

## Summary of Current Regulations and Possible New Proposed Policies

Where	Zoning or Property Type	Currently Regulated	Proposed New Policy, Regulation or Program
Sensitive Areas	All developed and undeveloped properties in wetlands, watercourses, fish and wildlife habitat areas and their buffers	<ul style="list-style-type: none"> <li>• Tree removal requires permit and tree replacement under Tree Regulations</li> <li>• Hazardous trees – no permit but replacement required per replacement table in Tree Regulations</li> </ul>	No change except for new proposed Comp Plan policy to notify property owners about sensitive areas requirements
	All developed and undeveloped properties on steep slopes (without wetlands, watercourses or in shoreline)	<ul style="list-style-type: none"> <li>• Per Tree Regulations: “Site improvements shall be designed and constructed to retain as many trees as possible”</li> <li>• Tree removal permit required with replanting, except hazardous trees. For hazardous tree removal replacement is on case by case basis.</li> <li>• Exception to permit requirement: Up to 4 trees may be removed in a 3 year period on single family zoned and developed properties without a permit or replanting.</li> </ul>	<p>New Comp Plan policy to improve evaluation of tree role in slope stability as part of geotechnical evaluations</p> <p>Possibly use incentives similar to those in PRD overlay district.</p>
Shoreline	All developed and undeveloped properties in the Shoreline Jurisdiction	<p>Per Shoreline Vegetation Regulations</p> <ul style="list-style-type: none"> <li>• As many trees as possible must be retained for new or re-development</li> <li>• No tree removal unless tree is hazardous</li> <li>• Tree removal permit required, replacement required per replacement table in the regulation</li> </ul>	No change proposed
Residential areas	Single Family properties with existing development and too small to subdivide	No regulations apply (unless sensitive area)	No change in regulations.  Proposed Comp Plan policy for educational and tree planting programs
	Low Density Residential zoned and developed properties that can be	<ul style="list-style-type: none"> <li>• Tree Regulations <u>do not</u> apply, prior to development (unless in sensitive area or</li> </ul>	No change to tree retention, possible change to landscape requirement?

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	short-platted into 4 or fewer lots	shoreline). • Credit for retaining existing trees.	
	Low Density Residential zoned properties with no development or underdeveloped currently, but that could be subdivided for new development	<ul style="list-style-type: none"> <li>• Tree Regulations <u>do not</u> apply (unless sensitive area present)</li> <li>• Subdivision Regulations apply for creating over 9 lots - require tree survey and retention/removal plan</li> <li>• Subdivision Regulations for 5 or greater lots apply: “every reasonable effort should be used to retain existing trees”</li> <li>• Per Subdivision Regulations, for development of over 4 lots, must plant 1 tree in front yard of each lot</li> <li>• Landscape code requirements apply for uses other than dwelling units</li> </ul>	<p>Possible change if Committee recommends limiting tree removal in some way prior to an approved development proposal on undeveloped parcels.</p> <p>Once a development proposal is submitted, new criteria and approaches would be needed to determine if any trees could be retained without losing potential development density.</p>
	Multi – Family Residential	<p>Tree Regulations <u>do not</u> apply unless sensitive area</p> <p>Landscape code applies – landscaping must be maintained for life of project, trees may not be removed or topped, hazardous trees must be removed and replaced (1:1)</p>	Possible changes to landscape code per new Comp Plan policies for standards, larger trees, etc.
Commercial, Office, Industrial	Commercial and Industrial properties	<p>Tree Regulations <u>do not</u> apply unless sensitive area</p> <p>Landscape code applies – landscaping must be maintained for life of project, trees may not be removed or topped, hazardous trees must be removed and replaced (1:1)</p>	Possible changes to landscape code per new Comp Plan policies for standards, larger trees, etc.
Rights of Way	Public Right-of-Way trees	<p>Tree Regulations <u>do not</u> apply unless sensitive area</p> <p>Per Right-of-Way code, tree removal</p>	Proposed new Comp Plan policies – larger trees where possible, standards for site preparation, maintenance, etc.

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	Public trees on City owned property - parks, City Hall, shops, golf course	<p>prohibited unless tree is a hazard. Topping prohibited. Replacement (1:1) required for damaged or removed trees.</p> <ul style="list-style-type: none"> <li>• Tree Regulations <u>do not</u> apply unless sensitive area</li> <li>• For new development with structures, landscape regulations may apply.</li> <li>• No regulations for parks or properties with no structures</li> <li>• Portion of golf course and other properties subject to Shoreline vegetation regulations (no tree removal unless hazardous or conflict with a utility)</li> </ul>	<p>Possible changes to landscape code</p> <p>Urban Forestry Plan for tree maintenance and planting</p>
	Trees on other rights of way (ex. WSDOT, Seattle City Light, PSE)	<ul style="list-style-type: none"> <li>• Sensitive Areas Regulations and Shoreline Regulations if applicable (mitigation required)</li> <li>• Landscape code limits height of trees to be planted under overhead utility lines (max 20 ft)</li> </ul>	<p>Possible adoption of standards for tree pruning in and outside of sensitive areas, possible replanting for removed trees.</p>