

LAND USE REGULATIONS

18 Attachment 3

**Table 3 – Type II Landscaping Requirements: Commercial and Public Use
Districtstempfile_1226**

	Zoning District in Which a New Use or Change of Use Is Proposed							
	R-3	C-1	C-2	C-3	C-4	C-R	PU	AIR
Adjacent District								
Street (in any district)	8 feet	None	8 feet	10 feet	10 feet	8 feet	8 feet	8 feet
R-1	8 feet	None	12 feet	15 feet	15 feet	12 feet	12 feet	15 feet
R-2	8 feet	None	12 feet	15 feet	15 feet	12 feet	12 feet	15 feet
R-3	8 feet	None	10 feet	12 feet	15 feet	10 feet	10 feet	12 feet
C-1	8 feet	None	8 feet	15 feet	N/A	8 feet	8 feet	N/A
C-2	8 feet	None	8 feet	10 feet	15 feet	8 feet	8 feet	15 feet
C-3	10 feet	None	8 feet	None	10 feet	8 feet	5 feet	8 feet
C-R	8 feet	None	8 feet	10 feet	15 feet	8 feet	8 feet	N/A
I	12 feet	N/A	8 feet	None	None	8 feet	None	None
PU	8 feet	None	8 feet	None	None	8 feet	None	None
AIR	12 feet	N/A	10 feet	None	None	10 feet	None	None

To use the table above:

1. Find the zoning district in which the new or changed use is proposed. Landscaping is not required in R-1 and R-2 zoning districts.
2. Find the zoning district of the street on which the proposed use is located. The table will indicate the width of the landscaped strip that must be used to screen building facades, trash areas, and other structures facing the street. If the proposed use is located on a corner or through lot, or for any other reason has more than one street frontage, repeat Step 2 for any additional street frontages.
3. Find the zoning district of any adjacent parcels (i.e., parcels sharing lot lines with the site of the proposed use). The table will indicate the width of the landscaped strip that must be used to screen building facades, trash areas, and other structures facing those parcels. The Type II landscaping requirement is in addition to interior lot line buffering requirements shown in Table 4.

Note: See TMC 18.20.160 for a complete description of Type II landscaping requirements.

(Ord. 620 § 4(Table 3), 2010)