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## CITY OF BELLEVUE, WASHINGTON

## ORDINANCE NO. 2964

AN ORDINANCE requiring the preservation of significant trees and landscape development, and amending Section 2 of Ordinance No. 2629B and Bellevue City Code (Land Use Code) Sections 20.20.520, 20.20.525, 20.20.190, 20.20.590H., 20.20.590L., 20.50.010, 20.50.014 and 20.50.046.

WHEREAS, the preservation of significant trees and landscape development protect property values and enhance the quality of the City; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, and the City's Environmental Procedures Ordinance; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Bellevue City Code (Land Use Code) 20.20.520, as adopted by Section 2 of Ordinance No. 2629B, is amended to read as follows:

20.20.520 Tree Preservation and Landscape Development

- A. Purpose: Retention of significant trees and landscape development as required by this section are necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system, and to provide a better transition between the various land uses permitted in the City.
- B. Applicability: This Section applies to all uses developed in the City, excluding single-family dwelling units. The requirements of this Section shall be imposed anytime a permit, approval, or review involving land alteration or land development, a change in lot coverage, or a change in the area devoted to parking and circulation is required by this Code, or by the Uniform Building Code; or anytime a structure is required to conform to the requirements of this Code pursuant to Section 20.20.560.

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- C. Required Review: The City shall review the proposed retention of significant trees and landscape development with each application within the applicability of this Section.
- D. Minimum Application Information: The applicant shall submit the following information with any application within the applicability of this Section. If the subject property exceeds one acre, the information required by Paragraphs D.1.h-j, and D.3 must be approved by a registered landscape architect, certified Washington State Nurseryman, or certified Washington State Landscaper.
  - 1. Site Plan(s)/Landscape Plan(s), indicating --
    - a. Scale: 1/16" = 1'-0" to 1" = 100'
    - b. Property lines.
    - c. Project limit boundaries.
    - d. Identify existing significant trees and tree canopies in project limit.
    - e. Significant trees and tree canopies to remain.
    - f. Location, areas and sections of proposed land alterations.
    - g. New landscaping - location, species, diameter or size of materials - (trees, shrubs and ground covering).
    - h. Buildings (structures) - new & existing.
    - i. Parking, circulation, walks.
    - j. Setback lines.
    - k. Legal description.
      - 1. Topography - maximum 5' contour intervals.
  - 2. Tree Protection Techniques: Identify protection techniques to be used.
- E. Preservation of Significant Trees:
  - 1. In the required perimeter landscaping area, the

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applicant shall retain all significant trees which will not constitute a safety hazard. Area devoted to access and sight areas as defined in this Code, and area to be cleared for required roads, utilities, sidewalks, trails, or storm drainage improvements is exempt from this requirement.

2. Outside of the required perimeter landscape area, the applicant must retain at least 15% of the significant trees existing in this area. Special attention shall be given to the preservation of the following:
  - a. The preservation of healthy significant trees over 60' in height.
  - b. The preservation of trees over 10' in height which form a continuous canopy.
  - c. The preservation of significant trees which contribute to the character of the environment, and do not constitute a safety hazard.
3. The applicant shall utilize tree protection techniques approved by the Planning Director during land alteration and construction in order to provide for the continued healthy life of retained significant trees.
4. Reduced Parking Bonus: If the proposed landscape plan incorporates the retention of significant trees above that required by this Section, the Planning Director may approve a reduction of up to 10% of the required number of parking spaces if adequate parking will remain on the subject property, and if land area for the required number of spaces remains available for future development on the subject property.

F. Site Landscaping:

1. Perimeter Landscaping Requirements for Use Districts: The applicant shall provide site perimeter landscaping either according to the following chart and subject to paragraph F.2. of this Section; or in conformance with Paragraph J of this Section:

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Perimeter Landscaping Requirements for Use Districts

LAND USE DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED <sup>3</sup>	STREET FRONTAGE (Type & Minimum Depth)	INTERIOR PROPERTY LINES (Type & Minimum Depth) <sup>1</sup>
R-10, 15, 20, 30	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , then Type II, 10'	Type III, 8' but if located in a Transition Area, and directly abutting, S/F <sup>2</sup> , then Type II, 15'
NB, PO, O, OLB	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, then Type II, 10'	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, then, Type II, 15'
LI, GC, CB	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, then Type II, 10'	Type III, 8' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, then, Type I, 15'

Note 1: If the property which abuts the subject property is in the same or a more intensive Land Use District than the subject property, the landscaping required along that common interior property line may be reduced by 25% in area. The remaining 75% of the required landscaping may be relocated.

Note 2: S/F includes the A, G, OU, R-1, R-1.8, R-2.5, R-3, R-4 and R-5 Land Use Districts.

Note 3: Notwithstanding the provisions of this Paragraph, Landscape development requirements for specific uses are listed in Paragraph F.2 of this Section.

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2. Planting Requirements for Specific Uses:  
Notwithstanding the provisions of Paragraph F.1 of this Section, the uses listed in this Paragraph require specific landscaping as follows:

a. The following uses require 15' of Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use; and if located outside of a public right-of-way:

- i. Utility sub-station.
- ii. Sewage pumping station.
- iii. Water distribution facility.
- iv. Communication relay station.

Alternative landscaping may be approved by the Planning Director if the requirements of Paragraph J of this Section are met, and if visibility is essential to safety, security, or maintenance access.

b. The following uses require 10' of Type II landscaping along the street frontage, and 10' of Type III landscaping along interior property lines unless a more stringent requirement is specified in Paragraph F.1 of this Section:

- i. Church,
- ii. Commercial or public parking lot not serving a primary use,
- iii. Mobile home park,
- iv. Government service building,
- v. Community club,
- vi. School,
- vii. Charitable or fraternal organization,
- viii. Hospital.

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Alternative landscaping may be approved by the Planning Director if the requirements of Paragraph J of this Section are met.

- c. Equipment and vehicle storage yards require 15' of Type I landscaping on all sides if in a Transition Area, or visible from a public right-of-way. Alternative landscaping may be approved by the Planning Director if the requirements of Paragraph J of this Section are met.
3. Parking Area Landscaping: Parking areas, require landscaping as follows in addition to any site perimeter landscaping required by paragraph F.1 or F.2 of this Section:
    - a. Type V landscaping is required within a parking area.
    - b. A curb or other physical separation is required around each landscape area to separate that area from the parking and circulation area.
  4. Landscape features such as decorative paving, sculptures, or fountains are permitted in the required site perimeter landscaping area. The area devoted to such a feature may not exceed 25% of the required area.
  5. All plantings and fences required by this Section are subject to the street intersection sight obstruction requirements, Section 20.20.830. All plant materials must be pruned as necessary to comply with Section 20.20.830.
- G. Types of Landscaping:
1. Type I:

Purpose: Type I landscaping is intended to provide a very dense sight barrier to significantly separate uses and Land Use Districts.

Description:

    - a. Two rows of evergreen trees, a minimum of 6' in height and planted at intervals of no greater

than 20' on center. The trees must be backed by a sight obscuring fence, a minimum of 5' high or the required width of the planting area must be increased by 10', and

- b. Shrubs a minimum of 3-1/2' in height planted in an area at least 5' in width, and other plant materials, planted so that the ground will be covered within three years.
- c. Alternatively, the trees and shrubs may be planted on an earthen berm at least 15' in width and an average of 5' high along its midline.

2. Type II:

Purpose: Type II landscaping is intended to create a visual separation between uses and Land Use Districts.

Description:

- a. Evergreen and deciduous trees, with no more than 30 percent being deciduous, a minimum of 6' in height, and planted at intervals no greater than 20' on center, and
- b. Shrubs, a minimum of 3-1/2' in height and other plant materials, planted so that the ground will be covered within three years.

3. Type III:

Purpose: Type III landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevations.

Description:

- a. Evergreen and deciduous trees, with no more than 50% being deciduous, a minimum of 6' in height, and planted at intervals no greater than 30' on center, and
- b. If planted to buffer a building elevation, shrubs, a minimum of 3-1/2' in height, and living ground cover planted so that the ground will be

covered within three years, or lawn is required,  
or

- c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted -
  - i. Shrubs, a minimum of 3-1/2' in height and living ground cover must be planted so that the ground will be covered within three years.
  - ii. Earth mounding, an average of 3-1/2 in height, planted with shrubs or living ground cover so that the ground will be covered within three years, or planted with lawn. This alternative may not be used in a CBD Land Use District.
  - iii. A combination of earth-mounding and shrubs to produce a visual barrier at least 3-1/2' in height.

4. Type IV:

Purpose: Type IV landscaping is intended to provide visual relief where clear sight is desired.

Description: Plant materials which will cover the ground within three years, and which will not exceed 3-1/2' in height. Trees are also permitted if the trunk is free of branches below 6' in height.

5. Type V:

Purpose: To provide visual relief and shade in parking areas.

Description:

a. Required Amount:

- i. If the parking area contains no more than 50 parking spaces, at least 17.5 sq. ft. of landscape development must be provided as described in Paragraph b for each parking stall proposed.



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- ii. If the parking area contains more than 99 parking spaces at least 35 sq. ft. of landscape development must be provided as described in Paragraph b for each parking stall proposed.
- iii. If the parking area contains more than 50, but less than 100 parking spaces, the Planning Director shall determine the required amount of landscaping by interpolating between 17.5 and 35 sq. ft. for each parking stall proposed. The area must be landscaped as described in Paragraph b.

b. Design:

- i. Each area of landscaping must contain at least 100 square feet of area and must be at least 4' in any direction. The area must contain at least one tree at least 6' in height and with a minimum size of 1-1/2" in caliper measured 6" above existing grade if deciduous. The remaining ground area must be landscaped with plant materials.
- ii. A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least 4' wide and must extend the length of the adjacent parking stall.
- iii. Up to 100% of the trees proposed for the parking area may be deciduous.

H. Limitation of Landscaping Requirements:

- 1. The total site area of the subject property which is required to be landscaped is limited as follows. The location of this landscaping within the site must meet the purpose and intent of Paragraphs A, F.1 and G of this Section.
  - a. Twenty percent of the subject property in a NB, PO, O or OLB Land Use District.
  - b. Fifteen percent of the subject property in a LI GC or CB Land Use District.

These percentages shall be increased by 5% if the subject property is located within a Transition Area.

I. Species Choice:

The applicant shall utilize plant materials which complement the natural character of the Pacific Northwest.

J. Alternative Landscaping Option:

1. The applicant may request a modification of the landscaping requirements set forth in paragraphs E through I of this Section.
2. The Planning Director may approve a modification of the landscaping requirements of this Chapter only if -
  - a. The proposed landscaping represents a superior result than that which could be achieved by strictly following the requirements of this Section, and
  - b. The proposed landscaping complies with the stated Purpose of this Section (20.20.520.A), and with the Purpose and intent of Paragraphs F.1 and G. of this Section, and
  - c. The proposed landscaping either -
    - i. Incorporates the increased retention of significant trees and naturally occurring undergrowth, or
    - ii. Better accommodates or improves the existing physical conditions of the subject property, or
    - iii. Incorporates elements to provide for wind protection, or to maintain solar access.
3. Public Notice: Within 5 days of the decision of the Planning Director, the City shall mail notice of the decision and a description of the appeal process to each property owner and each resident of property which abuts or is across a street or access easement from the subject property.
4. Appeal: Any person to whom notice of the decision of

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the Planning Director was mailed as specified in Paragraph 3 may appeal that decision within 20 days from the date it was mailed by following the provisions of Section 20.30.075-.095 of this Code, provided that an appeal under this Section shall be to the Hearing Examiner.

5. Minimum Application Information: The applicant shall submit the information required in Paragraph D of this Section. In addition, the applicant shall provide a list of addresses including all property owners and all residents of property which abuts, or is across a street or access easement from the subject property.
6. Landscape Professional Required: Notwithstanding the provisions of Paragraph D of this Section, any landscape development proposal submitted under Paragraph J of this Section must be approved by a privately retained licensed landscape architect, certified Washington State Nurseryman, or certified Washington State Landscaper prior to submittal of the proposal to the Planning Department.
7. Effect of Approval: Following approval of alternative landscaping by the Planning Director, the applicant may meet the landscaping requirements of this Code by complying with the approved alternative landscape development proposal. A copy of the approved landscape development proposal will be placed in the official file.

K. Maintenance of Plant Materials:

1. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.
2. The Planning Director shall require a maintenance assurance device for a period of one year from the completion of planting in order to insure compliance with the requirements of this Section. The value of a maintenance assurance device must equal at least 10% of the replacement cost of the landscape materials, and shall be utilized by the City to perform any necessary maintenance, and to reimburse the City for documented administrative costs associated with action on the device.

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3. If a maintenance assurance device is required under Paragraph K.1 of this Section, the property owner shall provide the City with a non-revocable notarized agreement granting the City and its agents the right to enter the property and perform any necessary work.
4. Upon completion of the one year maintenance period, and if maintenance is not required, the City shall promptly release the maintenance assurance device.

L. Performance Assurance:

1. The required landscaping must be installed prior to issuance of the Certificate of Occupancy unless the Planning Director determines that a performance assurance device, for a period of not more than one year, will adequately protect the interests of the City. In no case may the property owner delay performance for more than one year.
2. If a performance assurance device is permitted under paragraph L.1 of this Section, the Planning Director shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal 110% of the estimated cost of the landscaping to be performed, and shall be utilized by the City to perform any necessary work, and to reimburse the City for documented administrative costs associated with action on the device. If costs incurred by the City exceed the amount provided by the assurance device, the property owner shall reimburse the City in full, or the City may file a lien against the subject property for the amount of any deficit.
3. If a performance assurance device is permitted under Paragraph L.1 of this Section, the property owner shall provide the City with a non-revocable notarized agreement granting the City and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.
4. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the City shall promptly release the performance assurance device.

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Section 2. Bellevue City Code (Land Use Code) 20.20.525, as adopted by Section 2 of Ordinance No. 2629B, is hereby repealed:

Section 3. Bellevue City Code (Land Use Code) 20.20.190, as adopted by Section 2 of Ordinance No. 2629B, is amended to read as follows:

20.20.190 Churches, Clubs and Similar Use Structures

In G, A, OU or R districts, churches, institutions, clubs and community recreation buildings shall have side and rear yards with a minimum of 50' each. Automobile traffic to and from such semi-public use and its parking area shall be from an arterial street.

Section 4. Bellevue City Code (Land Use Code) 20.20.590H., as adopted by Section 2 of Ordinance No. 2629B, is amended to read as follows:

H. Parking Area Design.

1. Entrances and exits to parking areas:

The City Public Works Department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare. (See Section 20.20.255.)

2. Internal circulation: Internal circulation of the lot shall be so designed as to minimize in-and-out driving time, idling time and time spent looking for a parking space.

3. Driveway dimensions: When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to the rear parking area, such driveway or lane shall be a minimum width of 12' with a 3' minimum width sidewalk adjoining the building and curbed or raised 6" above the driveway surface.

4. Landscaping: Parking areas shall include landscaping as required by Sections 20.20.520 and 20.20.590L.

Section 5. Bellevue City Code (Land Use Code) 20.20.590L., as adopted by Section 2 of Ordinance No. 2629B, is hereby repealed:

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Section 6. A new paragraph L, Minimum Dimensions, is hereby added to Bellevue City Code (Land Use Code) 20.20.590 to read as follows:

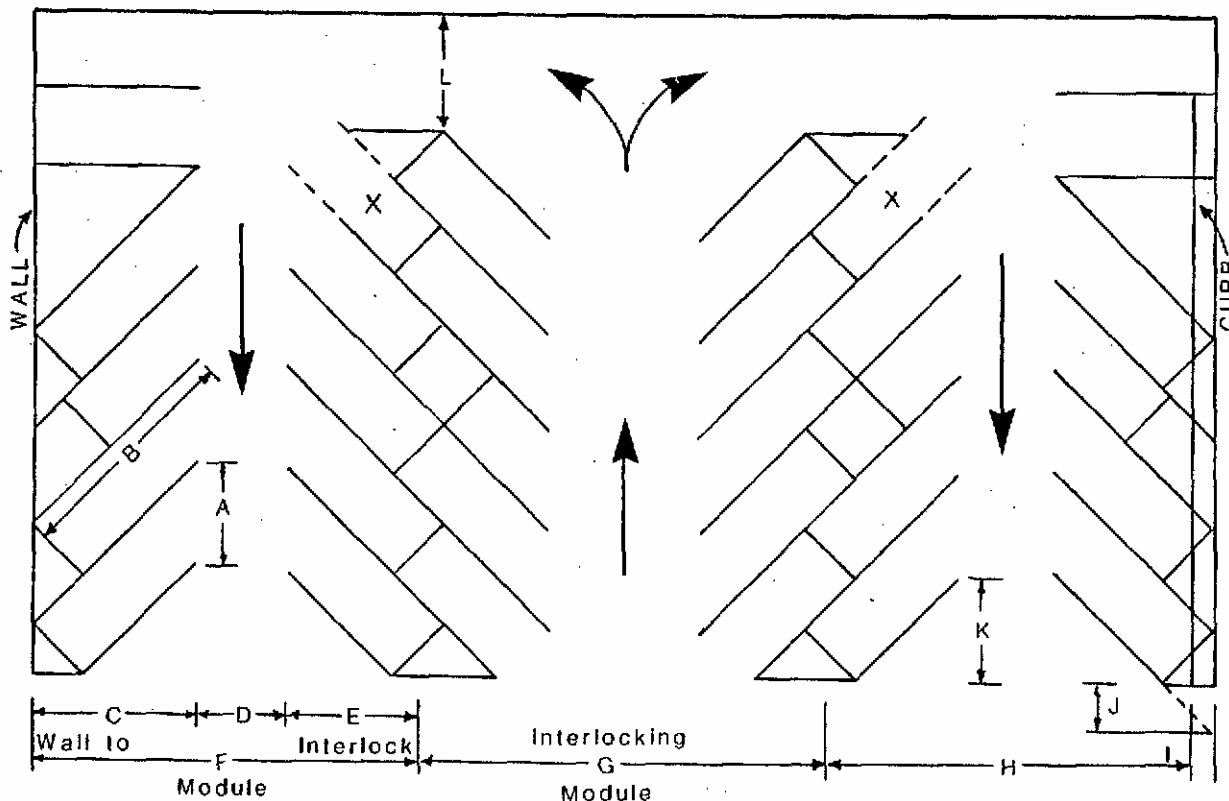
L. Minimum Dimensions.

Off-street parking area dimensions shall not be less than as shown on the following plates:

Dimension	On Diagram	45°	60°	75°	90°
Stall width, parallel to aisle	A	12.5	10.5	9.5	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0*	16.0*	23.0	26.0
Stall depth, interlock	E	15.5	17.5	19.0	18.5
Module, wall to interlock	F	45.0**	52.5**	61.5	63.0
Module, interlocking	G	42.5	51.0	61.0	63.0
Module, interlock to curb face	H	43.0	50.2	59.0	60.5
Bumper overhang (typical)	I	2.0	2.5	2.5	2.5
Offset	J	6.5	2.5	0.5	0.0
Setback	K	11.0	8.5	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	-	24.0	24.0	24.0	24.0

\* If dimension "C" on the diagram is adjacent to or in the proximity of a building and if the parking area is located on ground level, dimension "D" on the diagram shall be at least 20 feet.

\*\* If dimension "C" is adjacent to or in the proximity of a building and if the parking area is located on ground level, dimension "F" shall reflect the difference between dimension "D" as shown on the table and the minimum required. (Example: assume a row of 45° stalls is adjacent to a building and at ground level; Aisle width between stall lines must be at least 20.0 feet instead of 12.0 feet; Module, wall to interlock must be at least 53.0 feet instead of 45.0 feet.)



X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS.

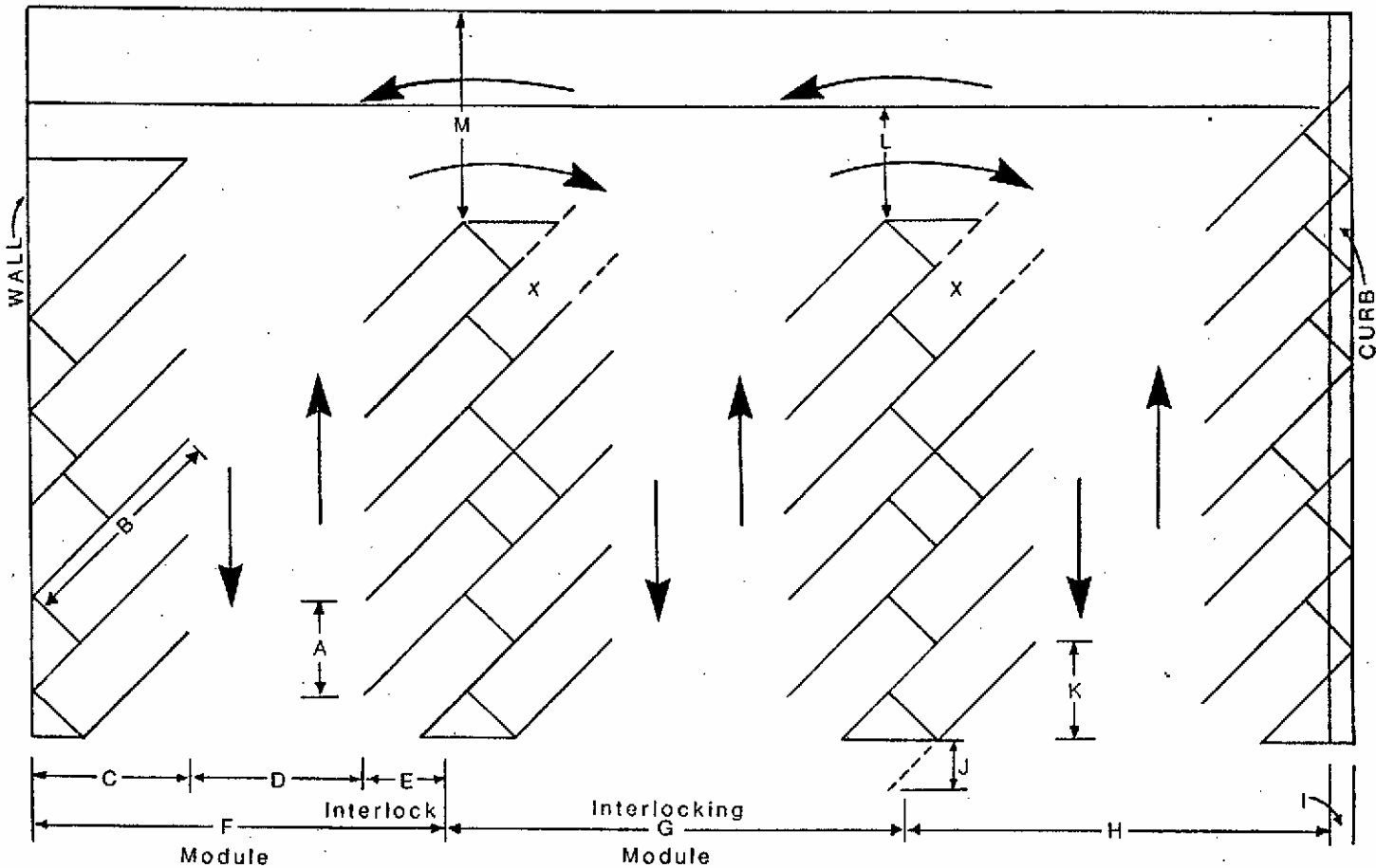
PLANTINGS: TYPE V in Section 20.20.520

PLATE 2

TWO-WAY TRAFFIC

PARKING LAYOUT DIMENSIONS (in feet) FOR STANDARD-SIZED CARS AT VARIOUS ANGLES

Dimension	On Diagram	45°	60°	75°	90°
Stall width, parallel to aisle	A	12.5	10.5	9.5	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	20.0	22.0	24.0	26.0
Stall depth, interlock	E	15.5	17.5	18.8	18.5
Module, wall to interlock	F	52.5	58.5	62.5	63.0
Module, interlocking	G	50.5	57.0	62.0	63.0
Module, interlock to curb face	H	51.0	56.0	60.0	60.5
Bumper overhang (typical)	I	2.0	2.5	2.5	2.5
Offset	J	6.5	2.5	0.5	0.0
Setback	K	11.0	8.5	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0



X - STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS.

PLANTINGS: TYPE V in Section 20.20.520



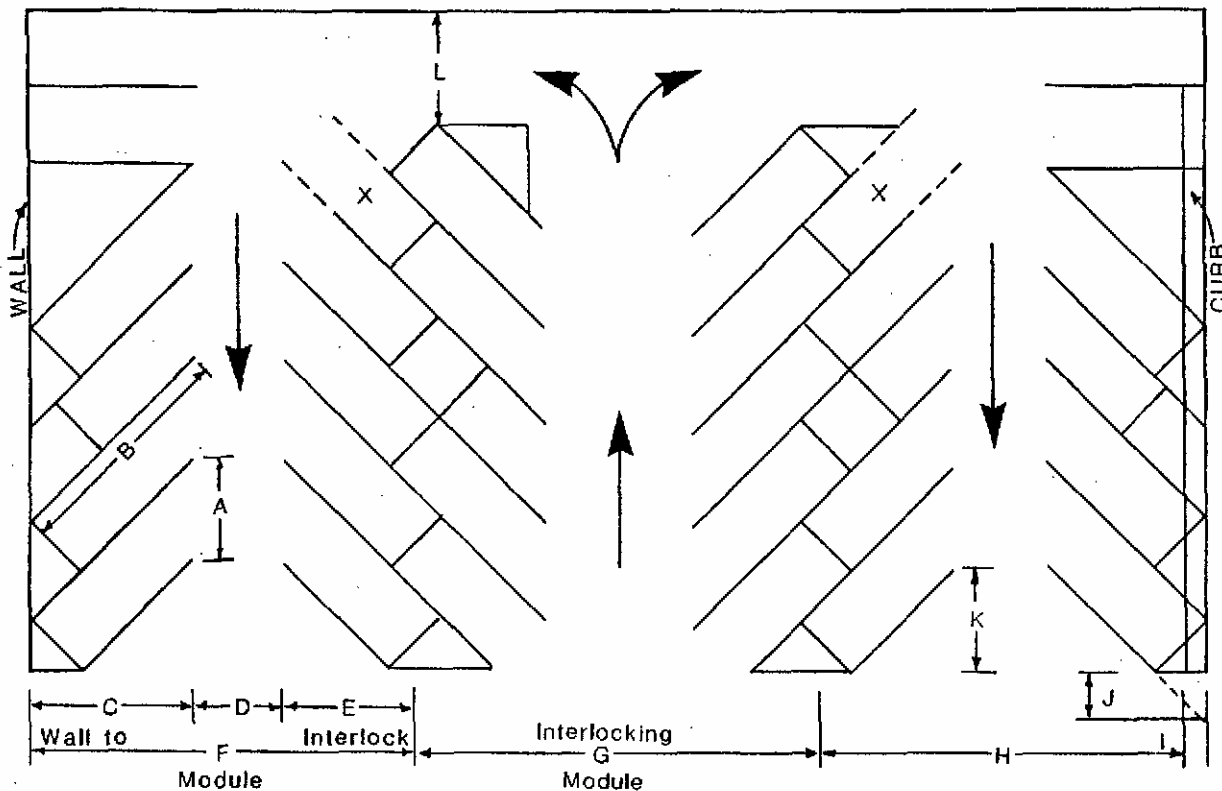
PLATE 3  
ONE-WAY TRAFFIC

PARKING LAYOUT DIMENSIONS (in feet) FOR COMPACT CARS  
AT VARIOUS ANGLES

Dimension	On Diagram	45°	60°	75°	90°
Stall width, parallel to aisle	A	11.5	9.0	8.5	8.0
Stall length of line	B	23.0	19.0	17.0	16.0
Stall depth to wall	C	15.0	16.5	17.0	16.0
Aisle width between stall lines	D	12.0*	16.5*	20.0*	22.0
Stall depth, interlock	E	13.0	15.0	16.5	16.0
Module, wall to interlock	F	40.0**	48.0**	53.5**	54.0
Module, interlocking	G	38.0	47.0	52.5	54.0
Module, interlock to curb face	H	38.5	46.5	51.0	52.0
Bumper overhang (typical)	I	1.5	2.0	2.0	2.0
Offset	J	5.5	2.5	0.5	0.0
Setback	K	9.5	7.0	4.5	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	-	24.0	24.0	24.0	24.0

\* If dimension "C" on the diagram is adjacent to or in the proximity of a building and if the parking area is located on ground level, dimension "D" on the diagram shall be at least 20 feet.

\*\* If dimension "C" is adjacent to or in the proximity of a building, dimension "F" shall reflect the difference between dimension "D" as shown on the table and the minimum required. (Example: assume a row of 45° stalls is adjacent to a building and at ground level; Aisle width between stall lines must be at least 20.0 feet instead of 12.0 feet; Module, wall to interlock must be at least 48.0 feet instead of 40.0 feet.)



X- STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS.

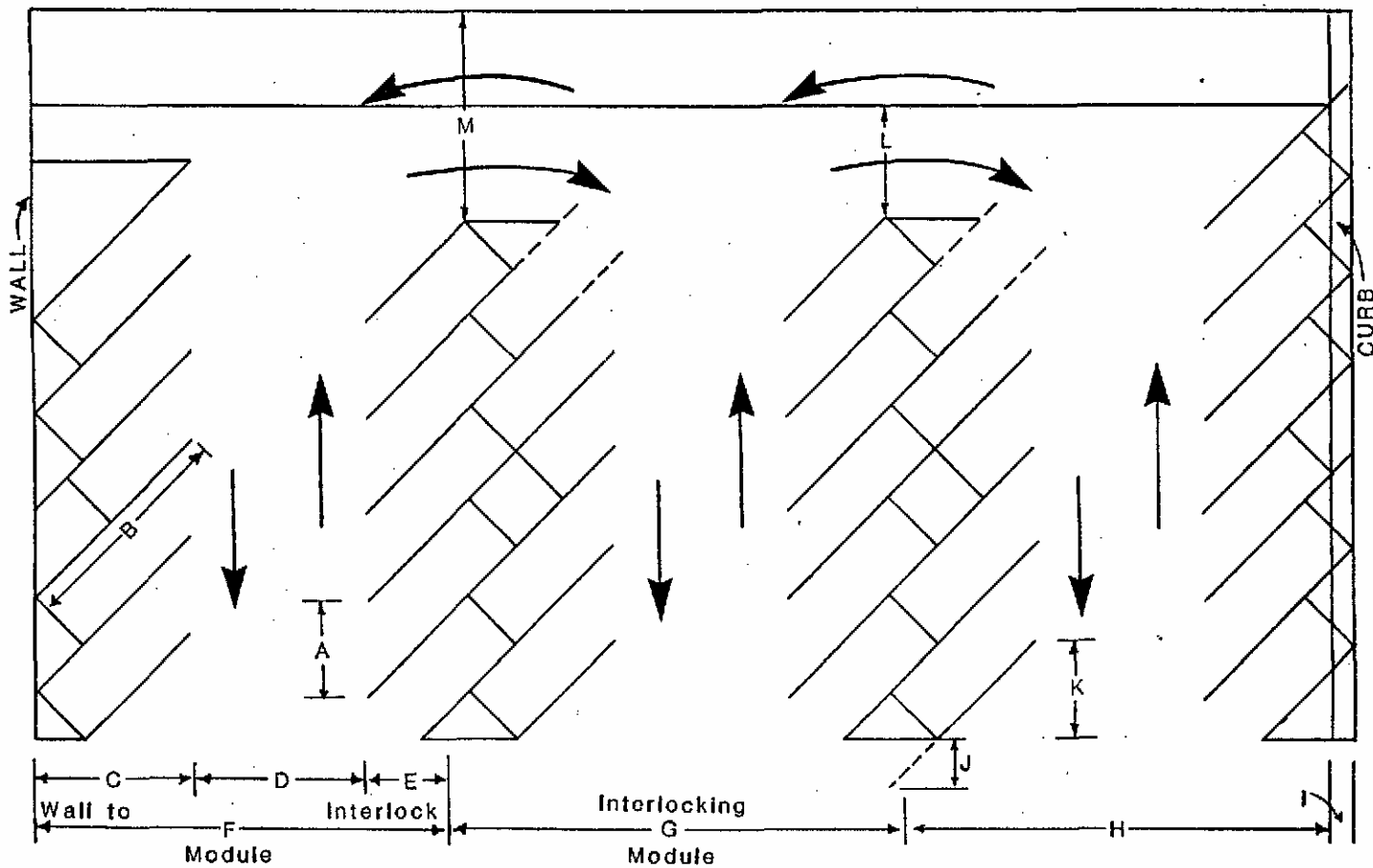
PLANTINGS: TYPE V in Section 20.20.520

PLATE 4

TWO-WAY TRAFFIC

PARKING LAYOUT DIMENSIONS (in feet) FOR COMPACT CARS AT VARIOUS ANGLES

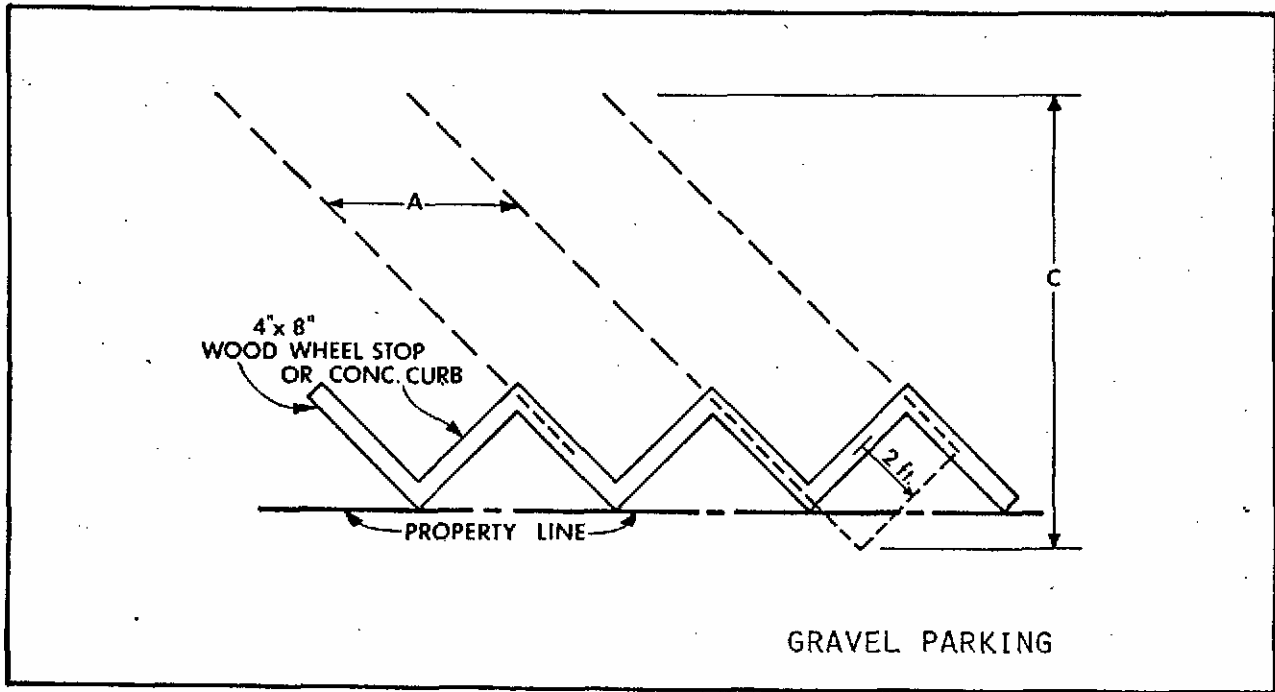
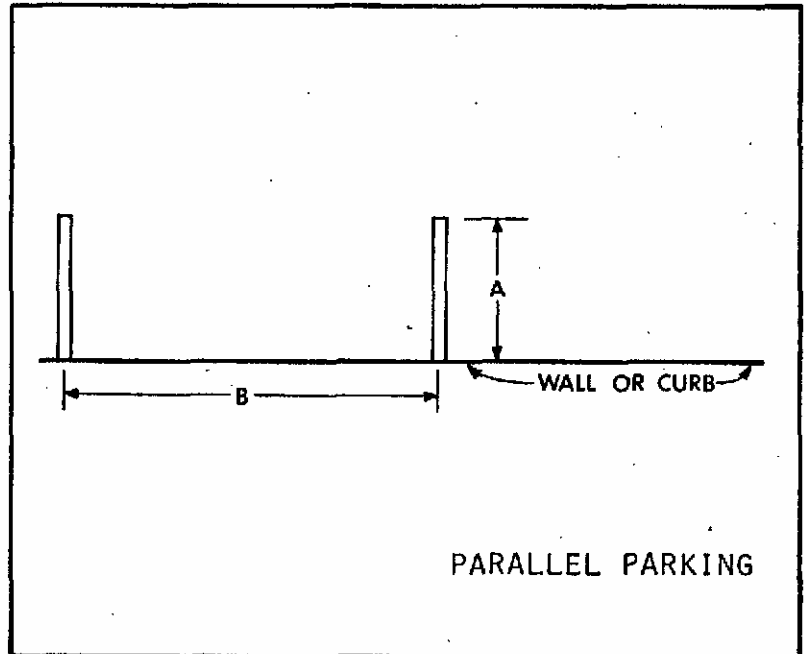
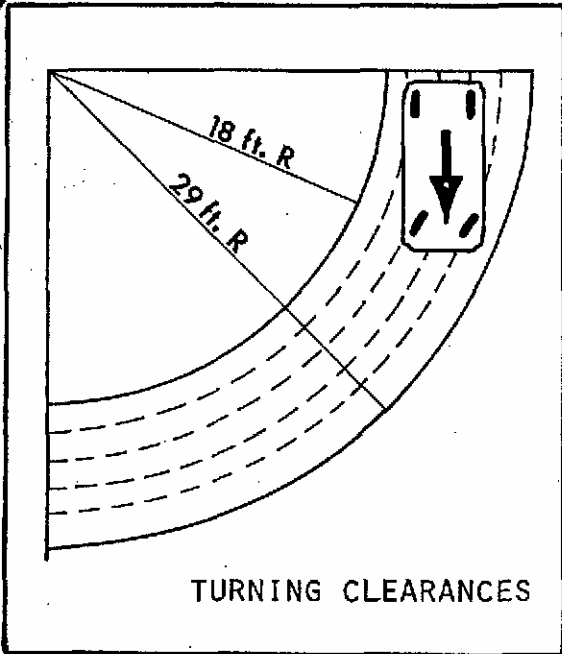
Dimension	On Diagram	45°	60°	75°	90°
Stall width, parallel to aisle	A	11.5	9.0	8.5	8.0
Stall length of line	B	23.0	19.0	17.0	16.0
Stall depth to wall	C	15.0	16.5	17.0	16.0
Aisle width between stall lines	D	20.0	20.0	20.0	22.0
Stall depth, interlock	E	13.0	15.0	16.5	16.0
Module, wall to interlock	F	48.0	51.5	53.5	54.0
Module, interlocking	G	46.0	52.0	53.0	54.0
Module, interlock to curb face	H	46.5	50.0	51.5	52.0
Bumper overhang (typical)	I	1.5	2.0	2.0	2.0
Offset	J	5.5	2.5	0.5	0.0
Setback	K	9.5	7.0	4.5	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0 <td 24.0	



X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS.

PLANTINGS: TYPE V in Section 20.20.520

PLATE 5



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Section 7. Bellevue City Code (Land Use Code) 20.50.010, as adopted by Section 2 of Ordinance No. 2629B, is amended by the addition of a new definition which reads as follows:

ASSURANCE DEVICE. A bond, non-revocable letter of credit, set-aside letter, assignment of funds or loan proceeds, or any similar mechanism approved by the City whereby the City has recourse to identifiable assets of the applicant in order to insure compliance with this Code.

Section 8. Bellevue City Code (Land Use Code) 20.50.014, as adopted by Section 2 of Ordinance No. 2629B, is amended by the addition of a new definition which reads as follows:

CONTINUOUS TREE CANOPY. Tree crown cover which forms a predominantly solid overhead plane.

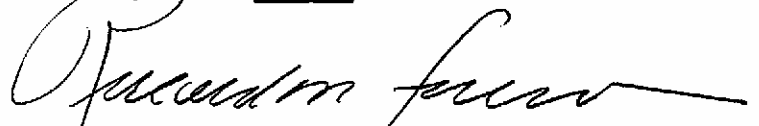
Section 9. Bellevue City Code (Land Use Code) 20.50.046, as adopted by Section 2 of Ordinance No. 2629B, is amended by the addition of a new definition which reads as follows:

SIGNIFICANT TREE. Any healthy evergreen tree, 8" in diameter or greater, measured 4' above existing grade, and any healthy deciduous tree, 12" in diameter or greater, measured 4' above existing grade.

Section 10. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 23 day of March, 1981, and signed in authentication of its passage this 23 day of March, 1981.


(SEAL)

  
Richard M. Foreman, Mayor

Approved as to form:

  
Richard Gidley, Acting City Attorney

Attest:

  
Patricia K. Weber, City Clerk

Published March 25, 1980