

Chapter 22C.120

LANDSCAPING AND SCREENING

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22C.120.010 Purpose.

The city of Marysville recognizes the aesthetic, ecological and economic value of landscaping and requires its use to:

- (1) Promote the distinct character and quality of life and development expected by the community as indicated and supported in the policies of the comprehensive plan;
- (2) Maintain and protect property values;
- (3) Enhance the visual appearance of the city;
- (4) Enhance the compatibility of new development with surrounding properties;
- (5) Provide visual relief from large expanses of parking areas and reduction of perceived building scale;
- (6) Provide physical separation between residential and nonresidential areas;
- (7) Provide visual screens and barriers as a transition between differing land uses;
- (8) Preserve and enhance Marysville's urban forest;
- (9) Preserve and enhance existing vegetation and significant trees by incorporating them into the site design; and
- (10) Reduce storm water runoff pollution, temperature and volume. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.020 Application.

All new commercial, industrial, and multiple-family development, substantial improvements, or changes in occupancy shall be subject to the provisions of this chapter. For the purpose of this chapter, a "substantial improvement" means any structural modification, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the modification or addition is started; provided, that specific landscaping provisions for uses established through a conditional use permit shall be determined during the applicable review process. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.030 Plan submittal requirements.

Landscape plans are not required for houses and duplexes. For all other types of development landscape plans shall:

(1) Be submitted at the time of application for a development permit; and

(2) Include the following elements:

(a) The footprint of all structures;

(b) The final site grading;

(c) All parking areas and driveways;

(d) All sidewalks, pedestrian walkways and other pedestrian areas;

(e) The location, height and materials for all fences and walls;

(f) The common and scientific names of all plant materials used, along with their size at time of planting;

(g) The location of all existing and proposed plant materials on the site;

(h) A proposed irrigation plan; and

(i) Location of all overhead utility and communication lines, location of all driveways and street signs. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.040 Irrigation requirement.

All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.050 Water conservation standards.

(1) Water Conservation Standards.

(a) Applicability. In order to ensure efficient water use in landscaped areas, the following standards shall be applied to all landscaping associated with office, commercial, industrial, institutional, parks and greenways, multiple-family residential projects, and commonly owned and/or maintained areas of single-family residential projects.

(b) Exemptions. These standards do not apply to landscaping in private areas of single-family projects. Parks, playgrounds, sports fields, golf courses, schools, and cemeteries are exempt from specified turf area limitations where a functional need for turf is established. All other requirements are applicable.

(c) Plant Selection and Use Limitation.

(i) Turf, high-water-use plantings (e.g., annuals, container plants) and water features (e.g., fountains, pools) shall be considered high-water uses and shall be limited to not more than 40 percent of the project's landscaped area if nondrought resistant grass is used, and no more than 50 percent of the landscaped area if drought resistant grass is used.

(ii) Plants selected in all areas not identified for turf or high-water-use plantings shall be well suited to the climate, soils, and topographic conditions of the site, and shall be low-water-use plants once established.

(iii) Plants having similar water use shall be grouped together in distinct hydrozones and shall be irrigated with separate irrigation circuits.

(iv) No turf or high-water-use plants shall be allowed on slopes exceeding 25 percent, except where other project water saving techniques can compensate for the increased runoff, and where the need for such slope planting is demonstrated.

(v) No turf or high-water-use plants shall be allowed in areas five feet wide or less except public right-of-way planter strips.

(d) Newly landscaped areas should have soils amended with either four inches of appropriate organic material with the first two-inch layer tilled into existing soils, or as called for in a soil amendment plan for the landscape.

(e) Newly landscaped areas, except turf, should be covered and maintained with at least two inches of organic mulch to minimize evaporation.

(f) Irrigated turf on slopes with finished grades in excess of 33 percent is discouraged.

(g) Retention of existing trees and associated understory vegetation is encouraged to reduce impacts to the storm water system and to reduce water use.

(2) Water Efficient Landscape (Xeriscape) Standards.

(a) As an alternative to traditional landscaping, the city encourages the use of xeriscape practices, which minimize the need for watering or irrigation. Xeriscape principles can be summarized as follows:

- (i) Using plants with low moisture requirements;
- (ii) Selecting plants for specific site microclimates that vary according to slope, aspect, soil, and exposure to sun and moisture;
- (iii) Using native, noninvasive, adapted plant species;
- (iv) Minimizing the amount of irrigated turf;
- (v) Planting and designing slopes to minimize storm water runoff;
- (vi) Use of separate irrigation zones adjusted to plant water requirements and use of drip or trickle irrigation systems;
- (vii) Using mulch in planted areas to control weeds, cool the soil and reduce evaporation; and
- (viii) Emphasizing soil improvement, such as deep tilling, adding organic matter and other amendments based on soil tests.

(b) Appropriate Plant Species. Trees and plants used in xeriscape plantings pursuant to this section shall:

- (i) Be appropriate for the ecological setting in which they are to be planted;
- (ii) Have noninvasive growth habits;
- (iii) Encourage low maintenance and sustainable landscape design;
- (iv) Be commercially available;
- (v) Not be plant material that was collected in the wild; and
- (vi) Be consistent with the purpose and intent of this section.

(c) Native Vegetation. Within xeriscape areas, a minimum of 50 percent native plants shall be used.

(d) Prohibited Species. The city shall maintain a list of prohibited species, which are invasive or noxious. Where such species already exist, their removal shall be a condition of development approval.

(e) Additional Planting Standards.

(i) For xeriscape areas, soil samples shall be analyzed to determine what soil conditioning or soil amendments should be used at the time of planting. Soil conditioning measures shall be adequate for the plant species selected.

(ii) Trees, shrubs, perennials, perennial grasses and ground covers shall be located and spaced to accommodate their mature size on the site.

(f) Plant Replacement. The developer shall maintain xeriscape plantings for a two-year period from the date of planting. Within the two-year period, the developer shall replace or otherwise guarantee any failed plantings:

(i) Dead or dying trees or shrubs shall be replaced; and

(ii) Plantings or perennials, perennial grasses or ground covers shall be replanted to maintain a maximum 20 percent mortality rate from the date of planting.

(3) Storm Water. Applicants are encouraged to incorporate landscaping into the on-site storm water treatment system to the greatest extent practicable. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.060 Completion and security for performance and maintenance.

(1) All required landscaping shall be in place before certificates of occupancy are issued. If, due to weather conditions, it is not feasible to install required landscape improvements, a temporary certificate of occupancy may be issued after a performance bond, irrevocable letter of credit, or assignment of cash deposit has been posted in accordance with Chapter [22G.040](#) MMC. Upon completion of the landscape improvements, the bond or device is released and a permanent certificate of occupancy issued; except a maintenance bond, irrevocable letter of credit, or assignment of cash deposit in accordance with Chapter [22G.040](#) MMC shall be required for a minimum duration of two growing seasons (March through October), as prescribed in subsection (2) of this section.

(2) A certificate of occupancy may be issued only after a maintenance bond, irrevocable letter of credit, or assignment of cash deposit has been posted in accordance with Chapter [22G.040](#) MMC. This bond, irrevocable letter of credit, or assignment of cash deposit shall be held for a minimum duration of two growing seasons (March through October) to assure the full establishment of all

plantings. After two growing seasons, if the plantings are fully established, the maintenance bond, irrevocable letter of credit, or assignment of cash deposit is released. If the plantings have not been fully established, the bond, irrevocable letter of credit, or assignment of cash deposit shall be held for one additional growing season, then released or used to re-establish the plantings, whichever is appropriate.

(3) Projects requiring minor landscaping improvements, as determined by the community development director, shall submit a maintenance bond, irrevocable letter or credit, or assignment of cash deposit in an amount equal to the current cost of the landscaping work, for a minimum duration of one year. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.070 Berms and walls.

Berms and walls for noise screening may be required by the hearing examiner or community development director in accordance with recommendations from a qualified sound consultant. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.080 Native trees.

Where a site has substantial numbers of native trees, site development shall be sensitive to the preservation of such vegetation, including the root zone. Prior to any site work, any trees which have been identified for preservation shall be fenced at their driplines. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.090 Mixed use developments.

Residential structures within a project shall be buffered from commercial structures and adjoining parking lots by use of vegetation, landscaping, fencing, walls, berms or other similar methods which are deemed under the circumstances to create effective and aesthetically pleasing screens or buffers between such diverse land uses. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.100 Modification due to site characteristics.

Except where specifically prohibited by the hearing examiner, the community development department, concurrently with action on the final site plan, may waive or modify landscaping requirements abutting residentially designated property where abutting residential uses will not be adversely affected, and where existing physical improvements, physiographic features or imminent changes in abutting land uses will render full compliance with said requirements ineffective. If said requirements are waived, or width of the buffer reduced, the community development department shall establish the minimum side and rear yard building setbacks from residentially designated property. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.110 Descriptions of screens and landscaping types.

The following five basic types of landscaping are hereby established and are used as the basis for requirements set forth in Table 1 in MMC [22C.120.120](#).

(1) L1 – Opaque Screen. A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis on the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. The portion of intermittent visual obstructions may contain deciduous plants. Suggested planting patterns that will achieve this standard are included in administrative guidelines prepared by the community development department.

(2) L2 – Semi-Opaque Screen. A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. The zone of intermittent visual obstruction may contain deciduous plants. Suggested planting patterns which will achieve this standard are included in administrative guidelines prepared by the community development department.

(3) L3 – Broken Screen. A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants. Suggested planting patterns which will achieve this standard are included in administrative guidelines prepared by the community development department.

(4) L4 – Parking Area Landscaping. Landscaping that provides shade and visual relief while maintaining clear sight lines within parking areas. Planting areas should contain a mixture of evergreen and deciduous trees, shrubs and ground cover in planting islands or strips having an area of at least 75 square feet and narrow dimension of no less than five feet. Suggested planting patterns which will achieve this standard are included in administrative guidelines prepared by the community development department.

(5) L5 – Retention/Detention Pond Landscaping. Landscaping that provides visual relief through a reduction in sight lines visible from a public right-of-way. Landscaping shall include all visible perimeter areas including side slopes and benches visible from said right-of-way. Planting areas must be a minimum of five feet in width along adjacent right-of-way and may incorporate no more than 30 percent deciduous plantings due to maintenance and pond performance constraints. Landscaped areas shall be on the exterior of any walls or fences; provided, that this requirement shall not apply to side slopes or benches within the fenced area. Suggested planting patterns that will achieve this standard are included in administrative guidelines prepared by the community development department.

The screening and landscaping requirements set forth in this section may be interpreted with some flexibility by the community development director in the enforcement of the standards. It is recognized that because of the wide variety of developments and the relationships between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, minor administrative deviations may be granted to allow less intensive screening, or requirements for more intensive screening may be imposed, whenever such deviations are more likely to satisfy the intent of this section. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.120 Required landscape buffers.

Table 1

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Commercial	Property designated single-family by the Marysville comprehensive plan	20 feet	L1 (1)
Commercial	Property designated multiple-family by the Marysville comprehensive plan	10 feet	L2 (1)

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Commercial, industrial, multifamily and business park parking areas and drive aisles	Public right-of-way and private access roads 30 feet wide or greater	10 feet	L3
Commercial, industrial, multifamily and business park parking areas and drive aisles	Public arterial right-of-way	15 feet	L3
Residential	SR 9	See MMC 22C.120.150	
Industrial and business parks	Property designated residential by the Marysville comprehensive plan	25 feet	L1
Industrial, commercial and business park building and parking areas	I-5 or SR 9 right-of-way	15 feet	L2
Apartment, townhouse, or group residence	Property designated single-family by the Marysville comprehensive plan	10 feet	L1 (1)
Storm water management facility		5 feet	L5 (3)
Outside storage or waste area or above ground utility boxes		5 feet	L1 (2)
WCF and/or base station not in ROW	Property designated residential by the Marysville comprehensive plan or on property designated residential by the comprehensive plan	10 feet	L1 (1)

(1) Plus a six-foot sight-obscuring fence or wall.

(2) Screening and impact abatement shall be provided in accordance with MMC [22C.120.160](#).

(3) Screening of storm water facilities shall comply with the following design standards:

(a) All sides visible from a public right-of-way shall be screened;

(b) All sides located adjacent to a residentially zoned property shall be screened, unless it can be demonstrated that adequate screening exists;

(c) Screening shall be consistent with the Marysville administrative landscaping guidelines; and

(d) Dual use retention/detention facilities designed with emphasis as a recreation area, not a storm water control structure, are exempt from the screening requirements.

(Ord. 2852 § 10 (Exh. A), 2011).

22C.120.130 Landscaping requirements for parking and outdoor display areas.

(1) Parking areas or outdoor storage areas fronting on a street right-of-way shall provide a landscaped buffer, in accordance with MMC [22C.120.120](#), Table 1, along the entire street frontage except for driveways; provided, that the plantings shall not obstruct the sight distance at street intersections.

(2) Additional plantings may be placed on street rights-of-way behind the sidewalk line if the property owner provides the city with a written release of liability for damages which may be incurred to the planting area from any public use or right-of-way.

(3) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

(4) Landscape plant material size, variety, color and texture within parking lots should be integrated with the overall site landscape design.

(5) Ten percent of the parking area, in addition to the required buffers above, shall be landscaped with Type L4 landscaping; provided, that:

(a) No parking stall shall be located more than 45 feet from a landscaped area;

(b) All landscaping must be located between parking stalls, between rows of stalls, or at the end of parking columns. The use of strips or islands as bioretention swales or cells is encouraged, subject to approval by the city engineer. No landscaping which occurs between the parking lot and a building or recreation area shall be considered in the satisfaction of these requirements;

(c) All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of five feet in width and 120 square feet in size, and, in addition to the required trees, shall be planted with a living ground cover;

(d) Parking lots containing less than 20 parking spaces need provide only perimeter screening to satisfy the 10 percent area requirements;

(e) All landscaped areas shall be protected from vehicle damage by a six-inch protective curbing. Wheel stops may be substituted when required to allow storm water to pass;

(f) A minimum two-foot setback shall be provided for all trees and shrubs where vehicles overhang into planted areas;

(g) The landscaping requirements of this section may be modified if a development is located in an area where a special streetscape plan has been approved by the city. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.140 Street tree requirements.

(1) Purpose. To provide consistent street frontage character within the street right-of-way. The street tree standards also maintain and add to Marysville's tree canopy and enhance the overall appearance of commercial and neighborhood development. Trees are an integral aspect of the Marysville landscape and add to the livability of Marysville. They provide aesthetic and economic value to property owners and the community.

(2) Street Tree Implementation.

(a) Street trees are required along all city streets and access easements.

(b) Street trees shall be planted between the curb and the walking path of the sidewalk. Either five-foot by five-foot pits with tree grates or a continuous planting strip with ground cover that is at least five feet wide may be used. Where planting strips are not incorporated into the street design, street trees shall be located behind the sidewalk.

(c) Species of street trees shall be selected from the list of appropriate street trees outlined in the administrative landscaping guidelines, prepared by the community development director. Species of street trees not outlined in the administrative landscaping guidelines shall be approved by the community development director.

(d) Street trees shall meet the most recent ANSI standards for a one-and-one-half-inch caliper tree at the time of planting and shall be spaced in order to provide a continuous canopy coverage within 10 years of planting.

(e) Street tree plantings shall consider the location of existing utilities, lighting and existing and proposed signs.

(f) If overhead power lines are present, street trees shall be limited to a mature height of 25 feet to avoid conflict with utility lines and maintenance crews.

(g) If a street has a uniform planting of street trees or a distinctive species within the right-of-way, then new street trees should match the planting pattern and species.

(h) Landscape areas between the curb and sidewalk shall be maintained or plant material chosen to maintain a clear view zone between three and eight feet from ground level.

(3) Where the community development director determines that it is not feasible and/or desirable to plant the required street trees, the applicant shall pay into the city tree fund an amount of money approximating the current market value of the trees, as well as labor costs for installation of said trees, that would otherwise be required. The city shall use the city tree fund for the purpose of acquiring, maintaining, and preserving wooded areas, and for planting and maintaining trees within the city.

(4) Maintenance. Street trees and other landscaping shall be maintained and irrigated by the adjacent property owner, unless otherwise approved by the community development department. (Ord. 2852 § 10 (Exh. A), 2011).

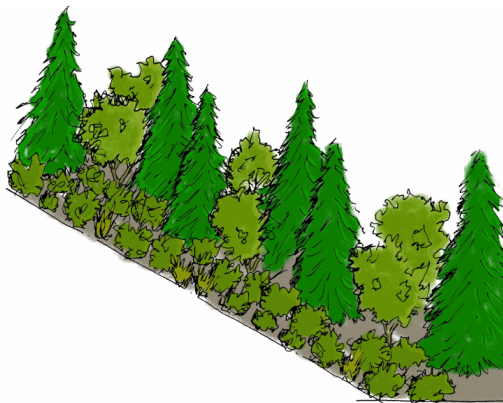
22C.120.150 SR 9 fence and landscaping design options.

All residential zoned properties adjacent to Highway 9 shall integrate one of the following options along the property line abutting Highway 9:

(1) Option 1 – 10-Foot-Wide Landscape Buffer with Fence. The following standards apply:

(a) Landscaping shall be placed between the fence and SR 9 to form a dense screen. The following standards apply:

(i) Property owners are encouraged to retain existing native and noninvasive vegetation to incorporate into the screen. Credit will be given for existing trees and shrubs depending on their size and screening (with regard to the amount of additional trees and shrubs that are needed).



Buffer options emphasize landscaping elements over fencing

(ii) The landscaping plan shall be prepared by a licensed landscape architect or Washington-certified professional horticulturalist.

(iii) Evergreen Trees. At least one row of evergreen trees shall be planted, minimum eight feet in height and 10 feet maximum separation at time of planting. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet within five years. Multiple tree species shall be integrated into the buffer design to promote long-term health and provide visual interest.

(iv) Deciduous Trees. Projects shall incorporate deciduous trees (vine maples are a desirable example) into the buffer to add seasonal variety and interest. Deciduous trees shall have a caliper of at least one inch at the time of planting.

(v) Shrubs shall be planted at a rate of one shrub per 20 square feet of landscaped area. At least 50 percent of the shrubs shall be evergreen. At least 25 percent of the shrubs should be deciduous to provide seasonal interest. Shrubs shall be at least 16 inches tall at planting and have a mature height between three and four feet.

(vi) Ground cover shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:

(A) Four inch pots at 18 inches on center.

(B) One-gallon or greater sized containers at 24 inches on center.

(vii) New landscaping materials shall consist of drought-tolerant species that are native to the coastal region of the Pacific Northwest or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.

(viii) Maintenance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be posted, in accordance with Chapter [22G.040](#) MMC, at the time of installation, to ensure the plants live and are maintained through two growing seasons.

(b) Fence Standards.

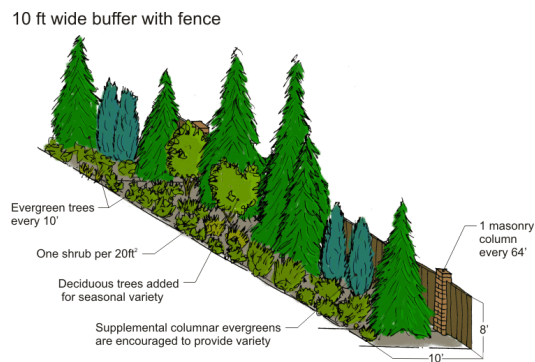
(i) The fence shall be eight feet high and constructed with durable materials.

(ii) All razor wire, barbed wire, electric wire, or chain-link fences are prohibited.

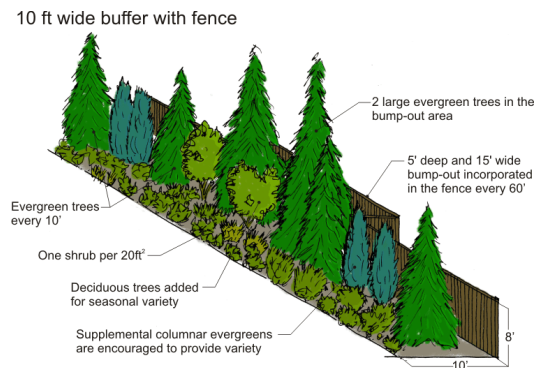
(iii) The fence shall be broken up to add variety in one of the following ways:

(A) A masonry column/post shall be incorporated along the fence every 64 feet. The column shall be one foot taller than the rest of the fence and a minimum of one foot wide.

(B) A five-foot-deep and 15-foot-wide setback shall be incorporated in the fence every 60 feet.



Fence option with masonry columns



Fence option with five-foot by 15-foot bump-outs

(2) Option 2 – 20-Foot-Wide Landscaping Buffer. The following standards apply:

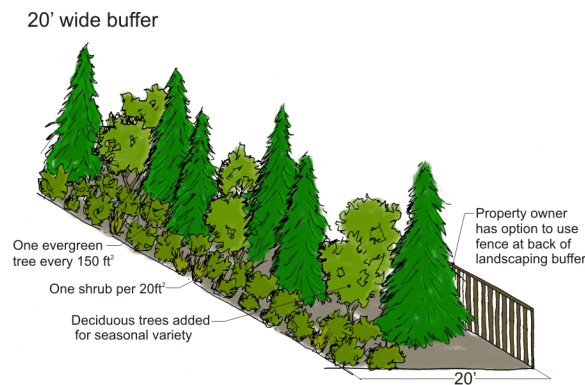
(a) A dense vegetated screen shall be provided according to the following standards:

(i) Property owners are encouraged to retain existing native and noninvasive vegetation to incorporate into the screen. Credit will be given for existing trees and shrubs depending on their size and screening (with regard to the amount of additional trees and shrubs that are needed).

(ii) The landscaping plan shall be prepared by a licensed landscape architect or Washington-certified professional horticulturalist.

(iii) A minimum of one evergreen tree at least eight feet tall at the time of planting for every 150 square feet arranged in a manner to obstruct views into the property. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet within five years. Multiple tree species shall be integrated into the buffer design to promote long-term health and provide visual interest.

(iv) Deciduous Trees. Projects shall incorporate deciduous trees (vine maples are a desirable example) into the buffer to add seasonal variety and interest. Deciduous trees shall have a caliper of at least one inch at the time of planting.



20-foot landscape buffer

(v) Shrubs shall be planted at a rate of one shrub per 20 square feet of landscaped area. At least 50 percent of the shrubs shall be evergreen. At least 25 percent of the shrubs should be deciduous to provide seasonal interest. Shrubs shall be at least 16 inches tall at planting and have a mature height between three and four feet.

(vi) Ground cover shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:

(A) Four-inch pots at 18 inches on center.

(B) One-gallon or greater sized containers at 24 inches on center.

(vii) New landscaping materials shall include drought-tolerant species native to the coastal region of the Pacific Northwest or noninvasive drought-tolerant naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.

(viii) Maintenance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be posted, in accordance with Chapter [22G.040](#) MMC, at the time of installation, to ensure the plants live and are maintained through two growing seasons.

(b) Fences are optional, but may not be placed within the landscape buffer.

(3) Exceptions. Exceptions to these screening standards may be made if the city finds the recommended alternative meets long-term screening objectives. Specifically:

(a) The developer/owner may make arrangements with WSDOT to have a portion of the required buffer on WSDOT property (provided at least 10 feet of landscape buffer are retained on private property). The owner remains responsible for maintenance and irrigation of the entire buffer, even portions on WSDOT property.

(b) Under some circumstances, it may be desirable to leave portions of the highway unscreened. With city approval, the required trees may be grouped to provide views of desired amenities, such as parks or mountains.

(c) Other alternative screening methods will be considered by the city if the method provides a viable long-term option to effectively screen the highway from development and add visual interest from the highway corridor. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.160 Screening and impact abatement.

Screening and impact abatement is required where necessary to reduce the impact of service, storage, loading and trash areas.

(1) All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:

(a) A five-foot-wide L1 visual screen;

(b) A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and

(c) Storage areas are not allowed within 15 feet of a street lot line. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.170 Landscaping – Soil amendment.

All landscaped and lawn areas, except areas within the dripline of preserved trees, shall be amended per the specification of the post-construction soil quality and depth BMP in the Stormwater Manual adopted in MMC [14.15.050](#). Deeper soil amendment will provide improved growing medium and increased water holding capacity. (Ord. 3218 § 3 (Exh. C), 2022; Ord. 3035 § 8 (Exh. H), 2016; Ord. 2852 § 10 (Exh. A), 2011).

22C.120.180 Landscaping – Maintenance.

- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds. (Ord. 2852 § 10 (Exh. A), 2011).

22C.120.190 Landscaping – Alternative options.

The following alternative landscape options may be allowed only if they accomplish equal or better levels of screening and are subject to city approval:

- (1) When the total area for required landscaping, and that within the dripline of retained trees, exceeds 15 percent of the area of the site, the landscaping requirement may be reduced so that the total required landscape and tree retention area will not exceed 15 percent of site area;

(2) The width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:

(a) Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; and

(b) The landscape materials are incorporated elsewhere on-site;

(3) When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site;

(4) The width of any required perimeter landscaping may be averaged, provided the minimum width is not less than five feet;

(5) The width of the perimeter landscaping may be reduced up to 10 percent when a development retains 10 percent of significant trees or 10 significant trees per acre on site, whichever is greater;

(6) The landscaping requirement may be modified when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities, would render application of this chapter ineffective or result in scenic view obstruction;

(7) Street perimeter landscaping may be waived provided a site plan is approved that provides a significant amount of street trees and other pedestrian-related amenities. (Ord. 2852 § 10 (Exh. A), 2011).

The Marysville Municipal Code is current through Ordinance 3282, passed July 24, 2023.

Disclaimer: The city clerk's office has the official version of the Marysville Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.marysvillewa.gov/>

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