



Administrative Policy No. 2013-01

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ADMINISTRATION OF LANDSCAPE BUFFER REGULATIONS DESCRIBED IN LSMC 14.38.040 (TABLE 14.38-I) FOR SINGLE-FAMILY DEVELOPMENT

1. Authority

The Department of Planning and Community Development has established procedural policies and guidelines authorized under Lake Stevens Municipal Code (LSMC) 14.04.120(a) which states that City departments may administratively adopt guidelines, standards, reference materials, forms, or other documents that aide the public, applicant, staff, or decision-maker in interpreting and administering the Lake Stevens Municipal Code.

2. Intent

Clarify how the City will administer the landscape buffer regulations described in LSMC 14.38.040 (Table 14.38-I) for individual single-family development applications located in the HUR zoning district.

3. Analysis

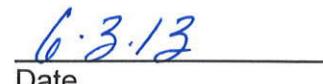
Footnote 7 requires landscape buffers comprised of a Type C screen along property lines, but allows the City to waive the landscape buffer when adjacent properties share parking, access, or other common features that make intensive landscaping impractical. This code section anticipated higher-density residential developments or attached structures being the normal development pattern in the HUR zoning district where a defined landscape buffer, around the perimeter of the site, would screen the development from less intensive land uses or other incompatible land uses. LSMC14.76.090 (Table 14.76-I: Screening Requirements) did not anticipate screening properties within the same zone from one another. Applying the perimeter landscape buffer along property lines of high-density single-family lots would be impractical with consideration of setback requirements and future maintenance needs. However, screening different developments from neighboring properties will provide separation, vegetation and define each development.

4. Policy Determination.

The City has determined perimeter landscaping along individual detached single-family lots within the HUR zone to be impractical and not required pursuant to the exceptions described in Table 14.38-I. However, this does modify screening requirements between adjacent developments, different intensity land uses, or incompatible uses or zones as described in Table 14.76-I.



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Date