

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
TITLE 12 -- STREETS AND SIDEWALKS		
12.50.040 - Table 12.40.040	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	Revise design standards for Residential Access as follows : Minimum right-of-way width: 60 feet <u>or as approved</u> ; Minimum pavement width: 32 feet <u>or as approved</u>
Intended to explicitly provide for consideration of alternative street widths for residential access streets.		
12.50.050(1)	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	Streets, street drainage, and sidewalks, <u>including planting/utility strips and other right-of-way improvements</u> , shall be constructed by the developer in accordance with applicable public works standards and all conditions of permit approval as applicable. All street improvements, grades and design shall comply with the standard regulations, special provisions and standard drawings adopted by the city's engineering division. Plans for the construction of sidewalks, <u>planting/utility strips</u> , curbs and gutters are to be submitted to the city for review as part of the street plans when applicable.
Adds planting/utility strips and other right-of-way improvements to the list of items that must be constructed in accordance with City engineering standards and for which plans must be submitted for review. New standard details for planting strips will be created in conjunction with this provision. The goal is to enhance stormwater infiltration and treatment along sidewalks and roadways.		
12.50.050(7)	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	Cul-De-Sacs. Permanent dead-end streets shall terminate with a turning circle. The turning circle <u>shall not may</u> include a <u>planting landscaped</u> island <u>or stormwater bioretention facility</u> , <u>unless-as</u> approved by the fire code official and city engineer. The maximum length from center of turning circle or hammerhead ("T") to center of intersection shall be 500 feet. The city engineer and fire code official may allow an alternative turnaround providing comparable ease of turning.
Removes the restriction on planting/landscaped islands in the turning circle of cul-de-sacs, and provides for the use of stormwater bioretention facilities, as approved.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
TITLE 19 -- ZONING		
19.20.060(1)	RESIDENTIAL ZONING DISTRICTS - Multifamily development standards	Parking lots should be located to the side and/or behind buildings and shall not dominate the front yard area. A five foot landscape buffer shall rim the perimeter of the parking lot and planting islands shall be included for lots with more than 20 spaces. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. <u>All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u>
Allows the use of stormwater bioretention facilities to satisfy parking lot landscaping requirements; provides consistency with the dimensional requirements included in LMC 19.46.030 to ensure adequate size for functional landscapes.		
19.20.060(6)	RESIDENTIAL ZONING DISTRICTS - Multifamily development standards	Large multifamily complexes that have more than 25 units shall include an open space and recreational component into the site design, which comprises at least 15 percent of the gross site area. This requirement can be accomplished through the use of landscaping, play areas and common open space. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
Allows the use of vegetated stormwater facilities to satisfy open space requirements.		
19.28.100(2)	STANDARDS FOR MANUFACTURED HOME PARKS - Screening and landscaping	Home sites and common areas shall be landscaped and maintained so as to enhance the livability, residential character, and aesthetics of the park. Such landscaping shall consist of substantial evergreen and deciduous trees mixed with shrubbery and ground covers, all installed concurrent with property development and prior to tenant or owner occupancy. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
Allows the use of vegetated stormwater facilities to satisfy landscaping requirements.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.28.160	STANDARDS FOR MANUFACTURED HOME PARKS - Storm Drainage	The applicant shall work with the director of public works to provide for effective storm drainage management. At a minimum, storm drainage from the site shall be contained and managed so as not to cause peaks, volume, and flows in the receiving drainage way to measurably increase from present levels. (Ord. 3122 § 16, 2010). <u>Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes.</u>
Revised to reference stormwater management requirements in LMC 17.80.		
19.44.090(5)	COMMERCIAL ZONING DISTRICTS - General provisions	Stormwater Management and Erosion Control . Stormwater management runoff and erosion control shall <u>conform to be as set forth in</u> Chapter 17.80 LMC and all other applicable statutes.
Minor edits for consistency.		
19.46.030(2)(a)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Required Landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. Landscape plans shall meet the standards set forth in Table 19.46.030-1. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 10 percent of any site shall be landscaped. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
Allows the use of vegetated stormwater facilities to satisfy landscaping requirements.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.46.030(2)(b)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. When new vegetation is planted, soils <u>in all landscaped areas</u> shall be amended, as necessary, to allow for healthy plant growth <u>as well as meet the criteria for soil quality and depth</u> . In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city. Trees and shrubs shall meet the minimum size and spacing standards set forth in Table 19.46.030-1.
Requires that soils in landscaped areas meets the criteria for soil quality and depth.		
19.46.030(2)(d)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Nonplant Ground Covers. Bark dust, <u>wood</u> chips, <u>open-graded</u> aggregate, or other <u>approved</u> nonplant ground covers may be used <u>in landscaping</u> , but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, <u>shrubs and trees</u> . Nonplant ground covers cannot be and may not be used as a substitute for ground cover plants. <u>Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.</u>
Clarifies the nonplant ground cover allowed in landscaping areas, and provides a new provision for the design of landscaping to contain them.		
19.46.030(2)(f)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Parking Areas. Parking areas shall be landscaped in accordance with Table 19.46.030-1. Landscaping shall consist of evenly distributed shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. <u>Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u>
Allows the use of stormwater bioretention facilities to satisfy parking lot landscaping requirements.		

LMC Reference	Code Section	Proposed Revision
19.46.030 - new subsection (3)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	<p><u>Central Business, General Commercial, Office/Commercial and Neighborhood Commercial Districts. The following landscaping standards apply to all new development and to the expansion by more than 25 percent of an existing building mass or site in the zone:</u></p> <p><u>(a) Required landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 5 percent of any site shall be landscaped. Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement. Landscaping required for parking lots per LMC 19.78.120 or screening per LMC 19.46.030 (1) can also be used to satisfy this requirement.</u></p> <p><u>(b) Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. Soils in all landscaped areas shall be amended, as necessary, to allow for healthy plant growth as well as meet the criteria for soil quality and depth. In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city.</u></p> <p><u>(c) Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements.</u></p> <p><u>(d) Nonplant Ground Covers. Bark dust, wood chips, open-graded aggregate, or other approved nonplant ground covers may be used in landscaping, but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, shrubs and trees. Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.</u></p>
New landscaping standards for most commercial districts that currently have few requirements; provides consistency with some of the provisions for the Regional Commercial zone.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.55.100(1)(a)	PERFORMANCE STANDARDS – INDUSTRIAL/MANUFACTURING ZONES - Screening and landscaping	<p>Parking Areas. A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of “evenly distributed” shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. <u>Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u></p>
Allows the use of stormwater bioretention facilities to satisfy parking lot landscaping requirements.		
19.55.100(1)(e)	PERFORMANCE STANDARDS – INDUSTRIAL/MANUFACTURING ZONES - Screening and landscaping	<p>Front Yards and Frontage Landscaping Improvements. To increase the compatibility and appearance of industrial uses with that of other adjacent and nearby uses, front yards per the definition of Chapter 19.09 LMC, excluding ingress and egress points, shall be landscaped to include landscaping that enhances the property and provides visual buffering. In recognition of the multitude of potential uses within industrial zones, no specific numerical standard is specified herein. Street trees shall be planted along the entire public road frontage area unless existing street trees are adequate in the opinion of the approval authority and shall be done in accordance with applicable standards. Additional landscaping shall be located within the front yard setback area in accordance with the criteria of this section, while providing reasonable opportunity for signage, entrance features, parking and ingress and egress areas. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u></p>
Allows the use of vegetated stormwater facilities to satisfy landscaping requirements.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.66.030	PLANNED UNIT DEVELOPMENT - Definitions	<p>“Open space” means any land or area that is retained for use as active or passive recreation areas, or for resource protection in an essentially undeveloped state. Open space may be: (1) dedicated to the city; (2) placed in a conservation easement; or (3) owned by a homeowners’ association. Building setbacks, yards, stormwater ponds, rights-of-way, and undeveloped portions of residential lots shall not be included as open space. At the city’s discretion, stormwater facilities that utilize <u>Open space may be utilized for stormwater management through</u> low impact development (LID) techniques <u>approaches that utilize dispersion and/or infiltration of stormwater runoff. and/or Stormwater facilities that</u> serve as a recreational <u>or aesthetic</u> amenity (e.g., underground detention with recreational area atop, etc.) may be utilized to satisfy up to one-quarter of the required open space area.</p>
Clarifies the stormwater facilities and LID practices that can be used to satisfy open space requirements.		
19.78.060	OFF-STREET PARKING AND LOADING - Surface requirements	<p>Every off-street automobile parking and truck loading and unloading space and necessary means of access to such space, such as driveways, shall be made permanently available for such purpose and shall be improved with asphaltic or Portland cement concrete <u>or other approved alternatives including permeable pavements and pavers</u>, and be well maintained. (Ord. 3044 § 6, 2008; Ord. 1415 § 1, 1969).</p>
Adds permeable pavements and pavers as allowed surfaces for off-street parking areas.		

LMC Reference	Code Section	Proposed Revision
19.78.061	OFF-STREET PARKING AND LOADING - Drainage of surface water	<p>19.78.061 Drainage of surface water — <u>Resurfacing or reconstruction of P</u>paved or hard-surfaced areas – Permit required.</p> <p>(1) In any commercial or manufacturing district, no person shall commence work on the construction, alteration or repair of any open-air (meaning not permanently enclosed on all sides, except for entrances and exits, and roofed) off-street parking area which is to be paved or otherwise hard-surfaced without first obtaining a written permit for such work from the department of community and economic development.</p> <p>(2) Any person requesting such a permit shall file a written application therefor with the department of community and economic development. Such application shall be made on a standard city form provided for that purpose by the department and shall include:</p> <p>(a) The name and address of the applicant;</p> <p>(b) The name and address of the owner of the property where the work is proposed;</p> <p>(c) The exact location of the proposed work, giving the street address and legal description of the property involved;</p> <p>(d) A detailed plan showing the exact dimensions of the property, the location of existing or proposed buildings on the property and existing or proposed loading platforms, including the exact location of all existing or proposed driveways to be used to serve such off-street parking facilities and platforms;</p> <p>(e) The plan shall also show the details of grading, drainage and surfacing, including the surfacing materials to be used, and the location of all landscaping;</p> <p>(f) All landscaping shall be so located, and thereafter maintained, by the owner or tenant of the off-street parking lot, depending on who is in charge of the same, so that such landscaping does not present a hazard to vehicle or pedestrian traffic using any abutting sidewalk, street or alley;</p> <p><u>(g) Stormwater site plan that conforms to Chapter 17.80 LMC.</u></p> <p>(3) No permit shall be issued by the abovenamed department until the city engineer's office has approved such application. In connection therewith the engineer's office may require the applicant, at applicant's expense, to furnish such additional information as the engineer's office deems necessary in order to allow such office to make an expert determination that the surfacing will be adequate, will be properly drained, and that the construction of such off-street parking lot in accordance with the design will not present a hazard to vehicle or pedestrian traffic.</p> <p>(4) No plan shall be approved nor permit issued where it appears that the proposed work, or any part thereof, conflicts with any other provisions of this title. (Ord. 2774, 2000; Ord. 1702 § 2, 1974).</p>
Renamed subsection for clarity; revised to reference stormwater management requirements in LMC 17.80.		
19.78.062	OFF-STREET PARKING AND LOADING - Type of drainage - Alteration prohibited	Remove this section (already covered under LMC 17.80)
Stormwater management and drainage requirements for new development and redevelopment are included in LMC 17.80.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.78.120	OFF-STREET PARKING AND LOADING - Landscaping requirements - Height limitations	<p>All new and/or enlarged parking lots shall provide a landscape buffer of not less than five feet in width between the public right-of-way and the parking lot. Parking lots serving buildings with 10,000 square feet of floor area or larger shall provide additional landscape and parking lot design features such as landscaped islands, separated pedestrian walkways, and other features to lessen the visual impact and/or increase the safety of the parking areas. Said area shall be landscaped with evergreen plants, deciduous trees and shrubs. <u>All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u> Landscaping located at driveway intersections and adjacent to the public right-of-way shall conform to the height standards of Chapter 16.46 LMC (except for individual trees that do not obstruct visibility or access for pedestrian, vehicular and emergency services). All new and/or enlarged commercial parking lots that abut residential zones along the side and/or rear property lines shall provide a sight-obscuring landscape buffer along abutting property lines. All required landscaping shall be maintained in a healthy condition. (Ord. 2921 § 3, 2005; Ord. 2619 § 12, 1996).</p>
Allows the use of stormwater bioretention facilities to satisfy parking lot landscaping requirements; provides consistency with the dimensional requirements included in LMC 19.46.030 to ensure adequate size for functional landscapes.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.80.110(1)	LONGVIEW SUBDIVISION CODE - Application requirements	Preapplication Conference. A preapplication conference is not required for a <u>all</u> subdivision applications, but is strongly encouraged. Prospective developers who do not arrange for a conference may encounter delay or denial. The preapplication conference is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. It is also a means for staff and other public officials to convey information, identify problems and information, to determine a proposal's feasibility, to acquaint the prospective applicant with the procedural steps for plat approval. Participation in a preapplication conference and agreement by a prospective applicant to conclusions reached at such conference shall in no way guarantee project approval, prohibit changes of opinion by public agency participants, or prohibit identification and discussion of such additional problems or issues as may arise in the review process. A preapplication conference is nonbinding and advisory in intent and effect.
Makes the preapplication conference a requirement for subdivision applications.		
19.80.110(2)(m)	LONGVIEW SUBDIVISION CODE - Application requirements (Application Contents)	Preliminary stormwater report <u>site plan that complies with LMC 17.80;</u> and
Revised to reference stormwater management requirements in LMC 17.80.		
19.80.120(1)(a)	LONGVIEW SUBDIVISION CODE - Approval criteria	Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm-drainage <u>stormwater management</u> , erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans;
Minor edits for consistency.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.80.120(1)(g)	LONGVIEW SUBDIVISION CODE - Approval criteria	<p>Compliance with the following:</p> <ul style="list-style-type: none"> (i) State requirements including those set for in Chapter 58.17 RCW; (ii) Longview parks and recreation plan and the Cowlitz regional trails plan; (iii) Longview zoning ordinance; (iv) Cowlitz County shoreline master program; (v) Other plans and programs as the city has adopted, including t<u>The stormwater runoff standards management requirements</u> set forth in Chapter 17.80 LMC; (vi) The standards of this chapter and this title; (vii) The International Fire Code and other adopted code; and (viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Kelso/Longview standard plans and specifications; and <u>(ix) Other plans and programs as the city has adopted.</u>
Minor edits for consistency.		
19.80.130	LONGVIEW SUBDIVISION CODE - Minimum standards	<p>Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Kelso/Longview standard plans and specifications; provided, that if a conflict exists between two different standards, the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:</p>
Removed reference to Kelso.		

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.80.130(2)	LONGVIEW SUBDIVISION CODE - Minimum standards	Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes. (a) Innovative Stormwater Management Techniques. To encourage innovative and environmentally sound development approaches (i.e., low impact development, etc.) to stormwater management, the city may modify its adopted standards and guidelines; provided, that the proposal provides equal or superior design. Any requested/permitted deviation shall be reviewed pursuant to LMC 19.80.180. <u>Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable.</u>
Revised to make stormwater LID the preferred and commonly used approach to stormwater management as practicable.		
19.80.150(3)	LONGVIEW SUBDIVISION CODE - Submission of construction plans	Grading, drainage and erosion control <u>Stormwater management.</u> (a) Overall project and individual L lot grading plans including approximate quantities of fill and excavation; (b) Construction erosion and sediment control plans; (c) Location of drainage and other utilities easements; (d) -drainage retention proposals, p Plan and profile view of <u>stormwater drainage infrastructure including the catch basin size and location, and storm sewer pipe</u> size, type, location, depth and connections; (e) Plan and profile view of stormwater management best management practices and facilities including size, location, drainage area, and inlet and outlet details; and (f) Conservation, open space, and/or landscaped areas being utilized as low impact development (LID) stormwater best management practices.
Provides additional detail on stormwater construction plan submittals for subdivisions.		
19.80.150(7)	LONGVIEW SUBDIVISION CODE - Submission of construction plans	Landscaping <u>and open space management</u> plan.
Includes open space in the landscaping plan for subdivision construction submittals.		