

Proposed Amendments and Changes to  
Landscaping and Screening Code

Ordinance No. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING  
OLYMPIA MUNICIPAL CODE SECTIONS 18.36.060 RELATING TO SCREENING  
WASTE CONTAINERS AND MECHANICAL EQUIPMENT IN ALL ZONING  
DISTRICTS.**

WHEREAS, existing City of Olympia zoning codes require screening of waste containers and mechanical equipment; and

WHEREAS, on June 17, 2013, the Olympia Planning Commission held a public hearing on proposed amendments to the Olympia Municipal Code which provide amendments screening of waste containers and mechanical equipment; and

WHEREAS, on July 15, 2013, the Planning Commission deliberated and forwarded their recommendation to approve the proposed amendments to the Olympia City Council; and

WHEREAS, the Olympia City Council deems it to be in the best interest of the City of Olympia to approve the Planning Commission's recommendation and amend the Olympia Municipal Code to allow amendments to the screening of waste containers and mechanical equipment; and

WHEREAS, this Ordinance is supported by the staff report and accompanying materials concerning the Ordinance, along with documents on file with the City, and the professional judgment of City staff; and

WHEREAS, this Ordinance is adopted pursuant to RCW 36.70A and Article 11, Section 11, of the Washington State Constitution.

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of OMC 18.36.060 (I).** Olympia Municipal Code Section 18.36.060 (I) is hereby amended to read as follows:

**18.36.060 (I) ~~Trash~~ Waste Containers, Mechanical Equipment and Open Storage.**

1. Waste Containers & Mechanical Equipment: Waste containers (dumpsters, carts, drop boxes and compactors) and mechanical equipment in commercial, industrial, multi-family and mixed-use projects, which are visible from adjoining streets, shall be screened from public view by a Type II Visual Screen when it does not interfere with access and service. When a Type II screen is not feasible, a Type III Visual Buffer should be used.

~~In all commercial and multifamily zone districts, mechanical equipment and waste receptacles which are visible from adjoining streets or parking areas shall be screened from public view by a Type I Solid Screen. This does not include pedestrian-oriented waste receptacles along walkways.~~

2. Open Storage: All outside storage areas shall be fully screened by a Type I Solid Screen a minimum of five (5) feet in width, unless the Department finds such storage material is not visually obtrusive.

**Section 2. Amendment of OMC 18.36.060 (L).** Olympia Municipal Code Section 18.36.060 (L) is hereby amended to read as follows:

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1. Solid Screen (Type I). Purpose: This type of landscaping is intended to provide a solid sight barrier between totally separate and incompatible land uses such as residential and industrial areas. It is also used around outdoor storage yards; and service yards. ~~trash receptacles, mechanical and electrical equipment, etc.~~

Materials: Landscaping shall consist of evergreen trees, tall shrubs and ground cover which will provide one hundred percent sight-obscuring screen; OR a combination of seventy-five (75) percent evergreen and twenty-five (25) percent deciduous trees with large shrubs and ground cover backed by a one hundred (100) percent sight-obscuring fence. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

2. Visual Screen (Type II). Purpose: This type of landscaping is intended to create a visual separation that may be less than one hundred (100) percent sight-obscuring between incompatible land use zones. This is typically found between commercial and industrial zones; high density multifamily and single family zones; commercial/office and residential zones; and to screen [commercial and industrial uses waste containers and mechanical equipment](#) from the street.

Materials: Landscaping shall consist of evergreen OR a combination of approximately sixty (60) percent evergreen and forty (40) percent deciduous trees, interspersed with large shrubs and ground cover. A sight-obscuring fence may be required if as determined by the Design Review Board or Administrator it is necessary to reduce site specific adverse impacts to adjacent land uses. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section (See Section ~~18.04A.050~~ [18.170.050](#), Multifamily [Residential Design Guidelines](#), Fences and Walls).

3. Visual Buffer (Type III). Purpose: This type of landscaping is intended to provide partial visual separation of uses from streets and main arterials and between compatible uses in order to soften the appearance of parking areas and building elevations. Landscaping shall consist of no more than fifty (50) percent deciduous species.

Materials: Landscaping shall be a mixture of evergreen and deciduous trees interspersed with large shrubs and ground cover. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

**Section 3. Effective Date.** This Ordinance shall be in effect five days after its passage and publication.

**Section 4. Severability.** The provisions of this Ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances shall be unaffected.

**Section 5. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

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DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**