



**Freeland Development Regulations  
Community Conference**

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**Landscaping & Screening**

Old Chapel, Session 4  
June 9, 2018

## Landscaping

### **Purpose.**

1. To preserve and enhance the **natural environment** and **aesthetic qualities** of the county.
2. To preserve and enhance the **appearance, character, and value** of surrounding properties.
3. To provide **cover, corridors, and habitat** for wildlife.
4. To ensure the **attractive appearance** along county roads.
5. Enhancement of the **quality of life and general welfare**.

## General Provisions

- Landscape Plan
- Landscape maintenance
- Retain native vegetation to extent possible
- Protect and retain existing significant trees and groves in present location
  - Can be used to meet landscaping requirements

## Trees

**Table 17.06.520.E.2.b. – Required Tree Canopy**

Development Type	Retail	Office / Non-Retail	Multi-Family	Mixed-Use
<b>TREES PER ACRE</b> (medium or large trees)	12	12	15	8

**Table 17.06.520.E.2.d. - Tree Size Categories**

Size	Height at Maturity <sup>(1)</sup>
Small / ornamental tree	< 15 ft
Medium tree	15 ft – 35 ft
Large tree	> 35 ft

(1) Capable of growing to height range shown under normal growing conditions.

## Landscaping Locations

**F. Required Landscape Areas.** All multi-family, mixed-use, and non-residential uses shall comply with the following landscape standards.

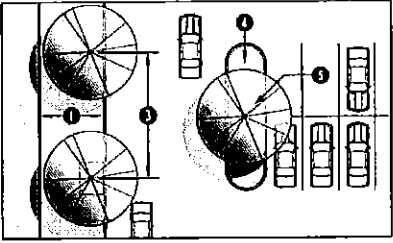
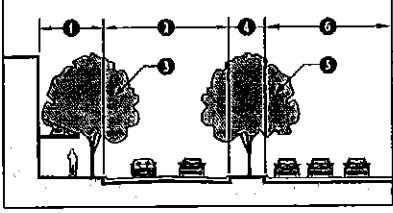
Table 17.06.520.F – Required and Optional Landscaping by Use				
Type	Retail	Office/ Non-Retail	Multi- Family	Mixed- Use
<b>Façade Landscape Areas</b>				
Retail Façade	R			R
Office/ Non-Retail Façade		R	O	
<b>Parking Lot Landscaping</b>				
Ceremonial Drive	O	O	O	O
Parking Lot Perimeters	R	R	R	R
Internal Parking Lot Landscaping	R	R	R	R
Water Resource Zone - Landscape Edge Option	O	O	O	O
Water Resource Zone - Pervious Surface Option	O	O	O	O

O= Optional; R=Required

## Façade Landscaping

**Façade Landscape Areas**

Table 17.06.520.G.(1) - Retail Shopping Center Façade		
<b>1</b>	<b>Sidewalk</b>	10' min. to building w/ 6' min. unobstructed If building is >100 ft in length, 12' min. to building w/ 8' min. unobstructed
<b>2</b>	<b>Main drive aisle</b>	24' min. width
<b>3</b>	<b>Façade trees</b>	30' on center <sup>(1)</sup> in grates or tree wells <sup>(2)</sup>
<b>4</b>	<b>Parking island</b>	9' min. width Terminus of parking rows at main drive aisle
<b>5</b>	<b>Parking lot trees</b>	Center in landscape
<b>6</b>	<b>Parking rows</b>	
(1) Structural soil or equivalent required per industry standard (provide details). (2) Not required for section where arcade is provided or hard awning (not fabric) extends over the sidewalk.		

## Façade Landscaping

**Table 17.06.520.G.(2) – Office / Non-Retail Center Façade**

<b>1</b>	Façade	
<b>2</b>	Landscape area	15' min. adjacent to structure
<b>3</b>	Façade trees	30' on center or as appropriate for species
<b>4</b>	Sidewalk	6' min. width
<b>5</b>	Main drive aisle	24' min.
<b>6</b>	Parking island	9' min. width Terminus of parking rows along the main drive aisle; equal to 2 parking spaces
<b>7</b>	Parking lot	
<b>8</b>	Parking lot trees	Center in landscape island

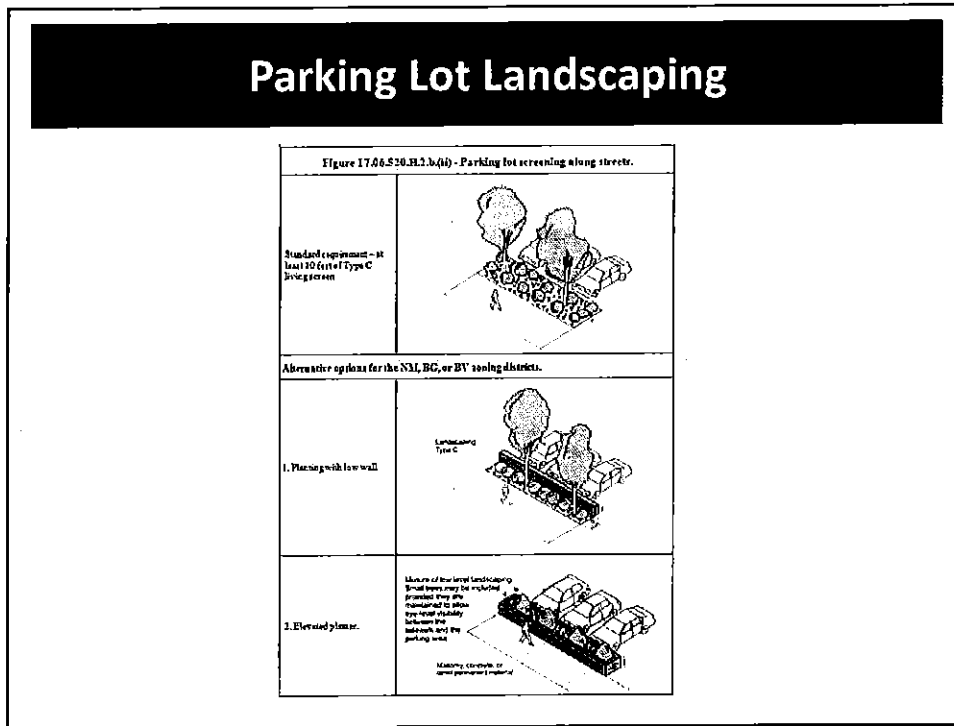
Offices in Mixed-Use developments shall provide Retail Shopping Center Façade.

## Parking Lot Landscaping

**Table 17.06.520.H.1. – Ceremonial Drive**

<b>1</b>	Landscape area	10' min; May include Water Resource Zone
<b>2</b>	Entry drive aisle	24' min ; On axis with building main entry
<b>3</b>	Parking rows	Landscape terminus on main drive aisle
<b>4</b>	Ceremonial drive trees	30' on center or as appropriate for species; Center in 10' wide landscape area
<b>5</b>	Façade trees	30' on center <sup>(1)</sup> in grates or tree wells <sup>(2)</sup>

(1) Structural soil or equivalent required per industry standard (provide details).  
 (2) Not required for section where arcade is provided or hard awning (not fabric) extends over the sidewalk.  
 (3) With Director approval, trees may be clustered and trees required by other landscaping sections may be clustered within a ceremonial drive.



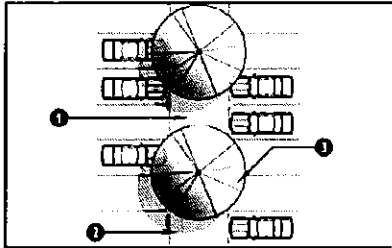
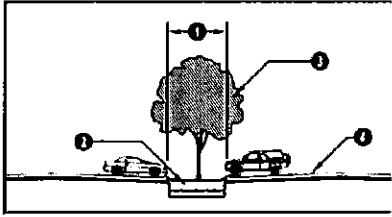
## Parking Lot Landscaping

<b>Table 17.06.520.H.3.d - Landscape Island Requirements</b>	
<p style="text-align: center;">Surface Lot, Rear (see Table 17.06.550.F.3.)</p>	<p>1 every 20 parking spaces</p>
<p style="text-align: center;">Surface Lot, Side (see Table 17.06.550.F.4.)</p>	<p>1 every 10 parking spaces in BV, BG, &amp; NM districts 1 every 12 spaces in other districts</p>
<p style="text-align: center;">Surface Lot, Front (see Table 17.06.550.F.5)</p>	<p>1 every 6 parking spaces</p>

## Optional Water Resource Zones

4. Water Resource Zones

**Option One – Landscape Edge**

<p><b>1</b> Landscape buffer</p> <p><b>2</b> Stormwater BMP</p> <p><b>3</b> Trees</p> <p><b>4</b> Parking lot</p>	<p>12' minimum width;</p> <p>5 percent of the parking surface area, including drive aisles, for nonresidential;</p> <p>7 percent of the parking surface area, including drive aisles, for multifamily;</p> <p>Engineered bioswale or bioretention</p> <p>One tree per 500 square feet of landscape area</p> <p>Grade parking lot to drain towards landscape area Design with wheel stops or curb cuts to allow drainage into landscape buffer</p>	 
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## Example

<ul style="list-style-type: none"> <li>• 1 acre lot</li> <li>• Grove of Trees at rear</li> <li>• Business General (BG) District</li> <li>• BG on all side except to rear shares property line with Medium Density Residential (MD)</li> <li>• 8,000 sf Office Proposed</li> </ul>	<p><b>Example</b></p> <p>1 acre lot</p> <p>Trees @ Rear</p> <p>BG District</p> <p>Adjacent to BG &amp; MD</p> <p>8,000 Office</p>
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**Example**

- **Req'd Landscaping**
  - Tree Canopy
  - Façade
  - Parking Lot Perimeter
  - Parking Lot Islands

Example  
1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office

**Example**

- **Façade Landscaping**
  - Office / Non-Residential Façade
- **Tree Canopy**
  - Keep grove of trees at rear, counts towards canopy requirement
  - Orient Open Space (employee break / picnic area to rear to use trees as amenity)

Example  
1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office

## Example

- **Parking Lot Landscaping**
  - Parking in front & at side
  - Parking lot screening from street (perimeter)
  - Parking Islands (fewer at side)

### Example

1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office  
Office Façade  
Tree Grove Retained &  
Amenitized

- **Water Resource Zone**
  - WRZ used to decrease the amount of required Usable Open Space

## Discussion

- **Community Collaboration:**
  - What works?
  - What needs to be clarified?
  - What revisions do you recommend be considered?
  - What is missing?

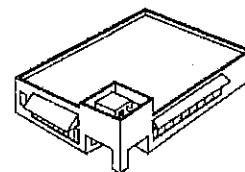
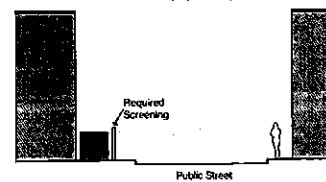
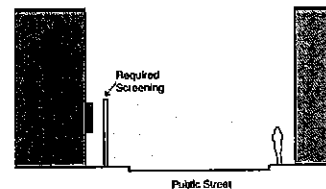
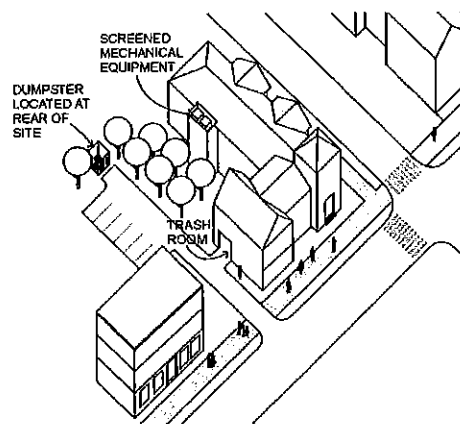


## Screening

- **Purpose.**
  1. To preserve and enhance the **appearance, character and value** of surrounding properties
  2. To **minimize the visual impacts** of developed parking areas.
  3. To **minimize the negative impacts of erosion, noise and air pollution, wind, and glare.**
  4. To ensure the following:
    - a) **Compatibility** of non-residential uses with residential uses;
    - b) **Buffers** between incompatible land uses;
    - c) Screening of objectionable **light**;
    - d) To attenuate and contain **noise**;
    - e) Preserving **privacy**;
    - f) Attractive **appearance** along county roads; and
    - g) Enhancement of **the quality of life and general welfare.**

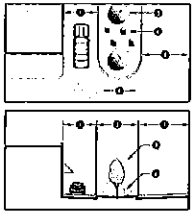
## On-Site Screening

- **Mechanical & Service Areas**



## On-Site Screening

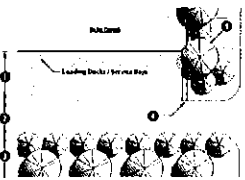
**Figure 17.06.540.D.5.c - Drive-thru screening**

1 Drive-thru lane	12' min. width	
2 Landscape buffer	3' min. width May include Wind Retention Zone	
3 Trees	Small to medium ornamental trees 15' on center	
4 Groundcover and shrubs	Complete coverage of ornamental grass, herbaceous plants, and shrubs	
5 Pavement	May include Wind Retention Zone	
6 Exception	Required	

Alternative landscaping schemes may be permitted in the buffer provided they meet the minimum planting width requirement and help to mitigate the visual impact of the drive through view on the street-level pedestrian.

- Specific high-impact uses have specific screening standards

**Figure 17.06.540.D.6 - Loading docks and service bay screening**

1 Manuevering area	Varies	
2 Access drive	15' max	
3 Landscape buffer	25' min buffer; 50' min when adjacent to residential uses One row of 5 gallon shrubs, 3' on center. One row of medium trees, 15' on center, 3' min caliper at installation	
4 Wing wall	8' - 12' high retaining wall	
5 Paved landscape	Exposed landscape, pursuant to ICC 17.06.520, shall extend in front of the wing wall	
	(1) Ornamental trees evenly interspersed between the medium trees may be substituted for the shrubs. (2) If landscape buffer is located on the perimeter of the property, perimeter landscaping may be applied towards this screening requirements.	

## Screening at Property Lines

**Table 17.06.540.2.b.  
Required Screening for Multi-Family, Mixed-Use, and Non-Residential Development**

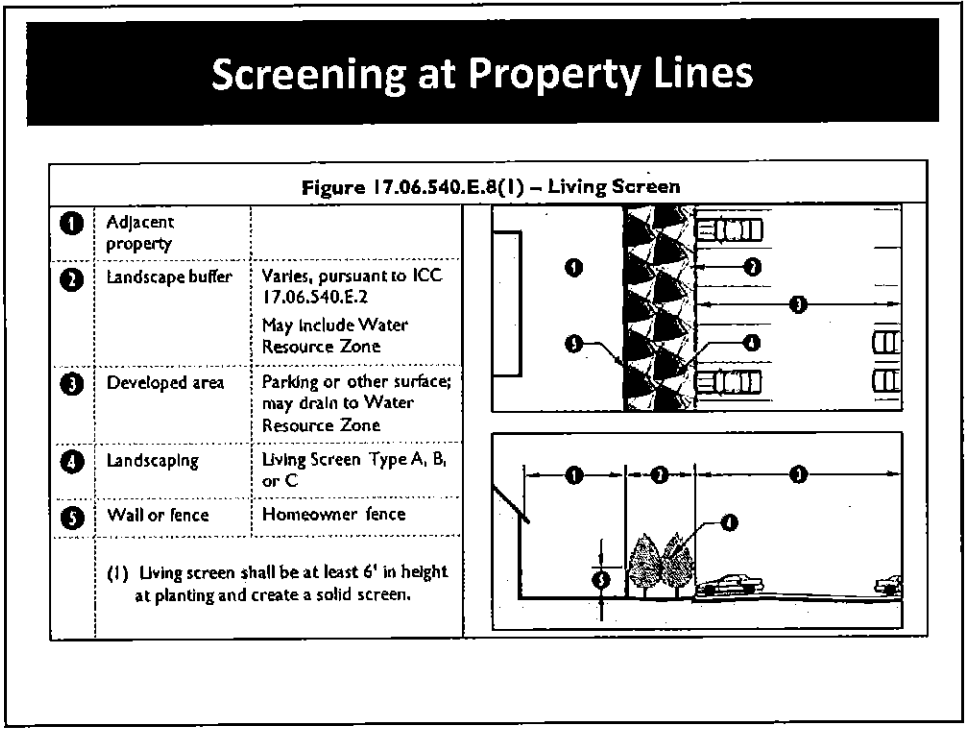
Proposed Land Use Land Use Categories/ Classes	Existing Land Use					
	Residential Use - Single Family Detached	Multi-Family Residential, Mixed Use, Lodging	Non Residential Uses- Entertainment/ Recreation, Lodging, Large Scale Retail, Food Service, Office, and Services	Non Residential Uses- Small Scale Retail, Food Service, Office, and Services	Non Residential Uses- Manufacturing/Industrial	Utilities
Multi-Family Residential, Mixed Use, Overnight Lodging	✓	N/A	N/A	✓	N/A	N/A
Non Residential Uses- Entertainment/ Recreation, Lodging, Large Scale Retail, Food Service, Office, and Services	✓	✓	N/A	✓	N/A	N/A
Non Residential Uses- Small Scale Retail, Food Service, Office, and Services	✓	✓	N/A	N/A	N/A	N/A
Non Residential Uses- Manufacturing/Industrial	✓	✓	✓	✓	N/A	✓
Utilities	✓	✓	✓	✓	N/A	N/A

### Screening at Property Lines

**Table 17.06.540.E.3. – Screening & Buffering Options by Zoning District**

● = Allowed	Low Density Residential	Medium Density Residential	Business Village	Business General	Non-Residential Mixed-Use	Industrial	Public
SCREENING TYPE	LD	MD	BV	BG	NM	IND	PUB
S1. Fence	●	●					
S2. Screening Wall with View Fence <sup>(1)</sup>	●	●	●	●			●
S3. Solid Screening Wall <sup>(1)</sup>	● <sup>(4)</sup>	●		● <sup>(1)</sup>	●	●	
S4. Screening Wall with Topographic Change <sup>(1)</sup>	●	●	●	●	●	●	●
S5. Living Screen <sup>(1)</sup>	●	●	●	●	●	●	●
S6. Natural Area with Enhanced Buffer <sup>(2)</sup>		●	●	●	●	●	●

1. Must select at least one allowed screening type when adjacent to Single Family or Multifamily use  
 2. Required for development adjacent to wetland, creek, steep slope, or trail  
 3. For gas stations adjacent to residential uses  
 4. Subdivision wall only, not for individual property lines



**Screening at  
Property Lines**

**Living Screen  
Types**

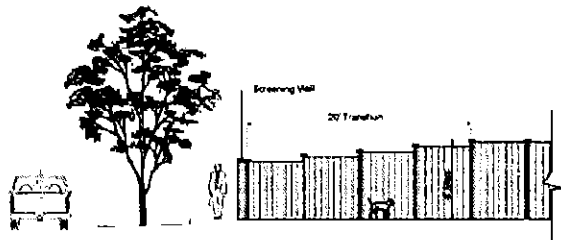
**Table 17.06.540.E.8(2) Minimum Standards for Living Screen**

	Type A	Type B	Type C
<b>Purpose</b>	A full screen and visual barrier	A "filtered screen" that functions as a visual separator	A "see-through screen" that functions as a partial visual separator
<b>Typical Uses</b>	Between residential and non-residential areas and to screen unwanted views	Between differing types of residential development, and to screen unwanted views from the pedestrian environment	between multi-family developments or to soften the appearance of parking areas and building elevations
<b>Trees <sup>(1)</sup></b>	≥ 70% large ≥ 50% evergreen	≥ 70% large ≥ 30% evergreen	≥ 70% large ≥ 70% deciduous
<b>Large</b>	1: 300 sq ft or 30 linear ft 6' min. height at planting	1: 300 sq ft or 30 linear ft 6' min. height at planting	1: 300 sq ft or 30 linear ft 6' min. height at planting
<b>Medium</b>	1: 220 sq ft or 22 linear ft	1: 220 sq ft or 22 linear ft	1: 220 sq ft or 22 linear ft
<b>Small</b>	1: 150 sq ft or 15 linear ft	1: 150 sq ft or 15 linear ft	1: 150 sq ft or 15 linear ft
<b>Shrubs <sup>(1)</sup></b>	Predominately evergreen 1: 20 sq ft	1: 20 sq ft No more than 8' apart	1: 20 sq ft No more than 8' apart
<b>Groundcover Planting Density</b>	Cover buffer within 3 years	Cover buffer within 3 years	
<b>Material Selection &amp; Configuration <sup>(2)</sup></b>	Screen 70% within 5 years Fully screen within 6 years	Fully screen within 5 years	Fully screen within 5 years

(1) Trees and shrubs shall comply with plant diversity standards in ICC 17.06.520.E.5. Maintain trees and shrubs to maximize pedestrian visibility (generally between three and eight feet above grade)  
(2) This requirement will account for the size of materials planted and their typical growth rate.

**Wall & Fence Standards**

- Walls and fences shall be made of masonry (brick or stone), ornamental metal, or wood, or some combination of the three. The use of chain link, plastic, or wire fencing is prohibited.
- The style, color, and material of the wall shall be consistent within the development.



## Example

- 1 acre lot
- Grove of Trees at rear
- Business General (BG) District
- BG on all side except to rear shares property line with Medium Density Residential (MD)
- 8,000 sf Office Proposed

### Example

1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office

## Example

- **Req'd Screening:**
  - Mechanical & Service Areas
  - At Rear, between BG & MD
  - No screening required on other property lines

### Example

1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office

## Example

- **Mechanical & Service**

- Mechanical on roof, screened with parapet and/or set back 10 ft
- Service areas co-located with adjacent property owner, with screening wall and landscaping

Example

1 acre lot  
Trees @ Rear  
BG District  
Adjacent to BG & MD  
8,000 Office

- **Property Lines**

- Utilize & enhance existing grove of trees
- Living Screen Type A option for screening from MD property at rear

## Discussion

- **Community Collaboration:**

- What works?
- What needs to be clarified?
- What revisions do you recommend be considered?
- What is missing?