

1           **Section 11: Skagit County Code Section 14.16.830 is hereby amended to read**  
2 **as follows:**

3  
4 **14.16.830      Landscaping Requirements.**

- 5 (1) Purpose and Intent. Landscaping is essential to provide an aesthetically pleasing  
6 balance between the built and natural environment for the residents of Skagit  
7 County. Landscaping should be used to help:
- 8 (a) Soften and enhance the appearance of the built environment and retain the  
9 natural landscape ~~rural~~ character where possible and practical.
  - 10 (b) Buffer conflicting land uses.
  - 11 (c) Maintain property values.
  - 12 (d) Provide shade and visual relief to parking areas and streets.
  - 13 (e) Reduce storm water runoff and erosion by providing areas for water  
14 retention and biofiltration where deemed necessary.
  - 15 (f) Aid in protecting the natural landscape ~~rural~~ character of Skagit County by  
16 helping to maintain and enhance the ~~rural~~-visual landscape quality through  
17 the use of native plant materials.
- 18 (2) Applicability. An approved landscape plan is required for any new commercial or  
19 industrial building or use application. There are different requirements depending  
20 on the commercial/industrial zoning district.
- 21 (3) Application Procedures.
- 22 (a) Submittal. Landscape plans shall be submitted to the Planning and Permit  
23 Center. An approved plan is required prior to the issuance of a building  
24 permit. Plans shall be drawn to scale showing the location of buildings,  
25 above and below ground utilities, and the location, quantities and sizes of  
26 proposed plants and other proposed materials in the landscape area.
  - 27 (b) Appeal. Any Applicant may appeal the decision of the reviewer pursuant  
28 to a Level I process in SCC 14.06 (Permit Procedures).
- 29 (4) Types, amounts, and locations of landscaping required.
- 30 (a) Type I.
    - 31 (i) Description. Type I landscaping is intended to provide screening  
32 of areas to reduce the visual impact of incompatible or less  
33 desirable characteristics. It is intended to be a very dense sight  
34 barrier. The planting strip shall be a minimum of 20 feet wide.
    - 35 (ii) Applicability.
      - 36 a) A 20-foot-wide Type I buffer is required on all  
37 development within SRT, BR-LI, BR-HI, BR-CC, NRI,  
38 and RMI zones where it abuts RI, RRv, RVR, BR-R, BR-  
39 URv and R zoned land. Entire property lines need not be  
40 landscaped if Applicant can demonstrate the activity  
41 (building or use) is adequately screened and agrees to  
42 additional Type I landscaping with future applications. A  
43 request for a reduction shall be by Administrative Decision  
44 pursuant to SCC 14.06. Requirements for the NRI zone are  
45 found within that zone.



- 1 typical landscape requirement that every commercial/industrial  
 2 application shall meet.
- 3 (ii) Applicability.
- 4 a) An 8-foot-wide Type III buffer is required on the street  
 5 frontage of all development within all  
 6 commercial/industrial zones. Entire property lines need not  
 7 be landscaped if the Applicant can demonstrate the activity  
 8 (building or use) is adequately screened and agrees to  
 9 additional Type II landscaping with future applications. A  
 10 request for a reduction shall be by Administrative Decision  
 11 pursuant to SCC 14.06.
- 12 b) Type III landscapes may be applied as conditions to  
 13 discretionary land use applications.
- 14 (iii) Amount of plantings.
- 15 a) Standards for AVR, [AEO](#), NRI, BR-[LI](#), BR-HI, [BR-CC](#),  
 16 RFS, SRT, and RMI zones:
- 17 1) Trees. Evergreen and deciduous trees, with no  
 18 more than 50% being deciduous, a minimum of 6  
 19 feet in height, and planted at intervals no greater  
 20 than 30 feet on center, or maximum spacing of 1  
 21 tree for every 30 feet of road frontage may be  
 22 planted in groupings so as not to visually block a  
 23 business entrance.
- 24 2) Shrubs and berms. Minimum of 3½ feet in height,  
 25 and lawn or ground cover planted so that the ground  
 26 will be covered within 3 years or earth mounding  
 27 (berms) an average of 3½ feet in height planted with  
 28 shrubs, or ground cover so that the ground will be  
 29 covered within 3 years and produce a landscape at  
 30 least 3½ feet in height.
- 31 b) Standards for RVC, RC, [and CSB](#); ~~and R zones~~:
- 32 1) A minimum of 2 groupings 50 square feet each  
 33 shall be provided.
- 34 2) A minimum of 1 tree in one group and 2 trees in the  
 35 second group.
- 36 3) Shrubs shall be adequate to cover the minimum  
 37 square footage requirement.
- 38 (d) Type IV.
- 39 (i) Description. Type IV landscaping is intended to provide relief and  
 40 shade in parking areas.
- 41 (ii) Amount of plantings. Applications within: RFS, RMI, AVR,  
 42 [AEO](#), NRI, BR-[LI](#), BR-HI, [BR-CC](#) and SRT zoning designations  
 43 shall have a minimum of 16 square feet of landscaping for every  
 44 parking stall.
- 45 (iii) Design.

- 1 a) Each area of landscaping must contain at least 100 square  
2 feet of area and must be at least 4 feet in any direction. The  
3 area must contain at least 1 tree at least 6 feet in height and  
4 with minimum size of 1½ inches in caliper measured 6  
5 inches above existing grade if deciduous. Deciduous trees  
6 shall have a clear trunk at least 5 feet above the ground.  
7 The remaining ground area must be landscaped with a  
8 variety of plant materials to include low shrubs, 2 feet at  
9 maturity, perennials, annuals and ground cover.
- 10 b) A landscaped area must be placed at the end of each  
11 parking row in a multiple lane parking area. This area must  
12 be at least 4 feet wide and must extend the length of the  
13 adjacent parking stall.
- 14 c) If less than 6 stalls are required, a minimum of 100 square  
15 feet shall be landscaped. The area does not need to meet  
16 the dimensional standards of Subsection (iii)(a), above.
- 17 d) Up to 100% of the trees proposed for the parking area may  
18 be deciduous.
- 19 e) The trees shall be protected from the public, either  
20 pedestrian or motor vehicles, by appropriate curbs, tree  
21 guards or other protective devices.
- 22 f) Applications within all other commercial/industrial zoning  
23 designations. For every 10 required stalls, a minimum of  
24 200 square feet of landscaping shall be provided including  
25 at least 3 trees and a mix of shrubs and groundcovers.
- 26 (5) General Standards. The following general standards will be required in all  
27 districts where landscaping is required:
- 28 (a) Existing Vegetation. Preference is to retain as much of the existing  
29 mature vegetation (not including invasive non-native species) as possible  
30 within planting areas. Existing mature vegetation may be included in the  
31 required amount.
- 32 (b) Trees shall be varieties that will not conflict with underground or overhead  
33 utilities.
- 34 (c) No artificial lawn or shrubbery will be permitted in landscaped areas.
- 35 (d) Required landscaping or other vegetation within 30 feet of a driveway or  
36 street intersection shall not impair the sight vision between 30 inches and  
37 8 feet from the ground. All trees shall have no branches or foliage below  
38 8 feet above the street level.
- 39 (e) Erosion control measures and temporary run-off control may become part  
40 of a landscape plan.
- 41 (f) Maintenance for all landscaping and screening areas shall be provided by  
42 the owner of the landscaped property. Broken or dead trees or shrubs shall  
43 be replaced. All screening and landscaping areas shall be kept free of  
44 weeds and trash. Any property owner who fails to maintain landscaping  
45 areas will be considered to have committed an offense to this Code  
46 pursuant to SCC 14.44 (Enforcement and Penalties).

- 1 (g) Performance assurance bonding shall be in a cash deposit or other  
2 assurance acceptable to the County equal to 125% of the estimated  
3 installation costs if landscaping improvements have not been completed  
4 prior to application for occupancy. Such deposit shall be accompanied by  
5 a letter that shall stipulate the completion of the landscaping no later than  
6 9 months from date of occupancy. If the conditions are not met, the  
7 County may use the deposit to perform the landscaping.
- 8 (h) Phased projects shall submit a landscape plan for the site as a whole  
9 before any issuance of a building permit is granted.
- 10 (i) Alternative landscape plans may be submitted which differ from the  
11 requirements contained in this Section. The Administrative Official shall  
12 make an administrative decision to approve or deny the landscape plan  
13 pursuant to a Level I process. All plans shall demonstrate how they meet  
14 the intent as outlined in this Section or that a hardship exists because of lot  
15 topography, size, or location.
- 16 (j) Landscape materials shall be provided consistent with the County's list of  
17 acceptable landscape materials.  
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