

Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:**

CI-120

**MUNICIPAL
CODE SECTIONS:**

4-4-070, Landscaping

REFERENCE:

Ordinance 5828

SUBJECT:

Interior Parking Lot Landscaping Requirements

BACKGROUND:

Pursuant to RMC 4-4-070F.6.b, "Planters shall be sized to dimensions of at least nine feet (9') by thirteen feet (13') to accommodate trees as they mature." This dimension is intended to align with typical parking stall dimensions, but fails to account for six inch (6") curb dividers around stall perimeters. Pursuant to RMC 4-4-070H.5, "Any interior parking lot landscaping area shall be a minimum of five feet (5') in width." This requirement is not as specific as the preceding requirement found in RMC 4-4-070F.6.b.

JUSTIFICATION:

Because interior parking lot landscaping requirements are intended to complement existing parking stall dimensions, the landscaping requirement in RMC 4-4-070H.5 would be more appropriate if it were amended to account for six inch (6") curb dividers around stall perimeters. Additionally, listing parking lot landscaping requirements in both RMC 4-4-070F.6.b and RMC 4-4-070H.5 is duplicative and the former code should reference the latter code instead of listing the specific requirement.

DECISION:

Amend RMC 4-4-070F.6.b and RMC 4-4-070H.5 as described below.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE:

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

DISCLAIMER: Excerpts from the Renton Municipal Code shown below may not contain the most recently codified text. In such instances, code amendments implemented through this Administrative Code Interpretation shall be construed to affect the current code and past/future Administrative Code Interpretations not yet codified in the same manner as shown below. Should any conflicts result the Administrator shall determine the effective code.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-4-070 LANDSCAPING:

F. AREAS REQUIRED TO BE LANDSCAPED:

6. Parking Lots: Vehicle parking lots shall meet minimum landscape standards in this Section.

a. Perimeter Landscaping: All parking lots shall have perimeter landscaping. See subsection H4 of this Section, Perimeter Parking Lot Landscaping.

b. Minimum Amounts of Interior Parking Lot Landscaping: Surface parking lots with more than fourteen (14) stalls shall be landscaped with plantings and trees as identified in this Section. ~~Planters shall be sized to dimensions of at least nine feet (9') to accommodate trees as they mature.~~ Interior parking lot landscaping dimensions are stipulated in subsection H5 of this Section. Minimum landscape area shall be provided as follows:

Total Number of Parking Stalls	Minimum Landscape Area
15 to 50	15 sf/parking space
51 to 99	25 sf/parking space
100 or more	35 sf/parking space

H. DESCRIPTION OF REQUIRED LANDSCAPING TYPES:

5. Interior Parking Lot Landscaping: Landscaping is required in parking lots in the amounts stipulated in subsection F of this Section. Any interior parking lot landscaping area shall be ~~a minimum of five feet (5') in width. Any interior parking lot landscaping area shall be sized to~~ dimensions of at least eight feet (8') by twelve feet (12'). Landscaping shall be dispersed throughout the parking area and shall include a mixture of trees, shrubs, and groundcover as follows:

- a. Trees shall be two inches (2") in diameter at breast height (dbh) for multi-family, commercial, and industrial uses. At least one tree for every six (6) parking spaces within the lot interior shall be planted.
- b. Shrubs at the minimum rate of one per twenty (20) square feet of landscaped area shall be planted. Up to fifty percent (50%) of shrubs may be deciduous.
- c. Ground cover shall be planted in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation.
- d. There shall be no more than fifty feet (50') between parking stalls and an interior parking lot landscape area.

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