



TOWN OF WOODWAY

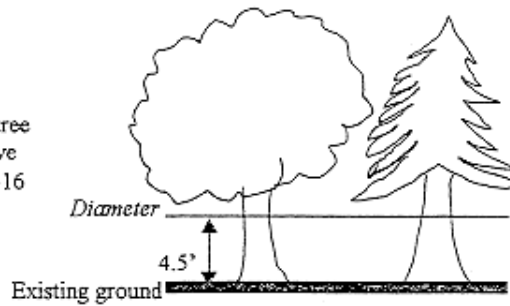
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TREE PERMIT INFORMATION

A tree permit or tree management permit is required for the removal of all tree(s) 8" in diameter and greater measured 4.5' above grade level except for hedge trees, English laurel, English holly, Leyland cypress, and non-native cultivated fruit trees. The number of trees that may be removed under the standard tree permit provisions per 12-month period and the number of required replacement trees are listed below. Please note: the WMC may have changed since this document was published. See WMC 16.12, for full details.

Tree Measurement:

Diameter = Circumference of the tree measured 4.5 feet above existing ground ÷ 3.1416



TREE TOPPING

Most tree topping does not require a permit. A Tree Management Permit is required for topping exceptional trees and topping trees in setbacks adjacent to public rights-of-way.

TREE REMOVAL PROVISIONS

Note:

- Removal of exceptional trees is only allowed under the hazard tree removal provisions, by entering into a Resolution by Agreement, or by obtaining a Tree Management Permit.

TYPE OF TREE REMOVAL	ZONING DISTRICT	MAXIMUM # OF TREES THAT MAY BE REMOVED/YEAR ¹	MAXIMUM # OF TREES THAT MAY BE REMOVED IN SETBACK AREAS ADJACENT TO PUBLIC RIGHTS-OF-WAY/YEAR
Hazard & Emergency	No maximum		
Routine Property Maintenance ²	UR	Two	Only allowed under a Resolution by Agreement or Tree Management Permit
	R-14.5		
	R-43	For all tree removal on properties identified in Figure A: One	For all tree removal on properties identified in Figure A: One
	R-87	All other R-43 zoned lots: Three	All other R-43 zoned lots: Two
Hedge Tree	No permit needed		

TYPE OF TREE REMOVAL	ZONING DISTRICT	MAXIMUM # OF TREES THAT MAY BE REMOVED/YEAR ¹	MAXIMUM # OF TREES THAT MAY BE REMOVED IN SETBACK AREAS ADJACENT TO PUBLIC RIGHTS-OF-WAY/YEAR
Land Development on properties in the R-43 zone district identified in Figure A	A Tree Management Permit is required to remove more than one tree		
Land Development on properties not identified in Figure A <ul style="list-style-type: none"> • Within the building footprint • Within 25 feet of the proposed building footprint for buildings 120 square feet or larger • Within the driveway footprint or pedestrian access to the proposed building • Within utility easements 	No maximum		Only allowed under a Resolution by Agreement or Tree Management Permit
Land Development on undeveloped lots not identified in Figure A outside the areas listed above:	5% of the trees located outside of the areas listed above		
Land Development on previously developed lots not identified in Figure A outside the areas listed above:	Apply toward the maximum tree removal allowed under the Routine Property Maintenance provisions		

1. The maximum number of trees includes trees in setback areas adjacent to public rights-of-way.
2. Parcels in the UR, R-14.5, and R-43 zone districts that are at least 100% greater in size than the minimum lot size of the zone district in which the parcel is located or for parcels in the R-87 zone district that are larger than 2 acres may increase the number of trees that can be removed and shall be replaced. See WMC 16.12.150 (E) (2) for details.

ZONING DISTRICT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
UR < 14,520 s.f.	25	20	Sum of sides: 15 feet, minimum of 5 feet per side
UR > 14,520 s.f.	30	20	10
R-14.5	30	20	10
R-43	30	20	20
R-87	100	50	50

TREE REPLACEMENT REQUIREMENTS

Replacement trees are regulated by [WMC 16.12.120](#) and by the requirements in each individual section. All tree removal activities that require tree replacement are subject to the following:

- A. Trees removed from critical area buffers or the setback areas adjacent to public rights-of-way shall be replaced in the same critical area buffer or setback area, unless otherwise approved by the Director in a Resolution by Agreement or Tree Management Plan.
- B. All replacement trees shall be installed within six months of initial tree removal.
- C. Replacement trees shall be a minimum of three feet in height, as measured from the grade at installation except for replacement trees on properties shown on Figure A, in critical area buffers, and in setback areas adjacent to public rights-of-way, which shall be a minimum of six feet in height.
- D. Replacement trees must be a native species with similar or better growth characteristics, canopy cover, and/or habitat value, as approved by the Director.
- E. Replacement trees shall remain in a healthy condition for a minimum of five years after installation. Any replacement tree that is unhealthy within five years of planting must be replaced with a new replacement tree, with the same requirement for continued health and replacement.

- F. The Director shall have the right to inspect the health and condition of replacement trees at any time within five years of installation.
- G. Replacement trees shall not be installed in easements for public facilities or utilities.
- H. Trees removed from setbacks adjacent to public rights-of-way shall be replaced at a 1:1 ratio.

The additional requirements of individual sections are listed below.

TYPE OF TREE REMOVAL	NUMBER OF REQUIRED REPLACEMENT TREES
Hazard & Emergency	For properties shown on Figure A: 3 replacement trees for each tree removed All other properties: Exempt from tree replacement
Routine Property Maintenance	The number of required replacement trees shall be equal to at least fifty percent of the number of trees removed per year, rounded up to the next whole number. Dead trees are exempt from tree replacement.
Hedge Tree	No permit needed
Land Development: with the proposed building footprint for buildings 120 square feet or larger and extending 25 feet in all directions	Exempt from tree replacement
Land Development on undeveloped lots outside the area listed above	1:1
Land Development on developed lots outside the area listed above	Same as Routine Property Maintenance above