

**Chapter 14.240**  
**LANDSCAPING, SCREENING,**  
**FENCING,**  
**AND RETAINING WALLS**

Sections:

- 14.240.010 General provisions
- 14.240.020 Performance assurance
- 14.240.030 Existing vegetation
- 14.240.040 Landscape requirements for parking lot and site development
- 14.240.050 Maintenance of landscaping
- 14.240.060 Fence and wall regulations

**14.240.010 General Provisions**

A. Purpose. The intent of this chapter is to provide landscaping and site buffering requirements for proposed developments in order to:

1. Maintain and protect property values.
2. Enhance the appearance of the development.
3. Preserve any existing natural wooded character.
4. Reduce erosion.
5. Promote utilization of natural systems.
6. Provide permeable surface areas to recharge subsurface aquifer and reduce quantity of storm water runoff.
7. Maintain or replace existing vegetation.
8. Provide screening between different land uses.
9. Promote public safety.

10. Moderate the microclimate.
11. Minimize noise, glare, and other negative impacts.
12. Protect and enhance watercourses, riparian habitat, and associated wildlife.
13. Provide a transition between different land uses.
14. Reduce impacts of development on the storm drain system.

B. Scope. The landscape standards in this chapter are minimum requirements. This chapter does not apply to the development of individual single family residential lots.

C. Submittal requirements. All proposed development or redevelopment proposals shall include plans for landscaping in accordance with an approved landscaping plan that meets the requirements of this Chapter. If irrigation is to be provided, then plans shall be submitted with the landscape plans. Any existing significant trees shall be shown on the plans. Plans shall be prepared by a licensed landscape architect, certified nurseryman or other trained person determined by the City Planner as competent to provide acceptable landscape plans. Tree preservation plans shall be prepared by a certified arborist or landscape architect. All plans shall be drawn to a minimum scale of 1"=30' and fit on a maximum sheet size of 24" x 36". Landscaping plans shall identify the common name, the quantity, and location of any plant material used. The landscape plan and existing vegetation plan shall show the

following:

1. Methods of protection.
  2. Dripline of trees to be saved.
  3. Location of all proposed underground utilities.
  4. Site improvements, including building eaves, foundations, paving and areas to be graded (cut and fill).
- D. Approvals. All landscape plans shall be reviewed and approved by the City Planner or designated representative, prior to the issuance of a building permit for the related structure.
- E. Exemptions. The following activities are exempt from the requirement to obtain plan approval:
1. Maintenance of required landscape areas.
  2. Replacement of plants or plant material, which are dead or damaged.
- F. Alternative landscaping options. The applicant can submit for consideration a landscaping plan that differs from the specific criteria set forth in this chapter, if the proposed landscaping complies with the stated purpose and intent of the chapter and, in the opinion of the Design Review Board or City Planner, is more effective than would result by following this chapter.

#### **14.240.020 Performance Assurance**

All landscape installation shall be completed prior to final inspection. If the installation is incomplete at the time of formal application for occupancy because of weather-related

reasons, the City will require that the applicant submit a bond or some other form of cash surety acceptable to the City at a value of 150 percent of the cost of installation of the remaining materials as evidenced by a submitted bid price from an acceptable source. If the required landscaping is not made within six months of the occupancy of the building, the City will use the surety to install the landscaping.

#### **14.240.030 Existing Vegetation**

- A. General. The applicant may be required to retain existing vegetation on the subject property to the maximum extent possible, where such vegetation is considered equal to or better than that required by this chapter and can be saved without serious disruption of the proposed development.
- B. Site clearing. No site clearing, grading or removal of significant trees or other vegetation shall take place prior to approval of the proposed landscaping plan.
- C. Significant tree protection required. Any deciduous and evergreen trees six (6) inches or greater in diameter, as measured four (4) feet above the ground, is considered a significant tree, with the exception that alders and cottonwoods (*Alnus rubra* and *Populus trichocarpa*) are not considered significant. The property owner shall either furnish a site plan showing all free standing significant trees in areas proposed to be disturbed and the edge of tree cover in areas not proposed to be disturbed, or shall have an arborist provide a certificate stating there are no significant trees on the property.

For property proposed for single-family detached residential development and

capable of being subdivided, applicants shall retain significant trees, except in the following areas: utility corridors, roads, and building pads and the yard areas around the proposed residences. For one of these exceptions to apply, the applicant shall depict the area on a site plan showing all free standing significant trees in areas proposed to be disturbed and the edge of tree cover in areas not proposed to be disturbed. The applicant shall retain significant trees on the subject property to the maximum extent that is practical taking into consideration the nature of the proposed development.

1. Protection techniques. In order to provide the best possible conditions for the retention of significant trees, the applicant shall comply with the following requirements.

- a. The applicant may not fill, excavate, stack, or store any equipment or compact the earth in any way within the area defined by the drip line of any tree to be retained. A drip line is defined as a perimeter formed by the points farthest away from the trunk of a tree where precipitation from the branches of that tree falls on the ground.
- b. The applicant shall construct a temporary but immovable four (4) foot high sturdy fence around each tree to be retained, generally corresponding to the drip line of that tree.
- c. If the grade level around a tree to be retained is to be raised, the applicant shall construct a dry rock wall or rock well around the

tree. The diameter of this wall or well must be equal to the diameter of the tree's drip line.

- d. The applicant may not install impervious surface material within the area defined by the drip line of any tree to be retained, unless specifically approved by the City's Planning and Development Services Department.
  - e. The grade level around any tree to be retained may not be lowered within the area defined by the drip line of the tree.
  - f. The applicant shall prune branches and roots as necessary, and fertilize and water plant material as appropriate.
2. Replacement if significant trees designated to be retained are removed.
- a. For trees other than alders and cottonwoods (which are not protected as significant trees), the following shall apply: For any trees to be removed (except for diseased or dying trees) the City shall require the applicant to re plant in an appropriate manner. Replacement trees must be at least two and one-half (2½) inches in diameter as measured four (4) feet above grade for deciduous trees and a minimum of ten (10) feet in height for evergreen trees. Trees shall be replaced according to a plan prepared by the applicant and approved by the City. For the

removal of diseased or dying trees, an arborist hired by the City at the applicant's expense shall determine which trees are healthy and shall provide a written report on its findings. Any tree which poses an immediate threat to property may be removed if a report from a qualified consultant is submitted and approved by the City. A two-year maintenance bond shall be provided for all replacement trees in an amount equal to no less than 200 percent of the arborist's estimate.

- b. In the event that a property owner believes that a threat to life or property exists with regard to an existing tree, the property owner may request that the City Planner or designee evaluate the tree, and, if the City Planner concurs that a hazardous condition exists, the property owner may remove the tree without a report from a qualified consultant.
  - i. Replacement trees may be located in the street planter strip adjacent to the property.
  - ii. Subdivision development involving the removal of significant trees may locate replacement trees in the street planter strip on or adjacent to the development. If the number of replacement trees exceeds the number of trees required for street planters, then the developer may locate the trees off-site in street planter strips. The location of

off-site replacement trees shall be reviewed and approved by the Hearing Examiner.

- a) For properties capable of being subdivided, one (1) significant tree for each legal lot area may be removed annually. Property owners shall provide the City with written notice of removal within 30 days of removal.

3. Removal of Trees Designated to Remain. If any tree designated for retention or required to be planted is damaged or destroyed during construction, as a result of on-site construction practices, or within two years following the end of construction, as a result of on-site construction practices, the City shall require the planting of up to three approved trees, each at least two and one-half (2½) inches in diameter as measured four (4) feet above grade for deciduous trees and ten (10) feet in height for evergreen trees, in the immediate vicinity of the damaged or destroyed tree, as determined by the Planning and Development Services Department. The City may require the applicant to remove the damaged or destroyed tree.

#### **14.240.040 Landscape Requirements for Parking Lot and Site Development**

Requirements for landscaping of parking lots and site development are set forth in the two Snohomish Design Standards documents: the *Design Standards and*

*Guidelines for the City's Historic District and Design Standards and Guidelines for Areas Outside of the Historic District*

A. Plant materials. Landscape plant materials shall be selected from the landscape plant lists and street tree lists, as set forth below. Selected plants must be suited to local soil conditions, if the site is not irrigated.

1. Street Trees.

- a. All subdivisions shall supply street trees along the entire frontage of the property and any interior streets.
- b. The following land use actions shall require the installation of street trees:

- i. Short subdivision
  - ii. Subdivision
  - iii. Recorded development plan
  - iv. Conditional use permit
  - v. Any activity involving street frontage improvements
  - vi. Rebuilding or installation of a street.
- c. All trees planted adjacent to streets or in street right(s)-of-way must have approval from the City prior to planting and conform to the ROW vegetation maintenance regulations.

**RECOMMENDED PLANT LIST**

The following matrix provides a list of suggested plant materials recommended for use in the City of Snohomish. Additional plants may be added to this list as deemed appropriate by the City. Plants shall be selected based upon site specific conditions which affect plant growth such as sun exposure, soil types, adjacent site improvements, drainage, etc. New plant materials shall include native or nonnative species that are adapted to the climatic conditions of Snohomish. New plant materials should also consist of drought resistant species, except where site conditions within the required landscape areas assure adequate moisture for growth. Within the matrix, year-round interest plants provide interesting bark colors, foliage textures, branching habits, autumn color, flowers, or fruits.

Plant material selection:

- shall be coordinated with utility company requirements to avoid conflicts.
- shall take into account sightline and offset requirements.
- should take into account mature habit and size of species.
- should consider the use of natives and sustainable design principles.
- should involve considerations of potential problems resulting from excessive pollen, fruiting, insect infestations, root development, thorn hazard, etc.

For assistance in plant selection, a list of sources has been included for more information regarding the growing conditions, microclimate requirements, and growth habits for various plant species and types.

**Soil Amendments for Enhanced Plant Survival**

Existing soils should be tested for nutrient, pH, moisture, and particle levels and amended as necessary to match the growing conditions required by the selected plants, both native and non-native. Mulch should be applied in groundcover areas and consist of materials such as composted yard waste, composted sawdust, and/or manure that is fully composted.

**Large Deciduous Trees**

		Internal Parking Lot Landscaping					
		Landscape screening areas			Year-round Interest		
		Native species			Historic District		
					Street Trees in SMC Title 14		
Acer platanoides species	Norway Maple variety	X	X			X	X
Acer rubrum species	Red Maple variety	X	X		X	X	X
Acer saccharum species	Sugar Maple	X	X			X	X
Castanea mollissima	Chinese Chestnut					X	X
Castanea sativa	Spanish Chestnut					X	X
Fagus sylvatica	European Beech	X	X		X	X	X
Ginkgo biloba species	Maidenhair variety	X	X		X	X	X
Liquidambar styraciflua	American Sweetgum	X	X		X	X	X
Liriodendron tulipifera	Tulip Tree	X	X			X	X
Platanus x acerifolia	London Plane	X	X		X		
Pterocarya species	Wingnut variety					X	X
Quercus species	Oak variety	X	X			X	X
Tilia species	Linden variety		X			X	X

**Medium Deciduous Trees**

		Internal Parking Lot Landscaping					
		Landscape screening areas			Year-round Interest		
		Native species			Historic District		
					Street Trees in SMC Title 14		
Acer campestre	Hedge Maple		X		X	X	X
Acer griseum	Paperbark Maple	X	X		X		
Aesculus carnea & A.c. brioti	Pink, Red Horsechestnut					X	X
Betula species	Birch variety		X		X	X	X
Carpinus species	Hornbeam variety	X	X			X	X
Celtis occidentalis	Hackberry					X	X
Cercidiphyllum japonicum	Katsura Tree	X	X		X	X	X
Cercis species	Redbud variety		X		X		
Cladastris lutea	Yellowwood					X	X
Cornus species	Dogwood variety	X	X	X	X		
Davidia involucreta	Dove Tree		X			X	X
Fraxinus species	Ash variety	X	X			X	X
Gleditsia thornless species	Honeylocust thornless variety					X	X
Magnolia species	Magnolia variety		X		X	X	X
Metasequoia gkypstroboides	Dawn Redwood				X	X	X
Morus alba 'Kingan'	Seedless Mulberry					X	X
Parrotia persica	Persian Ironwood	X	X		X		
Populus tremuloides	Quaking Aspen		X		X		
Pyrus calleryana species	Flowering Pear variety	X	X		X	X	X
Stewartia pseudocamellia	Japanese Stewartia		X		X	X	X
Zelkova serrata species	Zelkova variety	X	X		X	X	X

**Small Deciduous Trees**

		Internal Parking Lot Landscaping					
		Landscape screening areas			Historic District		
			Native species	Year-round Interest		Street Trees in SMC Title 14	
Acer circinatum	Vine Maple		X	X	X		
Acer davidii	David Maple		X		X	X	X
Acer ginnala	Amur Maple	X	X		X	X	X
Acer palmatum species	Japanese Maple variety		X		X		
Acer pennsylvanicum	Stripebark Maple		X		X	X	X
Amelanchier species	Serviceberry variety		X	X		X	X
Corylus cornuta californica	Western Hazelnut		X	X			
Crataegus species	Hawthorn species	X	X		X	X	X
Malesia monticola	Silverbell					X	X
Malus species	Flowering Crabapple		X		X	X	X
Prunus species	Flowering Cherry		X		X	X	X
Rhus typhina	Staghorn Sumac		X				
Sorbus aria	Whitebeam					X	X
Styrax japonica	Japanese Snowball		X		X	X	X

**Evergreen Trees**

		Internal Parking Lot Landscaping					
		Landscape screening areas			Historic District		
			Native species	Year-round Interest		Street Trees in SMC Title 14	
Calocedrus decurrens	Incense Cedar	X	X		X		
Cedrus deodara	Deodar Cedar		X		X		
Chamaecyparis lawsoniana	Port Orford Cedar		X		X		
Chamaecyparis nootkatensis	Alaska Cedar		X		X		
Cupressocyparis leylandii	Leyland Cypress	X	X		X		
Cupressus sempervirens	Italian Cypress		X		X		
Picea sitchensis	Sitka Spruce		X	X	X		
Pinus contorta species	Shore Pine variety		X	X	X		
Pinus densiflora	Japanese Red Pine		X		X		
Pinus monticola	Western White Pine		X	X	X		
Pinus nigra	Austrian Black Pine		X		X		
Pinus ponderosa	Ponderosa Pine		X		X		
Pinus sylvestris	Scotch Pine		X		X		
Pinus thunbergii	Japanese Black Pine		X		X		

**Deciduous Shrubs**

Internal Parking Lot Landscaping  
 Landscape screening areas  
 Native species  
 Year-round Interest  
 Historic District  
 Street Trees in SMC Title 14

Amelanchier species	Serviceberry variety		X	X			
Berberis thunbergii species	Barberry variety		X				
Callicarpa japonica	Japanese Beautyberry		X		X		
Chaenomeles species	Flowering Quince variety	X	X		X		
Cornus stolonifera species	Red-Osier Dogwood variety		X	X	X		
Elaeagnus species	Elaeagnus variety		X				
Enkianthus campanulatus	Red-Veined Enkianthus		X				
Euonymus alata 'Compacta'	Winged Euonymus	X	X		X		
Hamamelis species	Witch Hazel variety		X		X		
Hydrangea species	Hydrangea variety		X		X		
Physocarpus capitatus	Pacific Ninebark		X	X			
Potentilla fruticosa	Potentilla		X		X		
Ribes sanguineum	Red-flowering Currant		X	X	X		
Rosa nutkana	Nootka Rose		X	X	X		
Rosa rugosa	Rugosa Rose		X		X		
Rubus parviflorus	Thimbleberry		X	X			
Rubus spectabilis	Salmonberry		X	X	X		
Sambucus racemosa	Red Elderberry		X	X			
Spiraea species	Spiraea variety	X	X	X	X		
Symphoricarpos albus	Snowberry		X	X	X		
Vaccinium parvifolium	Red Huckleberry		X	X	X		
Viburnum species	Viburnum variety		X		X		

**Evergreen Shrubs**

		Internal Parking Lot Landscaping				
		Landscape screening areas			Historic District	
			Native species		Street Trees in SMC Title 14	
				Year-round Interest		
Berberis species	Barberry variety		X	X		
Buxus sempervirens 'Suffruticosa'	Dwarf Boxwood			X	X	
Cotoneaster species	Cotoneaster variety		X	X		
Garrya issaquahensis	Silk Tassel		X	X		
Ilex crenata	Japanese Holly	X	X	X		
Kalmia latifolia	Mountain Holly		X	X	X	
Ligustrum japonicum	Japanese Privet			X	X	
Myrica californica	Pacific Wax Myrtle		X	X	X	
Nandina domestica	Heavenly Bamboo	X	X	X	X	
Osmanthus delavayi	Delavay Osmanthus		X	X		
Osmarea x burkwoodii	Burkwood Osmarea		X	X		
Photinia frazeri	Japanese Photinia		X	X		
Pieris species	Pieris variety		X	X		
Pinus mugo	Mugho Pine	X	X	X	X	
Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon Laurel	X	X	X		
Prunus laurocerasus 'Zabeliana'	Zebel Laurel			X	X	
Prunus lusitanica	Portugese Laurel		X	X	X	
Rhododendron species and hybrids	Rhododendrons and Azaleas		X	X	X	
Sarcococca ruscifolia	Fragrant Sarcococca		X	X		
Skimmia japonica	Skimmia			X	X	X
Umbellularia californica	California Bay Laurel	X	X	X	X	
Vaccinium ovatum	Evergreen Huckleberry		X	X	X	X
Viburnum davidii	David Viburnum	X	X	X	X	
Viburnum tinus species	Laurustinus variety		X	X		

**Groundcovers**

		Internal Parking Lot Landscaping				
		Landscape screening areas			Historic District	
			Native species		Street Trees in SMC Title 14	
				Year-round Interest		
Ajuga reptans species	Carpet Bugle variety		X	X	X	
Arctostaphylos uva-ursi	Kinnikinnick	X	X	X	X	X
Calluna vulgaris	Scotch Heather		X	X		
Cotoneaster microphyllus species	Cotoneaster variety	X	X	X		
Epimedium speices	Barrenwort variety		X	X		
Erica species	Heath variety		X	X		
Euonymus fortunei	Wintercreeper Euonymus	X	X	X	X	
Gaultheria ovatifolia	Wintergreen		X	X	X	
Gaultheria shallon	Salal	X	X	X	X	X
Geranium macrorrhizum species	Cranesbill variety	X	X	X		
Hypericum calycinum	St. Johnswort	X	X	X	X	
Ilex crenata varieties and cultivars	Japanese Holly	X	X	X		
Mahonia nervosa	Cascade Mahonia		X	X	X	
Mahonia species	Mahonia variety	X	X	X	X	
Rubus calycinoides	Bramble	X	X	X	X	
Rubus pedatus	Strawberry Bramble		X	X	X	
Sarcococca hookerana	Sarcococca		X	X	X	X
Vinca minor	Periwinkle		X	X		

List of References:

1. Brenzel, Kathleen N. ed. *Sunset Western Garden Book*. Menlo Park, CA: Sunset Publishing Corp. 2001.
2. Brickell, Christopher and Judith D. Zuk, eds. *The American Horticultural Society, A-Z Encyclopedia of Garden Plants*. New York: Dorling Kindersley Limited. 1996.
3. Grant, John A. and Carol L. Grant. *Trees and Shrubs for Pacific Northwest Gardens*. Portland: Timber Press, Inc. 1990.
4. Link, Russell. *Landscaping for Wildlife in the Pacific Northwest*. Seattle & London: University of Washington Press. 1999.
5. Taylor, Norman. DeWolf, Gordon P., Jr. Ed. *Taylor's Guide to Ground Covers, Vines, & Grasses*. Boston: Houghton Mifflin Company. 1987.

2. Trees. Deciduous trees or broad leaf evergreen trees shall have a minimum caliper two and one-half (2½) inches measured four (4) feet above ground level. Trees in street right-of-way shall be a minimum two (2) inch caliper, dbh. Coniferous trees shall be a minimum of six (6) feet in height. (Ord. 1917, 2000)
3. Shrubs and ground cover. An informal arrangement of plants shall be installed in order to provide a variety of height and texture that will enhance the architectural designs and attractively screen views of parked vehicles and visually incompatible site land uses, including, but not limited to, parking, dumpsters and service areas. Unless more specifically required, ground covers shall be installed so there is at least 75 percent coverage in two years. Installed shrubs shall be a minimum eighteen (18) inches in height, when mature height is three (3) feet for more. Shrubs with mature height of less than three (3) feet shall be a minimum of twelve (12) inches in height at planting.
4. Applicant may select species other than those listed, only with approval of the City.

B. Street frontage landscaping. Street frontage landscaping shall comply with the two sets of design standards adopted by the City of Snohomish: the *Design Standards and Guidelines for the City's Historic District* and the *Design Standards and Guidelines*

*for Areas Outside of the Historic District.*

- C. Perimeter landscaping on interior lot lines (buffering requirements).
  1. To provide visual separation between abutting properties, the minimum planting strips of the designated width and landscape type shall apply on interior property lines, according to the following table:

**TABLE I**

<b>Adjacent to Land Use</b>	<b>Single Family</b>	<b>Multi-family Residential</b>	<b>Commercial</b>	<b>Industry Bus. Park</b>	<b>Mobile home Park</b>
Single-Family Residence	None	Type III 8' Wide	Type III 10' Wide	Type IV 20' Wide	Type III 10' Wide
Multi-family. Residence	None	Type III 10' Wide	Type III 10' Wide	Type IV 20' Wide	Type III 10' Wide
Mobile home Park	None	Type III 10' Wide	Type III 10' Wide	Type IV 20' Wide	None
General Commercial	None	Type III 10' Wide	None	Type III 10' Wide	Type III 10' Wide
Industry/ Bus. Park	None	Type IV 10' Wide	Type III 10' Wide	None	Type III 10' Wide

*District*

**Note:** In reaching a conclusion as to the exact landscaping buffer requirement to be used with regard to a specific development proposal, consideration shall be given to any existing buffer which may have been required on the adjacent property as a condition of the development on that property and how the additional buffer required of the new development may complement the earlier planting to produce a more effective result.

Churches, auditoriums, and recreation facilities, including clubs, located in a Single-Family designation shall install and maintain a Type III planting strip, ten feet (10') in width, on any interior property line. Where these uses are located in any use other than single-family, landscaping shall be provided in accordance with TABLE I above.

Buffer requirements may be adjusted based upon Design Review Board or City Planner approval see Section 14.240.010(F).

D. Interior lot landscaping. The two sets of design standards adopted by the City of Snohomish: *Design Standards and Guidelines for the City's Historic*

and a separate set of *Design Standards and Guidelines for Areas Outside of the Historic District* will be used for primary guidance in this area.

E. Outdoor storage and dumpsters. The two sets of design standards adopted by the City of Snohomish: the *Design Standards and Guidelines for the City's Historic District* and the *Design Standards and Guidelines for Areas Outside of the Historic District* will apply.

F. Landscape types. The intent of the landscape type and the minimum requirements for each are described below. For minimum required plant sizes see Section 14.240.040(C), Landscape Development Standards.

1. TYPE I: Open Area Landscaping.

a. Purpose. Type I landscaping is intended to visually soften large open spaces of parking areas.

b. Description. Type I landscaping shall consist of deciduous trees spaced a maximum of thirty-five (35) feet on center in a

continuous planting bed; a maximum of seventy-five (75) feet on center with segmented planting areas; and low lying shrubs with a maximum height of thirty-six (36) inches and ground cover or grass, which combined with shrubbery provide at least 75 percent coverage of the landscaped area within two years. Planting areas shall have a minimum width of four (4) feet. (See Figure 1 p. 14.240-18)

2. TYPE II: Ornamental Landscaping.

- a. Purpose. Type II landscaping is intended to provide visual relief and add to the overall quality of a development by softening the effect of the new building upon the landscape.
- b. Description. Type II landscaping shall consist of conifer and deciduous trees planted an average of thirty (30) feet apart on center in beds at least five (5) feet in width, along with evergreen and deciduous shrubs and ground cover forming an effective screen so as to cover over 75 percent of the landscaped area within two years. (See Figure 2 p. 14.240-18)

3. TYPE III: Visual Buffer.

- a. Purpose. Type III landscaping is intended to provide visual separation of incompatible uses from streets, arterials, and along property lines.
- b. Description. Type III landscaping shall consist of conifers or a mixture of coniferous and

deciduous (no greater than 80 percent deciduous) trees. Maximum spacing shall be twenty (20) feet on center for evergreen trees and thirty-five (35) feet on center for deciduous trees. Shrubs and live ground covers shall provide for at least 75 percent coverage of landscaped area within a two year period. An earthen berm may be used with low shrubbery (maximum thirty-six (36) inches, mature height) in place of more level terrain with larger three (3) to five (5) foot shrubbery. (See Figure 3 p. 14.240-19)

4. TYPE IV: Solid Screening.

- a. Purpose. Type IV landscaping is intended to provide a solid sight barrier to totally separate incompatible uses.
- b. Description. Type IV landscaping shall consist of a double row of evergreen trees (with rows offset) planted at a maximum spacing of fifteen (15) feet triangulated on center, earth berming at a minimum height of two and one-half (2½) feet, along with a ground cover to provide 85 percent surface coverage within two years. As an alternative to earth-berming, a six (6) foot high sight-screening fence may be incorporated into the landscaping, as approved by the Design Review Board. (See Figure 4 p. 14.240-19)

**14.240.050 Maintenance of Landscaping**

Vegetation must be maintained and kept healthy for two years through at least two

growing seasons. A maintenance guarantee specified by the City as acceptable shall be provided by the developer/owner for landscaping required by the City for any development project. The maintenance guarantee shall be in an amount equal to 20 percent of the total landscape construction costs and shall be in effect for at least two full growing seasons (March through October). The developer/owner must provide this landscape maintenance guarantee to the City at the time of final inspection of the development project.

#### **14.240.060 Fence and Wall Regulations**

A. General regulations. Installation of fences and walls, except for public utility purposes, shall comply with the following general requirements:

1. The two sets of Design Standards adopted by the City of Snohomish: the *Design Standards and Guidelines for the City's Historic District* and the *Design Standards and Guidelines for Areas Outside of the Historic District* will apply.
2. Except for property designated Single Family outside of the Historic District, a building permit issued by the Building Official is required for installation. Plans and specifications may also be required for permit approval.
3. All fences and walls must meet the requirements for height, setback, sight obstruction, maintenance, and special location provisions as set forth in this section. The type, size, location, and height of fencing proposed for tennis courts, parks, or athletic fields shall be categorically exempt from the requirements outlined in this chapter and will be

reviewed and approved by the Planning and Development Services Department on a project-by-project basis.

4. No fence shall create a safety hazard or sight obstruction in accordance with SMC 14.210.160.
5. Fence height is based on elevation from ground level.
6. No fences or walls shall be allowed in the public right-of-way except under the following conditions:
  - a. The proposed fence is in a residential land use designation.
  - b. The right-of-way is in excess of sixty (60) feet.
  - c. No safety or vision problem is created for vehicular or pedestrian traffic.
  - d. There will be no obstruction to the operation of utility equipment and the maintenance of utility lines.
  - e. The fence will be located on the non-street side of the sidewalk.
  - f. The property owner shall execute and record an agreement to maintain and remove the fence at the owner's expense if required by the City or other public utility in order to work in the right-of-way.
7. Electric fences shall be a minimum of two (2) feet from the property line.

- B. Electrical fences. Electrical fences shall comply with the following:
1. Use an interrupted flow of current at intervals of one second on and two seconds off.
  2. Be limited to two thousand (2,000) volts at seventeen (17) mill amperes current.
  3. Require an “U.L. Approved” seal.
  4. Be posted with permanent signs with a minimum area of thirty-six (36) square inches at intervals of fifty (50) feet stating that the fence is electrified.
- C. Residential and public land use designation area regulations. Fences constructed in residential and public land use designation areas shall comply with the following requirements:
1. Barbed wire is prohibited.
  2. Within Front Setback.
    - a. Solid Fence. No higher than three (3) feet unless it connects side fences to the structure.
    - b. Open Fence. Up to five (5) feet if it does not create a sight obstruction.
  3. Within Rear Yard Setback. Any type fence no higher than six (6) feet.
  4. Within Side Yard Setback. Any type fence no higher than six (6) feet except on the street side of a corner lot where a fence must meet the sight clearance for intersections set forth in SMC 14.210.160.
- D. Commercial and industry land use designation area regulations. Fences constructed in commercial and industry land use designation areas shall comply with the adopted Design Standards which apply in these areas.
- E. Urban horticulture land use designation area. Fences constructed in urban horticulture land use designation areas may be of any suitable material no higher than seven (7) feet on any part of the lot.
- F. Historic District. Fences constructed in the Historic District shall comply with the *Design Standards and Guidelines for the City’s Historic District*.
- G. Retaining walls.
1. Retaining wall installations in all land use designation areas must comply with the adopted City of Snohomish Design Standards which apply within said areas.
    - a. Except as otherwise provided below, retaining wall permits shall be required for all retaining walls. The permit application must include a site plan, drawn to scale which shows:
      - i. The whole property and the property lines;
      - ii. At least 50 feet of all adjacent properties, as measured from the proposed retaining wall;
      - iii. All structures, including existing retaining walls, within 50 (fifty) feet of the proposed wall;

- iv. Existing topography with contour lines at 2-foot vertical intervals. Topographical data obtained from public records is acceptable.
  - v. The materials proposed for use in construction;
  - vi. The location of the proposed wall with all dimensions necessary to describe its location;
  - vii. A cross-section showing the wall and provisions for drainage.
- b. Building permits, in addition to retaining wall permits, are required for all retaining walls greater than four feet in height.
  - c. No private retaining wall may be located in City rights-of-way except as may be otherwise provided in the Snohomish Municipal Code.
  - d. The height of a retaining wall shall be measured from the lowest part of the wall or wall footing to the highest part of the wall at every location along the wall.
  - e. No part of a retaining wall may extend into an adjacent lot. (Ord. 2133, 2007)
  - f. Guardrails placed at the top of retaining walls, pursuant to the Uniform Building Code, shall be permitted as part of the wall, and shall not be considered to be a fence or part of the wall height. (Ord 2133, 2007)
  - g. A retaining wall may terminate at a property line, provided that it must abut a retaining wall on the adjacent property and is structurally independent from such wall. (Ord. 2133, 2007)
2. Exemptions.
- a. No permits shall be required for walls two feet or less in height.
  - b. The City may waive the requirement for a retaining wall permit when:
    - i. Every part of the wall is set back at least five feet from all property lines;
    - ii. The wall is no greater than four feet in height;
    - iii. The wall does not affect the structural integrity of adjacent structures;
    - iv. Such waiver is made in writing by the City Planner or designee.
  - c. No permits shall be required for retaining walls within new plats that are reviewed and approved by the City as part of the plat improvements.
3. Variances. The provisions of Chapter 14.70 SMC shall apply to requests for variances from the requirements of this chapter. (Ord. 2082, 2005; Ord. 2133, 2007)

FIGURE 1  
Type I -- Open Area

14.240.040 F(1)(b)

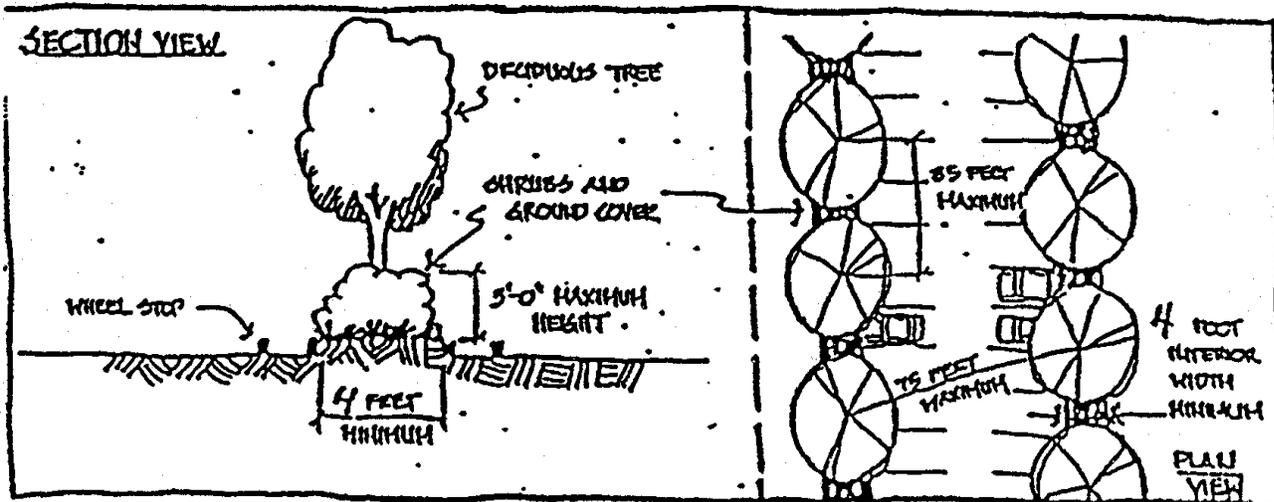


FIGURE 2  
Type II -- Ornamental

14.240.040 F(2)(b)

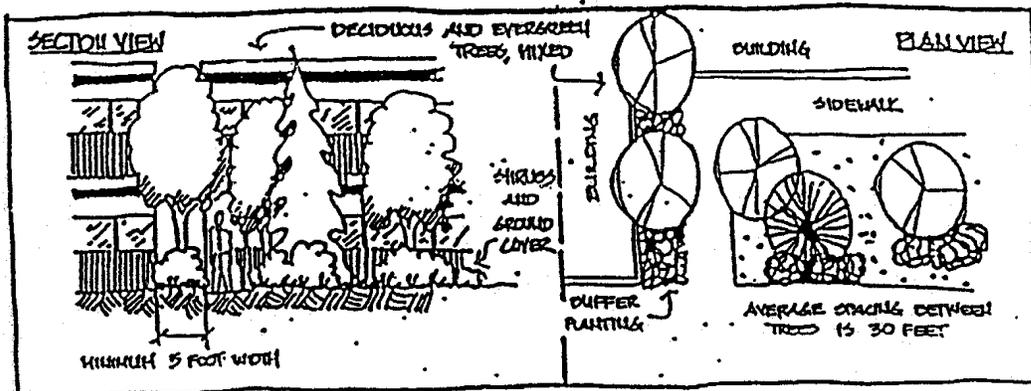


FIGURE 3  
 Type III -- Visual Buffer  
 14.240.040 F(3)(b)

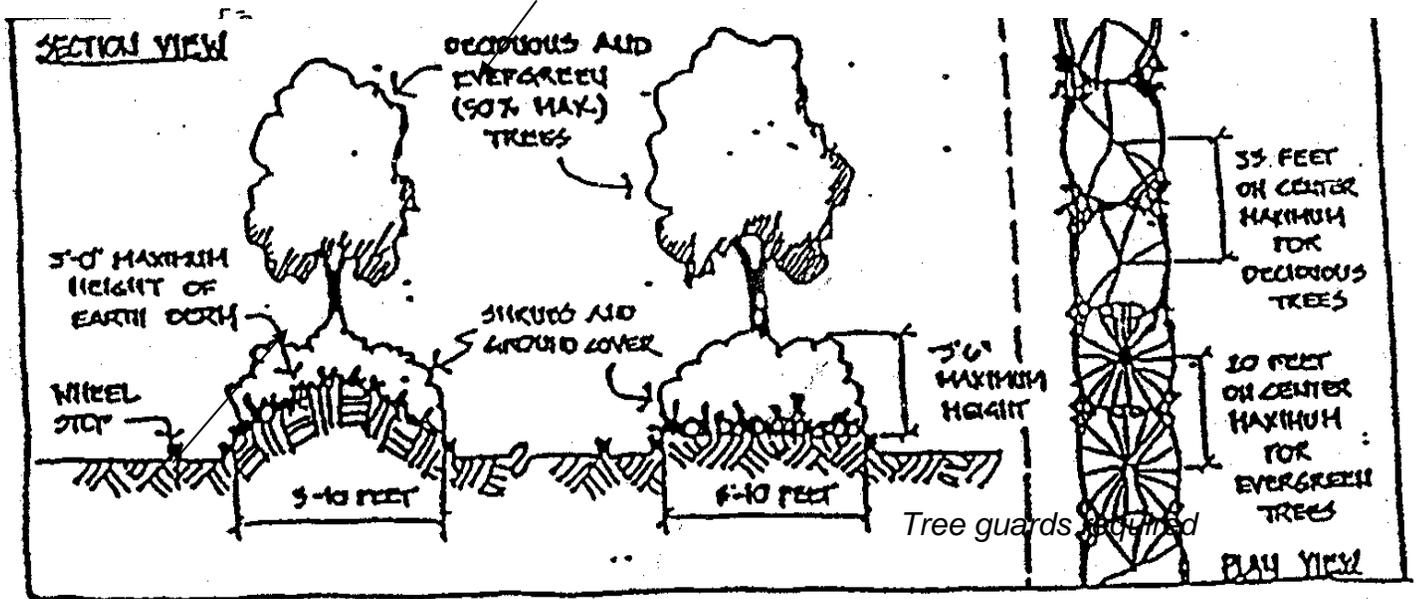
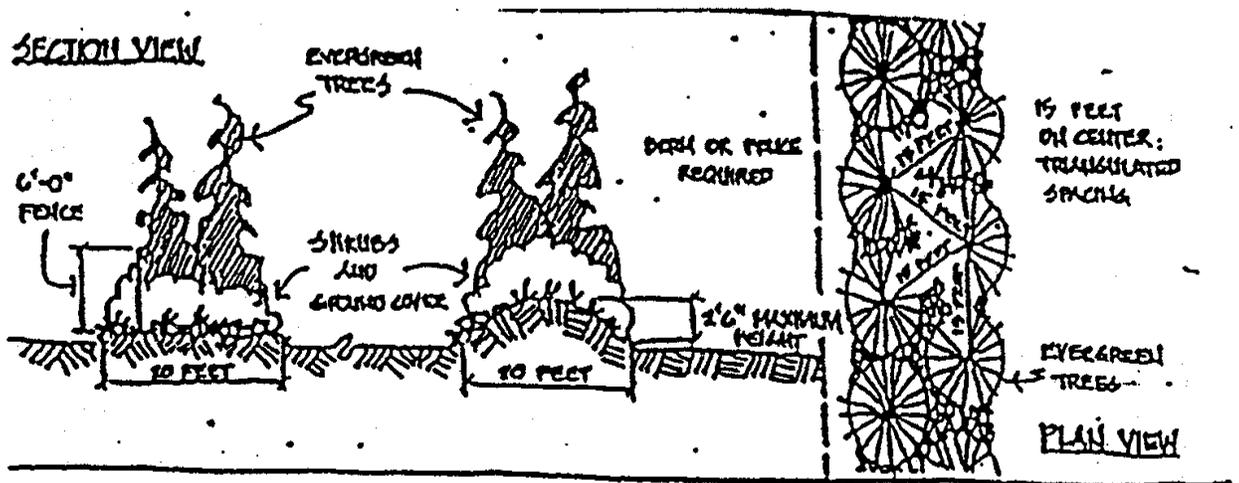


FIGURE 4  
 Type IV -- Solid Screening  
 14.240.040 F(4)(b)



(Ord. 1917, 2000)