EXHIBIT A:
AMENDMENTS TO NBMC CHAPTER 18.18, LANDSCAPING REGULATIONS

18.18.020 Applicability.

This chapter applies to the provision of landscaping for new development and redevelopment. This chapter does not apply to landscaping by individual homeowners at an existing residential dwelling. A landscape plan is required and shall be submitted to the city with all land use applications and/or for a building permit for the following:

A. Residential short plats and subdivisions with respect to public right-of-way, public or private open space, buffers and utility tracts;

B. Industrial uses, commercial uses, binding site plans, multifamily, and condominiums, commercial site plans, clearing and grading permits and building permits under the provisions of NBMC Title 15, for development, other than single-family, on lands designated as LDR, CLDR, ~~CR~~MDR, HDR, NB, NMU, DC, IC, IMU, ~~EP-1, EP-2~~BP, EP, and POSPF, in accordance with this title;

C. Additions, expansions, or alterations that result in the exterior modification of existing building, structure, parking lot or site layout. Minor additions, expansions or alterations that do not trigger the need for additional parking, and additions, expansions or alterations to individual single-family homes are exempt;

D. Change of Use. When a residential structure is changed into a commercial or industrial structure, excluding a home occupation use, landscaping shall be provided for the commercial or industrial use as required by this chapter; and

E. Clearing and grading permits as applicable per Chapter 19.10 NBMC.

18.18.030 Purpose.

The purpose of this chapter is to provide regulations that will:

A. Maintain and protect property values;

B. Create sustainable and well-designed landscaping which will improve the overall quality of the city by providing shade, erosion and stormwater runoff reduction, improved air quality, and enhancements to a project's visual appearance;

C. Promote landscaping that is resilient to drought and other environmental stresses, including the potential for changing climatic conditions, by incorporating native drought-resistant species and low-water usage irrigation systems;

D. Encourage the retention of existing vegetation and significant trees and the use of native plant species in the landscape design;

~~D~~E. Promote and preserve the city's natural character;

~~E~~F. Provide a buffer between incompatible land uses, along arterials and collector roads and in visually sensitive areas;

~~F~~G. Screen uses such as parking lots, storage areas, utility boxes, garbage/service areas, etc.

18.18.070 Landscape Plan – General Requirements

A. Landscape plans shall enhance building designs, attractively screen parked vehicles and unsightly areas, and provide for adequate visibility at street intersections and driveway entrances.

B. Landscape plans shall incorporate pedestrian and bicycle trails in conformance with the comprehensive plan for pedestrian and/or bicycle circulation adopted by the city.

C. Where streams, wetlands, steep slopes or their buffers, or other critical areas exist on a proposed development site, the landscape plan shall be coordinated with measures for their protection and enhancement required by the critical area ordinance.

D. At least 60 percent of the required landscape plants, other than street trees, shall be comprised of native vegetation and at least 70 percent of required landscape plantings shall be comprised of drought-tolerant species. Cultivars derived from native species may be accepted as native species for the purpose of this requirement. Good resources for native plant species based on different parameters, including drought tolerance, sun vs. shade, growing heights, etc. are provided in the King County Native Plant Guide, and City of Kirkland Native Plant List, both available on the internet.

E. Landscape plans shall provide for the removal of existing invasive species from the site, including but not limited to English and Atlantic ivy, English holly, Japanese knotweed, Himalayan and Evergreen blackberry, Scotch broom, and those species identified under NBMC 18.18.075(C). Existing, non-invasive, native trees shall be retained to the greatest extent possible within landscape areas.

F. Landscape plans for new dwelling units in the LDR and CLDR zones shall be limited to the measures necessary to ensure compliance with subsection C of this section and NBMC 18.18.100.

G. All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of the landscaping. Berms or mounds should be no steeper than 3(H):1(V), unless otherwise approved by the city for screen purposes. All turf areas located in public rights-of-way shall have a grade no greater than 3:1.

H. Retaining walls shall not exceed six feet in height if they are adjacent to sensitive areas, public and/or private rights-of-way, parks, open space areas, buffers, or utility tracts.

I. Trees and very large shrubs should be located with consideration to underground and overhead utility lines or public improvements.

18.18.075 Plant, ~~and~~ soil, and irrigation requirements.

The following standards apply to all landscaping required by this chapter:

A. Minimum sizes at installation shall be as follows:

1. Street trees: two-inch caliper, with lower crown limbs no less than five feet above grade;

2. Deciduous trees: eight-foot minimum height (vine maple may be six-foot minimum height);

3. Evergreen trees: six-foot minimum height that are full and bushy;

4. Shrubs: two-gallon minimum size and two-foot minimum height with multiple canes and good density;

5. Ground cover: one-gallon pots.

B. Maximum Size. Species approved within a landscape plan shall have a growth pattern in scale with the development and be consistent with the preservation of significant trees.

C. Prohibited Plant Species. The following species have been determined harmful to the environment or noxious to other properties due to their ability to spread rapidly and/or invade other areas, and may not be used in any landscape plan subject to approval by the city of North Bend:

1. Any species listed on the Washington State Noxious Weed List and/or King County Noxious Weed List (including Class A, B, and C and monitor weeds).

2. The following additional aggressive nonnative tree species:

a. Common European Hawthorne (Crataegus monogyna).

b. European mountain ash (Sorbus aucuparia).

c. Bradford pear (Pyrus calleryana “Bradford”).

d. Tree of heaven/Chinese sumac (Ailanthus altissima).

e. Black locust (Robinia pseudoacacia).

f. English holly (Ilex aquifolium).

3. The following additional aggressive nonnative shrub and ground cover species:

a. English/Atlantic ivy (Hedera hibernica, Hedera helix).

b. English laurel (Prunus laurocerasus).

c. Spurge laurel (Daphne laureola).

d. Portuguese laurel (Prunus lusitanica).

e. Pampass grass (Cortaderia spp.).

f. Yellow archangel (Lamiastrum galeobdolon).

g. Perrywinkle (Vinca minor).

h. Winter creeper (Euonymus fortune).

i. Bamboo (Phyllostachys aurea, and all "running" bamboo species).

D. Landscape Soil Preparation and Drainage. The following section applies to all landscape planting areas, excluding a single-family home and the individual lots within a single-family short plat or subdivision. Landscape plans shall include the following standards on soil preparation and drainage, and soils shall be prepared accordingly in all landscape planting areas prior to installation of plant materials.

1. Landscape Soil Source. All soils required for landscape beds, lawns and planting strips for the site shall be retained and stockpiled from existing site organic soils where suitable for reuse, harvested from the A and B horizons and shall meet the criteria below. Screening/sifting is not required because this process destroys soil structure and texture, specifically peds or clods, important for soil health. If on-site soils are not acceptable or available in the volume needed, similar suitable soils from off site shall be provided.

a. Soil shall not contain more than 25 percent gravel or drain rock;

b. Soil volume shall not be comprised of more than 25 percent of roots, chips or woody material. No chemicals, construction materials or foreign materials shall be allowed in the final soil;

c. Rock and woody materials larger than two inches diameter exposed at the surface after placement shall be raked out of the landscape and planting beds;

d. Soils shall be tested in a soil lab and analyzed for acceptable ranges of soil particles, nutrients, organic matter, salts and pH. Soil analysis shall include recommendations for amendments for soil to be acceptable. Soils shall be altered pursuant to the recommendations of the soil analysis; and

e. Soils shall be protected from compaction and heavy moisture while being stored, and should not be moved or placed in the landscape areas while saturated.

2. Soil Preparation in Landscape Areas.

a. Lawns.

i. Acceptable soils shall be incorporated to a minimum depth of 12 inches using a backhoe bucket with teeth. Soils should be tamped lightly to minimize excessive settling. Only the top two to four inches should be tilled, if needed, to provide a smooth surface. Soils should be tamped by hand or light equipment only. Slightly mounding the final grade is recommended to compensate for likely settling. Sod or seed as specified per the landscape plans.

ii. If existing soils are unacceptable, 12 inches shall be removed. The existing subgrade shall be scarified to a minimum six-inch depth with a backhoe. Six inches of acceptable soils shall be placed over the scarified subgrade, then mixed into the subgrade and tamped lightly with backhoe or other appropriate equipment. The final six inches of acceptable topsoil should be tamped lightly to minimize settling. Slightly mounding the final grade is recommended to compensate for likely settling.

iii. Soils shall be incorporated to the appropriate depth such that a soil probe will plunge to 12 inches without excessive resistance.

b. Shrub and Ground Cover Beds.

i. Acceptable soils shall be incorporated to a minimum depth of 24 inches using a backhoe bucket with teeth or other appropriate equipment. Soils should be tamped lightly to minimize excessive settling. Slightly mounding the final grade is recommended to compensate for likely settling.

ii. If existing soils are unacceptable, 18 inches shall be removed. The existing subgrade shall be scarified to a minimum six-inch depth with backhoe. Six inches of acceptable soils shall be placed over the scarified subgrade, then mixed into the final subgrade and tamped lightly with backhoe or other appropriate equipment. The final 12 inches of acceptable topsoil should be placed in two six-inch lifts and tamped lightly to minimize settling. Slightly mounding the final grade is recommended to compensate for likely settling.

iii. Soils shall be incorporated to the appropriate depth such that a soil probe will plunge to 24 inches without excessive resistance.

c. Tree Planter Strips, and within 10 Feet of Tree Planting Locations in Planter Beds and Lawns.

i. Acceptable soils shall be incorporated to a minimum depth of 36 inches using a backhoe bucket with teeth or other appropriate equipment. Soils should be tamped lightly to minimize excessive settling. Slightly mounding the final grade is recommended to compensate for likely settling.

ii. If existing soils are unacceptable, 24 inches of soil shall be removed. The existing subgrade shall be scarified to a minimum 12-inch depth with a backhoe. The applicant shall ensure that soil excavation for amended or supplemental soils within the planter strip does not destabilize soils under the adjacent sidewalk or curb, retaining a two to one side slope of underlying structural soils adjacent to the curb and sidewalk, or as

otherwise necessary to ensure structural stability. Six inches of acceptable soils shall be placed over the scarified subgrade, mixed into the subgrade and tamped lightly with a backhoe. The final 18 inches of acceptable topsoil shall be placed in two nine-inch lifts and tamped lightly to minimize settling. Slightly mounding the final grade is recommended to compensate for likely settling.

iii. Soils shall be incorporated to the appropriate depth such that a soil probe will plunge to 36 inches without excessive resistance.

3. Drainage. All landscape soils must drain. If drainage from landscape areas does not meet or exceed one-inch depth drainage in one hour, then additional drainage shall be provided.

a. Exemptions.

i. Areas exceeding a four to one slope are exempt from additional drainage requirements.

ii. Soils with proven natural drainage greater than one inch per hour are exempt.

b. Drainage, where necessary, shall consist of installing four-inch perforated pipe in linear layout or no less than 10 feet apart at the 18-, 24- or 30-inch depth, depending on the type of planting bed or strip. The trench for the pipe shall be 12 inches by 12 inches to accommodate the four-inch perforated pipe. The pipe shall be connected to a storm drain or outfall for positive flow. No filter fabric is recommended around or over the pipe. The pipe shall be covered and surrounded by four inches of drain rock on all sides. Soil preparation shall follow as described above.

E. Irrigation. The following section applies to all plant and soil systems that utilize an irrigation system.

1. Irrigation of open lawn areas is not required and is discouraged for the purposes of water conservation.

2. Landscape beds (areas planted with trees, shrubs, and/or groundcover), where irrigated, shall not utilize sprinkler heads, to minimize potential for overspray. Drip irrigation measures including soaker hoses and other non-spray methods are appropriate.

3. Any irrigation structures including control boxes, meters, booster pumps, etc. shall be located outside of public rights-of-way to provide sufficient buffer from potential vehicle damage.

4. Rain Barrels. Landscape and site plans are encouraged to incorporate rain barrels connected to roof downspouts into the landscape design to allow users to irrigate with roof runoff.

18.18.080 Landscape types – Abutting uses.

The following landscape types shall be required on lot lines for all abutting compatible uses and abutting uses in transition areas as specified in Table 1 at the end of this chapter. Adjustments may be provided to the planting spacing and densities within areas of required landscape buffers to accommodate visibility to specific site features such as building facades, signs, and site entries, so long as the density of required plantings throughout the buffer, as a whole, meets the applicable standard.

A. Type 1: Sight Barrier.

1. Purpose. To provide a very dense sight barrier between land uses and zoning districts.

2. Description.

a. Trees. At least 75 percent native evergreen trees spaced no more than 15 feet on center. Deciduous trees shall be spaced no more than 20 feet on center. For every 10 feet of landscape buffer depth (15 feet rounded down to 10, 25 feet rounded down to 20, etc.), the number of required trees shall equal the length of the planting area divided by 15 and shall be staggered to mimic natural growth patterns, not planted in a row.

b. Shrubs. Evergreen shrubs that achieve a height of six feet within three years, spaced no more than four feet apart and staggered to mimic natural growth patterns.

c. Ground Cover. Living ground cover planted at 24 inches on center in a triangular spacing pattern.

d. Irrigation. Automatic underground irrigation systems shall be installed to promote plant growth and maintenance of planting areas, except when 100 percent native, drought-tolerant landscaping is proposed, in which case a temporary irrigation system to facilitate plant establishment shall be installed for a period of not less than three years in a form approved by the city.

B. Type 2: Visual Separation.

1. Purpose. To create a visual separation between abutting land uses and zoning districts.

2. Description.

a. Trees. Up to 30 percent deciduous trees, spaced no more than 20 feet on center. Evergreen trees shall be spaced no more than 15 feet on center. For every 10 feet of buffer depth (15 feet rounded down to 10, etc.), the number of required trees shall equal the length of the landscaped area divided by 20 and shall be staggered to mimic natural growth patterns, not planted in a row.

b. Shrubs. A mix of evergreen and deciduous shrubs that achieve a height of six feet within three years, spaced no more than five feet apart and staggered to mimic natural growth patterns.

c. Ground Cover. Living ground cover planted at 24 inches on center in a triangular spacing pattern. Sod shall be the required ground cover along street frontages.

d. Irrigation. Automatic underground irrigation systems shall be installed to promote plant growth and maintenance of planting areas. When 100 percent native drought-tolerant landscaping is proposed, temporary irrigation for plant establishment, of not less than three years, may be installed as approved by the city.

C. Type 3: Visual Buffer.

1. Purpose. Provide a visual separation of uses from streets and a visual separation of compatible uses to soften the appearance of street, parking areas and building facades.

2. Description.

a. Trees. A combination of evergreen trees and deciduous trees. At least 70 percent deciduous trees, spaced no more than 20 feet on center. Evergreen trees shall be spaced no more than 15 feet on center. For every 10 feet of landscape buffer depth (15 feet rounded down to 10, etc.), the number of required trees shall equal the length of the landscaped area divided by 50 and shall be staggered to mimic natural growth patterns (not planted in a row).

b. Shrubs. A mix of evergreen and deciduous shrubs that do not exceed a height of three to four feet at maturity, spaced no more than four feet apart and staggered to mimic natural growth patterns.

c. Ground Cover. Living ground cover planted at 24 inches on center in a triangular spacing pattern.

d. Irrigation. Automatic underground irrigation systems shall be installed to promote plant growth and maintenance of planting areas. When 100 percent native drought-tolerant landscaping is proposed, temporary irrigation for plant establishment, of not less than three years, may be installed as approved by the city.

~~D. Type 4: Landscape Buffer to Agricultural.~~

~~1. Purpose. To provide a landscape buffer between designated agricultural lands as identified on the North Bend Comprehensive Plan Map 7-1, "North Bend UGA Designated Agricultural Land," and abutting incompatible uses and zoning districts.~~

~~2. Description.~~

~~a. Minimum width of 150 feet to include a minimum width of 20 feet of Type 1 sight barrier landscaping.~~

~~b. Includes rights-of-way.~~

~~c. Create a visual screen by using Type 2 (visual separation) landscaping as a buffer with a minimum width of 20 feet aligned to the adjacent property.~~

~~d. Permits several uses within the landscaped buffer area to include: screens, berms, parking, and access routes, fences, utilities, storm ponds, and nonoccupied accessory structures.~~

~~3. Occupied structures (residential, commercial, and industrial) or sites are a nonconforming use. NBMC 18.30.040 applies for repairs or restoration of nonconforming use if damaged.~~

18.18.110 Landscaping standards – Multifamily, governmental, commercial and industrial development.

The following standards shall apply to development on lands designated as HDR, NB, NMU, DC, IC, ~~EP-1, EP-2~~BP, EP, and to development of uses other than parks and recreation on lands designated POSPF:

A. Underground automatic sprinkler systems shall be required for all multifamily, commercial and industrial projects. When 100 percent native drought-tolerant landscaping is proposed, temporary irrigation for plant establishment, of not less than three years, may be installed in place of a permanent sprinkler system as approved by the city.

B. Landscape plans for multifamily, commercial and industrial development shall incorporate common open space or park areas as required with trails, interior courtyards and recreation facilities suitable for the benefit of the project's anticipated residents.

C. Foundation Planting.

1. For all multifamily buildings, foundation plantings shall be provided to soften the overall impact and scale of the buildings. Foundation plantings shall be provided around each individual building, at the base of the building and around associated utilities including air conditioning units and generators at the front of the building.

2. For all commercial and industrial buildings, foundation plantings shall be provided around all areas of the base of the building not directly abutting a sidewalk, plaza, service or loading area. Foundation plantings shall be scaled according to the nature of the wall area, limited at primary building facades and around features such as windows, entries, and architectural elements, and increased for areas of blank walls and utilities, including air conditioning units and generators at the front of the building.

3. For all office and industrial buildings, in the ~~EP-1 and EP-2~~ EP and BP zones, an average depth of 15 feet from the face of the building shall be provided around the building; provided, that pedestrian facilities, such as sidewalks, may be located within this 15 feet and shall count as landscaping; and provided further, that building loading areas shall not be subject to this requirement.

18.18.130 Transitional Landscape area.

Properties within the transitional landscape area (TLA), as defined in this chapter, shall provide for landscape buffering in accordance with the standards below, in addition to other applicable provisions of this chapter.

A. General TLA Standards.

1. Within TLA buffers, existing native trees and vegetation shall be retained and supplemented with additional planted landscaping where existing native vegetation is insufficient to meet the prescribed landscape standard. Invasive nonnative species shall be uprooted and removed from the TLA buffer upon development. Supplemental trees shall be a minimum of 75 percent native evergreens to provide additional screening function, and for consistency with the natural forested character of the TLA.

2. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA, subject to performance standards found in NBMC 18.10.050.

3. Regional trail linkages and sidewalks are allowed within the TLA, located to meander around retained trees.

4. The TLA shall be measured from the edge of the applicable right-of-way and should either be placed in a tract to be dedicated to the applicable owners' association, placed within an easement for transitional landscape area purposes or subject to city approval, dedicated to the city for TLA and trail purposes.

B. Specific TLA Buffers.

1. A 20-foot buffer of Type 2 landscaping, as described in NBMC 18.18.080, shall be provided along Ribary Way for properties zoned IMU.

2. A 35-foot buffer shall be provided along the northern edge of Cedar Falls Way for properties zoned cottage residential, pursuant to the buffering requirements established in the cottage residential regulations in NBMC 18.11.070(B)(3)(b).

3. A 40-foot buffer of Type 2 landscaping, as described in NBMC 18.18.080, shall be provided in the following areas:

a. Along SE 140th Street for properties zoned ~~EP-1 and EP-2~~ EP and BP.

b. Along West North Bend Way and Alm Way for properties zoned ~~EP-1~~BP

c. Along Southeast North Bend Way for properties zoned ~~EP-2~~EP.

4. A 50-foot buffer of Type 2 landscaping, as described in NBMC 18.18.080, shall be provided along East North Bend Way for properties zoned cottage residential, and parks, open spaces and public facilities. An applicant may alternatively provide for acquisition and dedication of a portion of the Burlington Northern Railroad right-of-way for public trail purposes pursuant to the provisions of NBMC 18.11.070(C) in place of this buffering requirement.

18.18.150 Landscape maintenance.

A. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape plan, shall maintain all plant material and irrigation facilities, and shall keep all landscape areas free of invasive species.

B. Maintenance Assurance. The community and economic development director shall require a maintenance assurance device and landscape maintenance agreement for a period of ~~three~~ one year~~s~~ from the completion and approval of the planting in order to ensure compliance with this section, which may be held longer to accommodate appropriate planting times in the wet season for required corrections. The amount of the maintenance assurance device shall be 20 percent of the cost of plant materials plus installation. A maintenance assurance device and landscape maintenance agreement are not required for an individual single-family home constructed outside of a new short plat or subdivision.

C. Minimal Landscape Project Fee-In-Lieu of Maintenance Assurance. For projects that have a landscape project cost for plant materials and installation valued at $~~5~~7,000 or less (adjusted annually for inflation from 2025), an applicant may provide a fee-in-lieu of maintenance assurance device to the city in the amount of 10 percent of the value of the landscaping, subject to entering a fee-in-lieu landscape agreement with the city.

18.18.175 Fences.

Fences shall be constructed and maintained in conformance with the following standards:

A. Building Permit. A building permit is required for any fence greater than six feet in height.

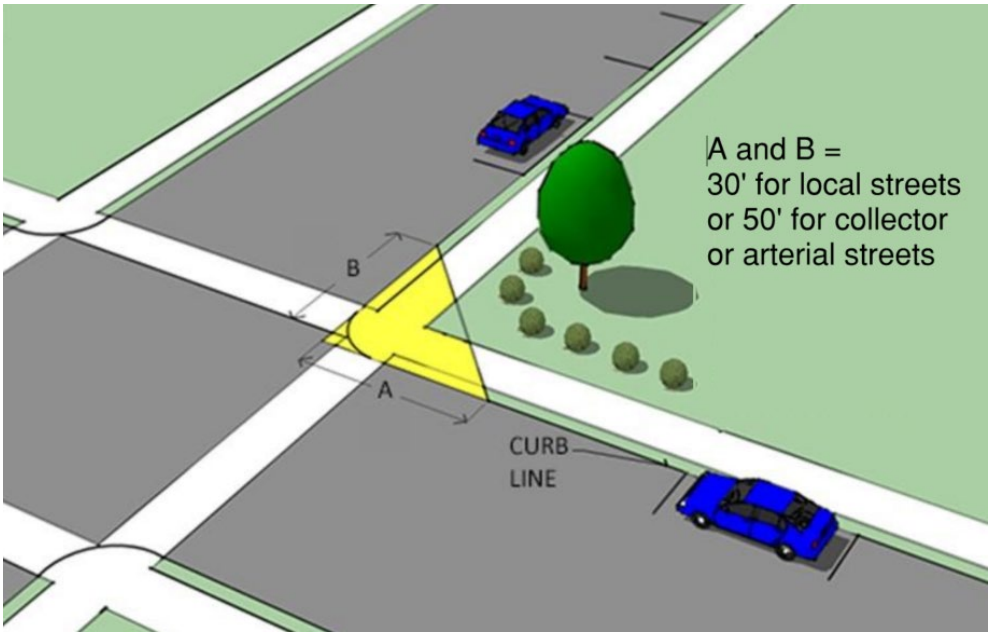
B. Review. Fence proposals for all new multifamily (triplex or larger), commercial, utility, public/quasi-public, and resource uses with buildings and/or structures shall be reviewed under the primary approval(s) required (e.g., site plan approval, design review approval, etc.).

C. Setbacks.

1. Collector and Arterial Street Setback. Fences taller than four feet in height along the property line of a collector or arterial street shall be set back a minimum of five feet off the edge of the right-of-way.

2. Corner Line-of-Sight Setback. For corner lots (either street or alley), or where other relevant safety considerations are present, including major driveways, any solid fences or continuous hedges that are taller than three and one-half feet in height shall be placed behind a "sight triangle" area. The sides of a sight triangle shall be two perpendicular lines each varied in length based on classification of street and measured from the edge of the vehicle travel lane of the right-of-way (either the curb or fog line) of the two intersecting streets or street and alley. The hypotenuse of the sight triangle shall be the line that crosses the corner lot and connects the two sides of the triangle. The length of perpendicular measurement shall be 30 feet for local streets, and 50 feet for collector or arterial streets. In addition, solid fences and hedges higher than three and one-half feet on corner lots shall maintain a minimum five feet side yard setback from the edge of pavement or back side of any sidewalk or open drainage ditch along the street frontage. As necessary, the community and economic development department reserves the right to utilize other methodologies in ensuring an adequate line-of-sight area for corner lots, or where other public safety considerations are present.

18.18.175(C)(2) - Figure A – Sight Triangle Area



3. No setbacks are required for fences along property lines other than those described above.

D. Height Limits. Fences in front yard areas may not be greater than six feet in height along the front property line, and within the corner line-of-sight setback, may not be greater than ~~six feet in height~~ three and one-half feet in height, except as may be approved through an administrative adjustment to standards pursuant to Chapter 18.25 NBMC or a variance, in addition to the required building permit.

E. Wildlife. To allow for the movement of wildlife, fences are not permitted on the outside of perimeter landscape buffers within the TLA, or on the outside of the perimeter landscape buffer of ~~EP-1~~BP zoned properties adjacent to residential zones.

F. Additional Standards. Additional standards for fences exist within the land use performance standards in NBMC 18.10.050 and commercial design standards in Chapter 18.34 NBMC for certain land uses.

Table 1

Required Landscaping for Interior Lot Lines and Transition Areas

Subject Property by Zone	**Abutting a Right-of-Way or Adjacent Private/Public Parking Lot**	**Abutting Single-Family Zone**	**Abutting Multifamily Zone**	**Abutting ~~Business~~ Commercial/ Mixed Use Zone**	**Abutting Industrial Zone**	**Abutting Parks and Open Space**
POSPF – Park Uses	10' Type 3*	10' Type 2*	10' Type 2*	10' Type 2*	NA	NA
POSPF – Nonpark Uses outside the DC Zone	10' Type 3	20' Type 1	15' Type 1	10' Type 2	10' Type 2	NA
Nonresidential Uses in Single-Family Zones	10' Type 3	10' Type 3	10' Type 1	10' Type 2	10' Type 2	10' Type 2
Multifamily	10' Type 3	20' Type 2	10' Type 3	10' Type 1	10' Type 1	10' Type 2
Commercial /Mixed Use	10' Type 3; 5' when abutting an alley or adjacent private/public parking lot	15' Type 1	15' Type 1	5' Type 2 (does not apply in DC zone)	10' Type 2	10' Type 2
~~Industrial/Employment~~ Business Park ~~1~~	15' Type 1	30' Type 1 (no fencing on outside of buffer)	20' Type 1	15' Type 1	10' Type 2	10' Type 1
~~Industrial/~~Employment Park ~~2~~	20' Type 1	30' Type 1	20' Type 1	15' Type 1	15' Type 2 (30' Type 1 where abutting existing single-family residential use)	10' Type 1

Notes and Comments:

1. On properties greater than one acre in size, the perimeter landscape buffer may be reduced or waived through the modification to standards process in NBMC 18.18.170 at the discretion of the planning director for areas that are left in an undeveloped condition (such as grass field or forest) and are further than 30 feet from site improvements (parking, buildings, storage, etc.).

2. Required planting width is measured from the property line.

3. The transitional landscape area (TLA) shall govern where in conflict with Table 1. ~~as designated by Figure 1 5, North Bend Comprehensive Plan Area.~~

4. Landscaping width can be reduced to minimum building setback where building precluded installation per NBMC 18.18.050(D).

5. Fencing is not permitted in ~~EP-1~~ BP Zone buffers adjacent to residential zoning to allow for the movement of wildlife.

6. Perimeter buffers shall not preclude connectivity between adjacent parcels for shared parking or drive lanes.

* Applies only where buildings, paved or gravelled areas, and service areas on the subject property are adjacent to a property line or right-of-way.

Table 2

Interior Landscaping for Parking Lots

Item	Specifications
For Parking Lots with 10 to 30 Stalls in All Zones	7 percent of total vehicular use area shall be landscaped with Type 3 landscaping. TLA reduction may be allowed when on-site vehicular use area landscaping is increased to 10 percent.
For Parking Lots with 31 or More Stalls in All Zones	10 percent of total vehicular use area shall be landscaped with Type 3 landscaping. TLA reduction may be allowed when on-site vehicular use area landscaping is increased to 12 percent.
For Parking Lots with 75 or More Stalls in the EP-~~1~~ or ~~EP-2~~ BP Zones	12 percent of total vehicular use area shall be landscaped with Type 2 landscaping. TLA reduction may be allowed when on-site vehicular use area landscaping is increased to 15 percent.
Minimum Area of Each Planting Segment and Design Requirements in All Zones	A. 100 square feet minimum. B. Shall project out into the pavement as peninsulas or islands, or as otherwise approved by the city. C. Planting areas shall be distributed as evenly as possible throughout the parking area and shall be located between parking stalls and/or at the end of parking rows.

Table 2

Interior Landscaping for Parking Lots

Item	Specifications
	D. Automatic underground irrigation systems shall be installed to promote plant growth and maintain vegetation, unless 100 percent native drought-tolerant species are used and a watering plan is implemented consistent with NBMC 18.18.120(B).
Curb and Structural Barriers in All Zones	Curb and/or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.
Required Number of Shade Trees per Landscape Segment in All Zones	At least one per planter area and/or one per 100 square feet of planter area whichever is greater.

Notes and Comments:

1. “Vehicular use area” includes the parking lot, driveways and service areas.