

Date: March 9, 2005

Approved By: 

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

<p>Rule: 3530</p>	<p>Applicability of Perimeter Landscaping Provisions of Chapter 30.25 and 30.91T SCC to Multiple Family Residential Development in the LDMR, MR, NB, CB, PCB and GC Zones</p>
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LEGISLATIVE HISTORY: Previously applied to Chapter 18.43 SCC, adopted August 23, 2004 as POL 3530, repromulgated pursuant to SCC 30.82 Rulemaking on March __, 2005.

SEE ALSO:

SCC APPLICABILITY: 30.25 and 30.91T SCC

PURPOSE: This rule applies to the application of the perimeter landscape provisions of 30.25.020 and Table 30.25.020(1) for multiple family (non-PRD) development in the LDMR, MR, NB, CB, PCB and GC zones. The purpose of this policy is to specify the type of residential construction that is subject to the perimeter landscape requirements in these zones when the development abuts single-family residential zones or rural zones outside urban growth areas (UGAs).

RULE SUMMARY:

1. Single family detached, duplex and townhouse structures are not "multiple family development" for purposes of applying the provisions of Table 30.25.020(1) SCC.

Single-family detached dwellings and duplexes are not multiple family dwellings (see definitions at SCC 30.91D.510 and 30.91D.480) since they do not contain three or more dwelling units. Structures containing three or more dwelling units that do not meet the definition of a townhouse in SCC 30.91T.060, are considered "multiple family development" within the context of Table 30.25.020 (1) SCC, and the perimeter landscape requirements are applicable.

2. The requirement for perimeter landscaping for multiple family development shall be evaluated on a case-by-case basis when a mix of residential housing types are proposed on the same site in the LDMR, MR, NB, CB, PCB and GC zones.

When a mix of residential housing types (i.e. single family detached, duplex, multiple family dwelling, etc.) are to be located on the same site, the need for any required perimeter landscaping will be evaluated based upon the proposed location of the multiple family dwellings. The perimeter landscaping will be required along the portion(s) of the property boundary where multiple family dwellings are located (when located adjacent to, or in close proximity to the property boundary).