



CITY OF EAST WENATCHEE

COMMUNITY DEVELOPMENT DEPARTMENT

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Landscaping Improvements Informational Handout

The City of East Wenatchee requires landscaping and public improvements for a variety of projects. Pertinent chapters and sections of the East Wenatchee Municipal Code (EWMC) are provided in this handout. The information contained in this handout is intended for informational purposes only. For detailed information regarding the requirements that may be applicable to your specific project, please contact the Community Development Department.

In addition to the requirements listed below, East Wenatchee has adopted the ***Greater East Wenatchee Urban Growth Area Design Standards & Guidelines***. That document contains additional requirements for specific types of development proposals.

Chapter 17.80 of the EWMC provides the process and guidelines for Site Plan Review. That chapter has not been included in this handout.

Chapter 15.48 REQUIRED PUBLIC IMPROVEMENTS

15.48.020 Right-of-way designation map adopted.

That certain map entitled "Functional Classification Map," Figure 8.0 in the Greater East Wenatchee area comprehensive plan, is adopted and incorporated herein as if set forth in full. The functional classification map shall be available for inspection at the clerk's office at City Hall during regular City Hall business hours. When any building permit application is granted for the improvement of property abutting any right-of-way designated on the functional classification map and as described in Chapter 12.51 EWMC, and the right-of-way abutted is unimproved or partially improved, the city engineer will identify the appropriate improvements to be made to the right-of-way in accordance with the standards and requirements of the comprehensive street standards, Chapters 12.50 through 12.60 EWMC, and any amendments. The specific right-of-way improvements to be made for the designated right-of-way are generally depicted in Figures 3-7a through 3-8 in Chapter 12.60 EWMC, Figures. All streets in a commercial zoning district require a minimum five-foot landscape strip on each side of the street. (Ord. 10-09 § 5, 2010; Ord. 431 § 1, 1987)

15.48.080 Landscape strip.

The applicant shall plant all landscape strips with vegetation approved by the city engineer. The applicant shall execute a maintenance agreement, including a provision for irrigation of planted vegetation, in the form approved by the city engineer and said maintenance agreement shall run with the subject property and be recorded with the Douglas County auditor. All trees planted in the landscape strip must be approved as to species by the city engineer, and must be at least two inches in diameter and have a canopy that starts at least eight feet above finished grade at the time of planting as measured using the standards of the American Association of Nurserymen. (Ord. 10-09 § 5, 2010; Ord. 431 § 1, 1987)

Chapter 17.40 CENTRAL BUSINESS DISTRICT

17.40.050(G) Fencing – Setback Requirements. Where a fence, required by the provisions of this chapter, abuts a public street, there shall be five feet of landscaping between the fence and the city right-of-way or sidewalk.

Chapter 17.42 GENERAL COMMERCIAL DISTRICT

17.42.050 Dimensional standards (E) Storage Standards. All storage shall be within an enclosed building or entirely enclosed with a view-obscuring fence supplemented with a landscape strip located between the fence and the property line. Said landscaping strip shall comply with the requirements of EWMC 17.72.080(A) for Type I landscaping.

Chapter 17.72 GENERAL REGULATIONS

17.72.050 Landscaping – Purpose and intent.

Landscaping is necessary to provide a well-balanced, aesthetically pleasing environment for the residents of the city. Specifically, these requirements are intended to accomplish the following:

- A. Maintain and enhance property values;
- B. Enhance the appearance of the development;
- C. Provide adequate buffers between differing land uses;
- D. Improve the character and appearance of the city;
- E. Reduce erosion and stormwater runoff. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.060 General landscaping.

The following general standards will be required in all districts where landscaping is mandatory:

- A. Landscaped areas shall include use of evergreen or deciduous trees and shrubs, perennial or annual flowers, gravel, river rock, driftwood, bark, rockeries, lawn, ornamental or decorative walkways (provided both sides abut landscaping), or a combination of such materials.
- B. A plot plan drawn to scale shall be submitted to the community development department showing the size of the property; location of buildings, driveways, loading docks, aboveground utilities, and outside storage areas; size and type of plantings; and the location and square footage of all landscaping areas.
- C. No artificial lawn or shrubbery will be permitted in landscaped areas.
- D. Within all commercial and industrial zoning districts, planting areas along street frontages are mandatory except for driveways and pedestrian walks within the property. Trees shall be placed at an average of 30 feet apart in such planting areas, with groundcover or shrubs used liberally. Trees utilized in these planting areas need to be compact to minimize conflict with underground and overhead utilities.

E. Where landscaping areas are required along street frontages, no shrubs shall be higher than 36 inches and no tree shall have branches or foliage below five feet or placed within 20 feet of the corner of a driveway, alley, or street intersection.

F. Landscaping in the vicinity of any fire hydrant, fire department sprinkler connection or standpipe connection should not prevent such equipment from being immediately discernible nor in any other manner deter or hinder the fire department from gaining immediate access to said equipment. The following shall act as a guideline for the landscaping around said equipment, with final approval from the chief of Douglas County fire district No. 2.

1. Fire Hydrants.

a. Fire hydrants shall be free from obstruction on all sides by a minimum clearance of three feet.

b. Fire hydrants along streets, driveways, parking lots, fire access routes (fire lanes), or at intersections shall be visible for at least 100 feet in all directions along such streets, driveways, access routes, or intersections. No plants, shrubs, or trees with a height of over 18 inches shall be allowed in this site visibility area.

2. Sprinkler and Standpipe Connections.

a. Fire department connections for sprinklers and standpipes shall be free from obstructions on all sides by a minimum clearance of three feet.

b. When a fire department connection is over 25 feet from a street, driveway, parking lot or fire access route, there shall be maintained a clear path with minimum width of three feet between the fire department connection and the street, driveway, parking lot or fire access route.

G. Landscaping shall be installed in conformance with the following requirements. The percentage of each site to be landscaped is to be regarded as a minimum. In the event that more landscaping is required to meet applicable city ordinances or state laws, the higher amount of required landscaping shall be installed.

Zoning Classification	Percent of Minimum Gross Site Area to Be Landscaped
R-L, R-M	20%
R-H	15%
NC, G-C, CBD, C-L, WMU, MU	7%
FH, Planned Unit Development	To be determined by the planning commission

H. Use of Right-of-Way. In addition to the required planting strips, landscaping of excess (unused) street right-of-way is encouraged. Maintenance of landscaping in the right-of-way shall be the responsibility of the owner of the property adjacent to the right-of-way and must comply with EWMC 15.48.080, as amended; provided, however, that nothing in this section shall create or imply any interest of the landscaper and/or property owner in the excess right-of-way, any landscaping shall be removed by the

landscaper and/or property owner at their sole expense upon the request of the city, or if not so removed may be destroyed by the city.

I. Irrigation. Adequate and appropriate irrigation or sprinkling systems for watering landscaped areas shall be provided.

J. Installation of landscaping materials shall take into consideration access to utility vaults, pedestals, and other public and private utility facilities. (Ord. 15-09 § 7, 2015; Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.070 Parking lot landscapes.

The purpose of parking lot landscape development is to soften the visual effect created by large expanses of barren asphalt. It shall meet the following criteria:

A. Required Area. Planting areas shall constitute at least four percent of the parking area in the commercial and industrial zoning districts. In all other developments except for single-family districts, 10 percent of the parking area shall be landscaped. Such amounts of landscaping may be included in the overall amount of landscaping required.

B. Minimum Width. Planting areas shall have a minimum average width of five feet.

C. Location of Plantings. All planting areas should be located between parking stalls or the end of parking columns.

D. Tree Requirements. A minimum of one tree shall be required for each 150 square feet, or fraction thereof, of required landscape areas. Deciduous trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs and/or groundcover.

E. Any trees, shrubs, or plants which are susceptible to damage or injury by pedestrian or motor traffic shall be protected by appropriate curbs, tree guards or other protective devices. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.080 Screening requirements.

In order to reduce the incompatible characteristics of abutting properties with different land use classifications, the following standards shall apply. This type of landscaping will be installed in planting strips on the interior property line according to the other requirements of this chapter, and the amount of landscaping shall not be counted towards meeting the minimum stated in EWMC 17.72.060.

A. Type I screening is intended to create a visual separation between incompatible uses. Type I requirements are as follows: landscaping shall be made up of evergreen trees planted at a maximum of 15 feet on center. Deciduous trees are also encouraged to add seasonal and textural variation. Up to 25 percent of required evergreen trees may be deciduous trees. Medium-sized shrubs (three to five feet maturity height) and groundcover plants shall be added at a density to form an effective barrier to cover 85 percent of the ground surfacing and horizontal separation within three years. Type I landscaping shall incorporate the use of either earth-berming or a six-foot-high sight-screening fence. If the earth-berming alternative is chosen, medium-sized shrubs shall be spaced at a maximum of four and one-half feet on center. If the fence option is selected, maximum spacing shall be six feet on center. Minimum width shall not be less than 10 feet.

1. Type I screening is required when the following land use districts abut:

District in Which Development Is Proposed	District to Be Screened
R-M, R-H	R-L
NC, G-C, CBD, C-L, WMU, MU	R-L, R-M

2. Mobile home parks shall have Type I landscaping installed around the perimeter of the development in the required open space buffer, which shall not be less than 15 feet in width.

3. Churches, community clubhouses and other conditional uses in the R-L district shall install Type I screening seven feet in width on any interior property line.

B. Type II landscaping is intended to provide a solid sight barrier to totally separate incompatible uses. Type II screening requirements are as follows: Landscaping shall consist of a double row of evergreen trees (with rows offset) planted at a minimum spacing of 15 feet triangulated on center, earth-berming at a minimum height of two and one-half feet, along with groundcover to provide 85 percent surface coverage within two years. As an alternative to earth-berming, a six-foot-high sight-screening fence may be incorporated into the landscaping. Minimum width of landscaping shall not be less than 12 feet.

1. Type II screening is required when the following land use districts abut:

District in Which Development Is Proposed	District to Be Screened
W-I	All residential zones, and all commercial zones

(Ord. 15-09 § 8, 2015; Ord. 12-20 § 8, 2012; Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.090 Existing site vegetation.

Applicants are encouraged to retain significant existing vegetation on the subject property. Significant existing vegetation shall denote deciduous and evergreen trees at least six inches in diameter at a point five feet above the ground or greater. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.100 Maintenance.

All landscaping and screening areas shall be maintained in a healthy, growing condition. Broken, dead or dying trees, shrubs or plants shall be replaced. All landscaping and screening areas shall be maintained reasonably free of weeds and trash. Any property owner who fails to reasonably maintain landscaping and screening areas will be considered to have committed a violation of this title. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.110 Performance assurance/bonding.

In the event that landscaping improvements cannot be installed prior to formal application for occupancy, a cash deposit or other assurance acceptable to the city equal to 120 percent of the estimated construction costs shall be required. Such deposit shall be accompanied by a letter from the applicant which shall stipulate that completion of all landscape development shall occur no later than six months after issuance of the certificate of occupancy and that if this stipulation is not met, the city may use the

deposit to install the landscaping and refund any balance of the deposit to the applicant or its designee. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.120 Minor modification of landscaping requirements – Technical review committee.

A. The site plan technical review committee (TRC) established in Chapter 17.80 EWMC may allow minor modifications from the requirements of this chapter.

B. Purpose. The purpose of the TRC is to review development proposals where the full application of these landscaping regulations cannot be met and to consider minor modifications, substitutions and other methods deemed appropriate to meet the stated intent.

C. Procedures. The procedures as established in Chapter 17.80 EWMC shall be followed.

D. Powers of the Committee. The TRC, at its meeting, shall consider the merits of each request. The TRC may approve modifications or substitutions so long as the TRC shall observe the general intent of these regulations. For any proposal not involving a reduction in the minimum requirement for the area to be landscaped, the TRC may make the following decisions:

1. Approve the request as presented;
2. Approve the request with certain stipulated conditions;
3. Approve the request with minor modifications;
4. Request a revised plan;
5. Deny the request.

For any proposal involving a reduction in the minimum requirement for the area to be landscaped, the TRC may take action as set forth in EWMC 17.72.130.

E. Appeals. The action of the TRC will be final unless appealed. Notification of an appeal must be made within five working days by letter to the code compliance officer. The appeal will be heard at the next regularly scheduled meeting of the planning commission. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.130 Payment in lieu of landscaping.

In the event that a proposed project cannot meet the required square footage of landscaping, the proponent/owner/developer may petition the TRC, as set forth in EWMC 17.72.120, to reduce the requirement up to 25 percent. The TRC may take any action authorized by EWMC 17.72.120, and in the event the TRC approves the request in any form, the proponent/owner/developer will pay an “in lieu” fee based on the square footage reduced by the TRC. The TRC will set a fee schedule which will be approved by the planning commission and city council. All “in lieu” fees received will be assigned to a separate fund to be used for landscaping rights-of-way or other beautification projects designed to promote the purpose of this chapter. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)

17.72.140 Landscaping for additions to existing buildings.

Whenever any addition to an existing building is proposed, the percentage of the expansion of the existing square footage under roof shall equal the percentage of the

landscape square footage requirements of this chapter. (Ord. 07-05 § 7, 2007; Ord. 91-5 § 2, 1991)