                             |
| [1] For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC 18.12.030.C.                                                                                                                                                                                                |                                                   |                         |                               |
| [2] Notwithstanding subsection D.2 above, all native shrubs and significant trees shall be retained within all landscape buffers, except that limited removal may be allowed for permitted activities located within the buffer area. If necessary, the existing vegetation shall be supplemented to attain the required screening density. |                                                   |                         |                               |
| **Add footnote that buffer for multifamily to SF may be eliminated when building far away.                                                                                                                                                                                                                                                  |                                                   |                         |                               |

**Table 18.15.010-4: Perimeter Landscape Requirements for Flexlot Subdivisions [1]**

| Type of Subdivision                                                                                                                                                                                                               | Landscape Perimeter Buffer<br>(Cluster Option Subdivision Only) | Park and Conservation Land Buffer<br>(Required for Both Cluster and Open Space Subdivision Options) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Residential subdivision in the R-0.4, R-1, R-2, and R-2.9 districts                                                                                                                                                               | 25' – Filtered Screen                                           | 25' – Filtered Screen (OS) [2]                                                                      |
| Residential subdivision in the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 districts                                                                                                                                                    | 10' – Filtered Screen                                           | 25' – Filtered Screen (OS) [2]                                                                      |
| Multifamily subdivision in the R-1 zone district                                                                                                                                                                                  | 25' – Full Screen                                               | N/A                                                                                                 |
| <p>[1] Properties being subdivided with less than one acre are not subject to landscape buffer requirements.</p> <p>[2] (OS) indicates that the buffer may be calculated in the required open space area for the subdivision.</p> |                                                                 |                                                                                                     |

## Roadside Buffers (18.15.010.E)

| Table 18.15.010-5: Roadside Buffer Requirements by District [1]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------|
| Existing Zoning/Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Abutting Use                         |                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Right of Way (not including Hwy 305) | Highway 305 [2]                  |
| Neighborhood Service Center<br>Add Street Trees to NSC Design Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10' Filtered Screen/5' Minimum       | 50' Filtered Screen/35' Minimum  |
| Mixed Use Town Center [3]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                  | 50' Full Screen [4] /35' Minimum |
| High School Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                  | 50' Full Screen/35' Minimum      |
| Urban Multifamily                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 20' Partial Screen                   | 50' Partial Screen/35' Minimum   |
| Conditional Uses within Residential Zone Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 25' Partial Screen/15' Minimum       | 50' Partial Screen/35' Minimum   |
| Business/Industrial (B/I)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 50' Full Screen/35' Minimum          | 50' Full Screen/35' Minimum      |
| Water Dependent Industrial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10' Partial Screen/5' Minimum        | 50' Partial Screen/35' Minimum   |
| <p>1. All roadside buffers must be planted if not already existing.</p> <p>2. A buffer is required along Highway 305, which is designated as a scenic highway. The 50' roadside buffer requirement can be reduced up to 25% by the director, after consultation with an acceptable tree professional as identified in subsection C.1.c, if it is determined that (a) a 50' buffer would cause the property to be undevelopable, and (b) the reduced buffer will provide as much screening of site activities from Highway 305 as practicable in light of site topography and conditions.</p> <p>3. For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC 18.12.030.C.</p> <p>4. Beginning 100' north of Winslow Way.</p> |                                      |                                  |

**Table 18.15.010-6: Subdivision Roadside Buffer Requirements**

| Type of Subdivision                                                            | Right-of-Way (Buffers Required for Both Open Space and Cluster Flexlot Subdivision Options along Arterial and Collector Roads [1],[2]) |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Residential Subdivision in the R-0.4, R-1, R-2, and R-2.9 Districts            | 50' – Mature Trees and Shrubs or 25' – Full Screen                                                                                     |
| Residential Subdivision in the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 Districts | No requirement, unless necessary to reflect neighboring development patterns (OS) [3]                                                  |
| Commercial and Multifamily Subdivisions                                        | 25' – Full Screen adjacent to all designated scenic roads                                                                              |

[1] Properties being subdivided with less than one acre are not subject to roadside buffer requirements.

[2] Roadside buffers: A 25-foot full screen buffer must be planted along applicable roadways when no mature trees and shrubs exist along the property boundary in zones R-0.4, R-1, R-2 and R-2.9.

[3] (OS) indicates that the buffer may be calculated in the required open space area for open space subdivisions.

## CHANGES RECOMMENDED AT 5/26 TREE AD HOC COMMITTEE MEETING

### 18.15.010.D.4 Perimeter Buffer Descriptions

#### 4. General Requirements

##### a. Full Screen

The intent of this buffer is to provide an effective vegetated screen over time between uses, land use districts, or to screen parking areas and structures from the public rights-of-way. Where full screen perimeter landscaping is required, the applicant must provide:

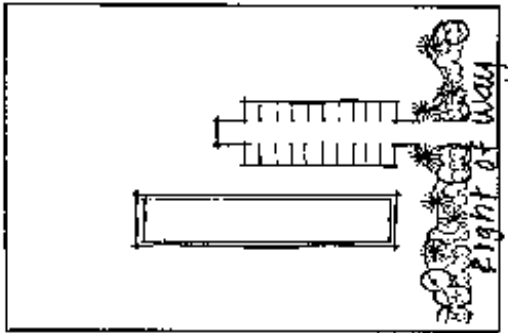
- i. Minimum 70 percent evergreen trees ranging in height from four feet to six feet at the time of planting with at least 50 percent being six feet high; and
- ii. Deciduous trees with a caliper of at least two inches at the time of planting; and
- iii. At least ~~20~~ 50 percent of the trees shall be native species ~~and or~~ drought resistant; and
- iv. The number of trees is determined by calculating the area of the perimeter buffer and dividing the length of the landscape perimeter by 10 feet 250 square feet; and
- v. Minimum 70 percent eEvergreen shrubs at least 21 inches in height at the time of planting, ~~spaced no more than three feet on center~~, to achieve minimum ~~four~~ six feet height at maturity; and
- vi. The number of shrubs is determined by calculating the area of the perimeter buffer and dividing the length of the perimeter by four feet 50 square feet; and
- vii. Living ground cover shall be planted and spaced to achieve total coverage within ~~three~~ five years; and
- viii. ~~Trees and shrubs shall be spaced to result in a full screen over time. Plants may be clustered within the perimeter to screen structures and parking areas.~~

##### b. Landscape Buffer Partial Screen

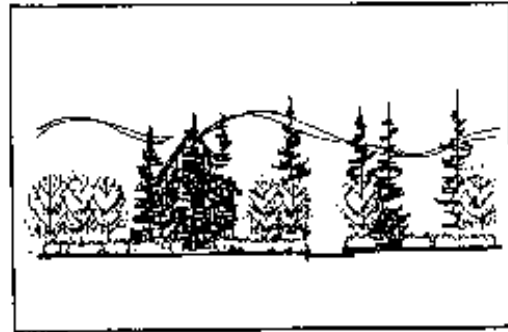
Where partial screen perimeter landscaping is required, the applicant must provide:

- i. Minimum 50 percent evergreen trees ranging in height from four feet to six feet at the time of planting with at least 50 percent being six feet high; and
- ii. Deciduous trees with a caliper of at least two inches at the time of planting; and
- iii. At least ~~20~~ 50 percent of the trees shall be native species ~~and or~~ drought resistant; and
- iv. The number of trees is determined by calculating the area of the perimeter buffer and dividing the length of the landscape perimeter by 20 feet 400 square feet; and
- v. At least 50 percent eEvergreen shrubs at least 21 inches in height at the time of planting, ~~spaced no more than three feet on center~~, to achieve minimum ~~four~~ six feet height at maturity; and
- vi. The number of shrubs is determined by calculating the area of the perimeter buffer and dividing the length of the landscape perimeter by five feet 100 square feet; and

- vii. Living ground cover shall be planted and spaced to achieve total coverage within ~~three~~ five years; and
- viii. Plants ~~may~~ should be clustered within the landscape perimeter to screen structures and parking areas.



Partial Screen Landscape  
Buffer Plan



Partial Screen Landscape  
Buffer Section

#### c. **Filtered Screen Edge Planting Area**

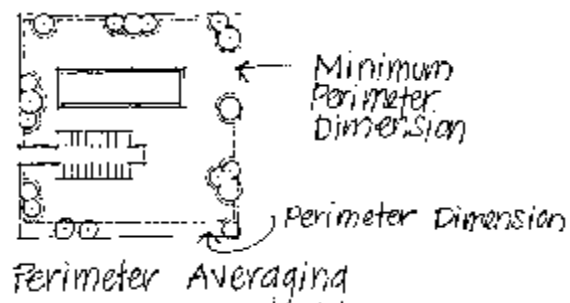
Where filtered screen perimeter landscaping is required, the applicant must provide:

- i. One hundred percent deciduous trees two-inch caliper spaced no more than 30 feet on center; and
- ii. Evergreen shrubs minimum 21 inches in height at the time of planting spaced no more than three feet on center to provide a continuous hedge achieving a maximum height of ~~three~~ six feet at maturity; and
- iii. Living ground cover shall be planted and spaced to achieve total coverage within ~~three~~ five years.

### 5. Standards

The following standards apply to the full screen, partial screen and filtered screen perimeter landscape requirements contained in this section.

- a. Existing vegetation may be used in lieu of new plant material ~~if not already being used to meet another requirement.~~ Although existing vegetation may meet the minimum number of trees or shrubs for a required full screen, the Director may require additional trees and/or shrubs to achieve an effective full screen.
- b. A full screen will be required to screen utilities located above ground from adjacent uses.
- c. Perimeter landscaping shall be clustered in areas to screen structures, utility structures, loading areas, parking lots, trash enclosures, storage areas and mechanical equipment.
- d. The director may approve the averaging of perimeter landscape widths to provide adequate screening if it meets the criteria contained in this section.



- e. Earth berms in combination with shrubs and trees may be used to achieve the initial planting height requirement.
- f. Minimum landscape perimeter dimensions are allowed when perimeter averaging is applied. The landscape perimeter can be averaged only if the total required perimeter dimension square footage is achieved. The director may allow landscape perimeter averaging if the following criteria is met: (i) plant material is being clustered to more effectively screen parking areas and structures; and (ii) the quality of the perimeter landscape is not diminished; (iii) significant trees are being retained.