

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 659

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON,
AMENDING CHAPTER 19.10 “DEFINITIONS,” CHAPTER 19.20
“PARKING AND CIRCULATION,” AND 19.25 “TREE RETENTION
AND LANDSCAPING”

WHEREAS, certain sections in BMC Chapter 19.10, “Definitions,” BMC Chapter 19.20 “Parking and Circulation,” and BMC 19.25 “Tree Retention and Landscaping” require revision in order to further the intent of Low Impact Development (LID) regulations;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Amendment BMC 19.10.285, “Impervious surface coverage,” is hereby amended to read as follows:

“The sum of the percentage of the lot covered by impervious surface and the percentage of the lot covered by permeable pavement.”

Section 2. New Section. A new section 19.10.038.9 of the BMC, “Bioretention facility,” is hereby added to read as follows:

“A Low Impact Development BMP consisting of a shallow landscaped depression designed in accordance with BMC Title 13 to temporarily store and infiltrate stormwater runoff.”

Section 3. New Section. A new section 19.10.329.1 of the BMC, “Low Impact best management practice (LID BMP),” is hereby added to read as follows:

“A small scale drainage facility or feature designed in accordance with BMC Title 13 that is part of a development site strategy to use processes such as infiltration, dispersion, storage, evaporation, transpiration, forest retention, and reduced impervious surface footprint to mimic pre-developed hydrology and minimize stormwater runoff.”

Section 4. New Section. A new section 19.10.394.6 of the BMC, “Paved Surface,” is hereby added to read as follows:

“An impervious pavement, a permeable pavement or a compacted gravel surface.”

Section 5. New Section. A new section 19.10.396.1 of the BMC, “Permeable Pavement,” is hereby added to read as follows:

”An area of pavement constructed of pervious concrete, porous asphalt, permeable interlocking pavers, pervious vegetated grids or other forms of porous or pervious paving material intended to allow passage of water through the pavement section.”

Section 6. Amendment BMC 19.10.525, “Structure” is hereby amended to read as follows:

“Anything permanently constructed in or on the ground, or over the water; excluding *fences* less than six feet in height, decks less than 18 inches above grade, bioretention facilities with wall height less than four feet from the top of footing to the top of the wall, and paved areas.”

Section 7. Amendment BMC 19.20.100, “Off-street parking plan design standards” are amended to read as follows:

1. Parking Area Location: Off-*street* parking shall be located on the same *site* as the development served by the parking. The *Director* may approve off-*site* parking for *uses* located in zones other than RS or RM, if
 - A. The *applicant* provides an acceptable alternative plan in the event that the off-*site* parking does not work, and
 - B. Appropriate legal documents establishing the off-site parking area are submitted for Director approval pursuant to BMC 19.20.050, and
 - C. Off-street parking for a use must be located in a zone that allows that use. For example, off-street parking for a retail use is not allowed in an RS zone.
 2. Driveway Location, Design and Construction. Access between off-street parking areas and abutting public streets shall be designed, located and constructed in accordance with City of Burien development standards.
 3. Dead End Alley Access to Parking. No dead-end alley may provide access to more than eight required off-street parking spaces.
 4. Driveways and Parking Areas in *Setbacks*.
 - A. Driveways and parking areas for *single detached dwelling units* and *townhouse* or *apartment dwelling units* with individual garages or carports shall not exceed 20 feet in width in any required *setback*, except if:
 - i. The driveway/parking area serves a 3-car or larger garage; and
 - ii. No more than 15 percent of the required *setback* area is displaced by the driveway.
 - B. Driveways for all other developments may cross required *setbacks* or landscaped areas abutting a public *right-of-way* in order to provide access between the off-*street* parking areas and the *street*. Maximum width within the *setback* or landscaped area is 12 feet for one-way traffic and 24 feet for two-way traffic. A wider encroachment may be allowed, provided no more
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than 20 percent of the required *landscaping* or *setback* area is displaced by the driveway.

5. Minimum Parking Space and Parking Lot Aisle Dimensions. The minimum *parking space* and *parking lot aisle* dimensions for the most common parking angles are shown on Table 19.20-1. For parking angles other than those shown on the chart, the minimum *parking space* and *parking lot aisle* dimensions shall be determined by the Director.
 6. Compact Parking Spaces. In any development containing more than 20 *parking spaces*, up to 50 percent of the total number of required *parking spaces* may be sized to accommodate compact cars. In any development containing more than 80 parking spaces, at least 20 percent of the total number of parking spaces provided shall be sized to accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the *parking space* and centered between the striping.
 7. Landscaping Requirements. Parking lots shall be landscaped in accordance with BMC 19.25.070.
 8. Additional Width Abutting Landscaped Area. Any *parking spaces* abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area.
 9. Reduction of Parking Space Depth. The *parking space* depth may be reduced up to 18 inches when vehicles overhang a walkway if the remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.
 10. Parking for Single Detached Dwelling Units.
 - A. *Dwelling units* may have tandem or end to end *parking spaces* for each *dwelling unit* but shall not combine parking for separate *dwelling units* in tandem parking areas.
 - B. All vehicle parking and storage must be in a garage, carport or on an approved *paved surface*. Any *paved surface* used for vehicle parking or storage must have direct and unobstructed driveway access. *Parking spaces* for a *single detached dwelling unit* shall be adequately sized and located to accommodate a standard-sized vehicle without the vehicle extending into the public *right-of-way* or *vehicular access easement or tract*.
 11. Vanpool and Carpool Parking Design Standards. Vanpool/carpool parking areas shall meet the following minimum design standards:
 - A. A minimum vertical clearance of 7 feet 3 inches shall be provided to accommodate van vehicles if designated vanpool/carpool *parking spaces* are located in a parking structure; and
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- B. A minimum turning radius of 26 feet 4 inches with a minimum turning diameter (curb to curb) of 52 feet 5 inches shall be provided from *parking lot aisles* to adjacent carpool/vanpool *parking spaces*.
12. Parking Area Lighting. Lighting shall be provided for safety of traffic and pedestrian circulation on the *site*, as required by the Uniform Building Code. It shall be designed to minimize direct illumination of abutting properties and adjacent *streets*. The *Director* shall have the authority to waive the requirement to provide lighting.

Section 8. Amendment BMC 19.20.110, “Off-street parking construction standards” is hereby amended to read as follows:

1. Surfacing. Off-*street* parking areas shall have dust-free, all-weather surfacing. Off-*street* parking areas shall conform to City of Burien development standards.
2. Grading. *Grading* work for access and parking areas shall comply with City of Burien development standards.
3. Drainage. Drainage and erosion/sedimentation control facilities shall be provided in accordance with City of Burien development standards.
4. Parking Space Markings. Asphalt or concrete surfaced parking areas shall have *parking spaces* marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops or curbing are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, *right-of-way* or landscaped areas.
5. Curbing. All access and parking areas shall be enclosed with cast in place vertical curbs or functionally equivalent structural barriers. Curbs may be cut to allow surface water runoff to enter *low impact development best management practices* (LID BMPs).
6. Bicycle Parking. Where bicycle parking is provided, locate the bicycle parking over a *permeable pavement* where allowed in accordance with BMC Title 13.

Section 9. Amendment BMC 19.20.130, “Maintenance” is hereby amended to read as follows:

The property owner shall maintain all off-*street* access and parking areas. Maintenance shall include removal and replacement of dead and dying trees, grass and shrubs, removal of trash and weeds, and repair and maintenance of traffic control devices, *parking space* striping, signs, light standards, *fences*, walls, surfacing materials, curbs, railings and *landscaping*. Parking area stormwater facilities, including *permeable pavements*, shall be maintained in accordance with BMC Title 13.

TABLE 19.20-1
MINIMUM PARKING SPACE DIMENSIONS

A	B	C	D		E	
Parking Space Angle	Minimum Parking Space Width	Minimum Parking Space Length	Minimum Parking Lot Aisle Width		Minimum Unit Width	
			1-Way	2-Way	1-Way	2-Way
0	Compact 7.5	18.0	10.0	20.0	25.0	35.0
	Standard 8.5	24.0	12.0	20.0	29.0	37.0
30	Compact 7.5	15.0	10.0	20.0	38.0	48.0
	Standard 8.5	16.5	10.0	20.0	42.0	52.0
45	Compact 7.5	15.0	11.0	20.0	42.82	51.82
	Standard 8.5	19.0	13.0	20.0	51.88	58.88
60	Compact 7.5	15.0	13.0	20.0	46.48	53.48
	Standard 8.5	19.0	17.5	20.0	58.9	61.4
75	Compact 7.5	15.0	16.5	20.0	49.36	52.86
	Standard 8.5	19.0	20.0	20.0	61.1	61.1
90	Compact 7.5	15.0	20.0	20.0	50.0	50.0
	Standard 8.5	18.0	23.0	24.0	59.0	60.0

Section 10. Amendment BMC 19.25.050, “Landscaping – Types and description” is hereby amended to read as follows:

3. Type III *Landscaping*.

A. Type III *landscaping* is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and *building* elevations.

B. Type III *landscaping* shall consist of:

- i. A mix of *evergreen* and *deciduous* trees spaced to create a continuous canopy;
- ii. At least 70 percent *deciduous* trees;
- iii. *Evergreen* trees spaced no more than 25 feet on center;
- iv. *Deciduous* trees spaced no more than 30 feet on center;

- v. Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and
- vi. *Ground cover* pursuant to BMC 19.25.070;
- C. Type III landscaping areas may contain *bioretention facilities* where feasible in accordance with BMC Title 13. Where a *bioretention facility* is proposed to meet all or part of the Type III landscaping area:
 - i. The *bioretention facility* shall be landscaped in accordance with BMC Title 13; and
 - ii. The total Type III landscaping areas on the site shall be planted with at least 90% of the total number of required trees as calculated above.
- 4. Type IV *Landscaping*.
 - A. Type IV *landscaping* is “parking area *landscaping*” and “*building facade landscaping*” that provides shade and visual relief while maintaining clear sight lines within parking areas;
 - B. Type IV *landscaping* shall consist of:
 - i. Canopy-type *deciduous* trees spaced no more than 30 feet on center, or *evergreen* trees spaced no more than 25 feet on-center. At least 70 percent of the trees shall be *deciduous*.
 - ii. Shrubs that do not exceed a height of four feet;
 - iii. Plantings contained in planting islands or strips having an area of at least 75 square feet and with a narrow dimension of no less than four feet;
 - iv. *Ground cover* pursuant to BMC 19.25.090.
 - C. Type IV landscaping areas may contain *bioretention facilities* where feasible in accordance with BMC Title 13. Where a *bioretention facility* is proposed to meet all or part of the Type IV landscaping area:
 - i. The *bioretention facility* shall be landscaped in accordance with BMC Title 13; and
 - ii. The total Type IV landscaping areas on the site shall be planted with 100% of the total number of required trees as calculated above.

Section 11. Amendment BMC 19.25.060, “Landscaping – Street Frontages” is hereby amended to read as follows:

Perimeter *landscaping* along *street frontages* shall be provided as follows:

- 1. For single detached subdivisions:
 - A. Trees shall be planted at the rate of one tree for every:
 - i. Fifty feet of *frontage* along a neighborhood collector *street*; and
 - ii. Forty feet of *frontage* along an *arterial street*.
 - B. The trees shall be:
 - i. Located within the *right-of-way* if permitted by the custodial state or local agency;
 - ii. No more than 20 feet from the *right-of-way* line when located within a *lot*;
 - iii. Maintained by the adjacent landowner unless part of a city maintenance program; and
 - iv. A species approved by the city.
 - C. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
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- D. Mature and healthy native trees retained within the right-of-way or no more than 20 feet from the right-of-way line within a lot may substitute for the required street trees at a one-to-one ratio and may be spaced at irregular intervals.

Section 12. Amendment BMC 19.25.070, "Landscaping – Surface Parking Areas" is hereby amended to read as follows:

1. Where feasible in accordance with BMC Title 13, perimeter and interior landscaping areas shall contain *bioretention facilities* to manage on-site stormwater runoff. A conceptual illustration is shown in Figure 19.25.070-1.

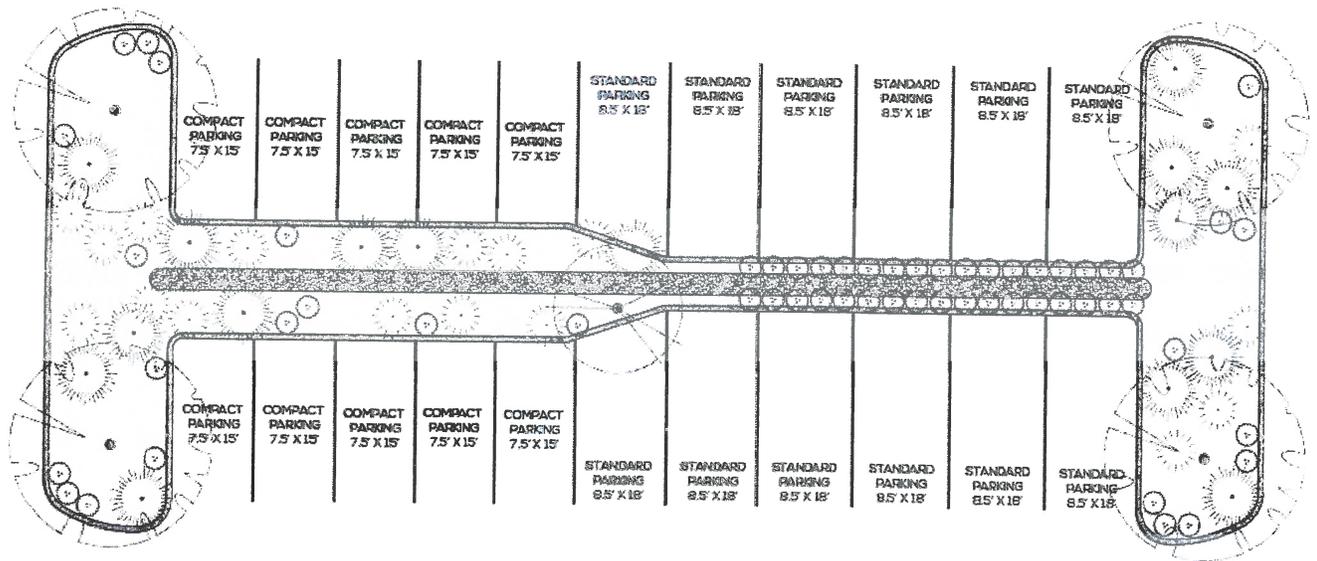


Figure 19.25.070-1

2. *Perimeter Landscaping.* A minimum 5' wide Type IV landscape strip shall be provided on private property along the perimeter of a parking area. The width of the landscape strip shall be increased to 7' if vehicle overhangs into the landscape strip are allowed. Where bioretention is used, the facility shall be landscaped in accordance with BMC Title 13.
3. *Interior Landscaping.* The following requirements apply to any surface parking area with 10 or more parking stalls. The interior landscape requirement is in addition to the perimeter landscape area required in BMC 19.25.070.2, and the *landscaping* required by BMC 19.25.040.
 - A. *Uses* requiring landscape category B shall provide interior planting areas at the rate of 20 square feet per parking stall;
 - B. *Uses* requiring landscape category C, D or F shall provide interior planting areas at a rate of:
 - i. Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
 - ii. Twenty-five square feet per parking stall when 31 or more parking stalls are provided;

- C. Each interior planting area shall contain at least 75 square feet, with a narrow dimension of no less than four feet (six feet if vehicles are allowed to overhang into the landscaped area);
- D. *Evergreen* or canopy-type *deciduous* trees shall be provided and distributed throughout the parking area at a rate of:
 - i. One tree for every 10 parking stalls for a *use* requiring landscape category C, D or F; or
 - ii. One tree for every five parking stalls for a *use* requiring landscape category B.
- E. *Groundcover* shall be provided pursuant to BMC 19.25.080.
- F. *Landscaping* islands shall be provided at the ends of each row of parking, except ends of rows that abut required perimeter *landscaping*.
- G. The maximum distance between any parking stall and required interior parking area *landscaping* shall be no more than 65 feet.
- H. Where bioretention is used to meet the interior landscaping requirement, the facility shall be landscaped in accordance with BMC Title 13 and the total interior landscaping areas on the site shall achieve at least 90% of the total number of trees required as calculated in 19.25.070(3)(D).

Section 13. Amendment BMC 19.25.08, "Landscaping – General Requirements" is hereby amended to read as follows:

1. A *landscaping* and irrigation plan shall be submitted for review and approval by the *Director*. Written requirements for the *landscaping* and irrigation plan shall be established by the *Director*. The *landscaping* and irrigation plan shall be prepared by a Washington State registered landscape architect, Washington Certified Nurseryman/Landscaper, or other qualified landscape designer as authorized by the *Director*. The irrigation plan may be prepared by a certified irrigation designer.
 2. New *landscaping* materials shall include species native to the Pacific Northwest or non-native noninvasive species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following minimum amounts:
 - A. Seventy-five percent of *groundcover* and shrubs, and
 - B. Fifty percent of trees;
 3. At least 60 percent of new *landscaping* materials shall consist of drought-tolerant species, except where *site* conditions within the required landscape areas assure adequate moisture for growth;
 4. With approval of the Director, species and spacing requirements may be relaxed when existing native vegetation augments new plantings to meet the standards of this chapter;
 5. *Deciduous* trees shall have a caliper of at least 1.75 inches at the time of planting. The caliper may be averaged, but no individual tree shall have a caliper of less than 1.5 inches;
 6. *Evergreen* trees shall be at least six feet in height measured from treetop to the ground at the time of planting;
 7. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
 8. Shrubs shall be:
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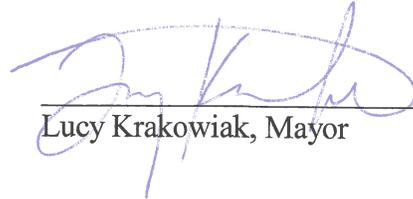
- A. Two-gallon size at time of planting in Type II, III and IV *landscaping*,
 - B. At least 24 inches in height at the time of planting for Type I *landscaping*, and
 - C. Maintained at a height not exceeding four feet when located in Type III or IV *landscaping*;
9. *Groundcovers* shall be planted 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, or
 - B. One-gallon or greater sized containers at 24 inches on center;
 10. Turf grass may be used as *groundcover* only in Type III and IV landscape areas provided that the grass area:
 - A. Constitutes no more than 30 percent of such landscape areas; and
 - B. Is at least five feet wide at the smallest dimension;
 11. Turf grass and *groundcover* areas shall contain at least two inches of composted organic material at finish grade;
 12. All fences shall be placed on the inward side of any required perimeter landscaping.
 13. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1);
 14. Existing soils shall be augmented as follows:
 - A. For sites subject to drainage review in accordance with BMC Title 13, soil amendments shall follow the standards for restoring the soil moisture holding capacity of BMC Title 13, or
 - B. For sites not subject to drainage review in accordance with BMC Title 13, amend existing soils with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;
 15. Landscape areas shall be covered with mulch to minimize evaporation as follows:
 - A. For sites subject to drainage review in accordance with BMC Title 13, mulching shall follow the standards for restoring the soil moisture holding capacity of BMC Title 13, or
 - B. For sites not subject to drainage review in accordance with BMC Title 13, a minimum two-inch layer of mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;
 16. Drought-tolerant and nondrought-tolerant species shall be grouped separately and be served by separate irrigation systems, zones or controls;
 17. Permanent cast in place concrete curbs, concrete wheel stops, or structural barriers shall be provided to protect landscape areas from damage by vehicles.

Section 14. Severability. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 15. Effective Date. This Ordinance shall be in full force and effect on December 31, 2016 at 11:59 PM. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE 7TH DAY OF NOVEMBER, 2016, AND SIGNED IN AUTHENTICATION OF ITS
PASSAGE THIS 7TH DAY OF NOVEMBER, 2016.

CITY OF BURIEN



Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:



Monica Lusk, City Clerk

Approved as to form:



Lisa Marshall
City Attorney

Filed with the City Clerk: 11/7/16
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