



TOWN OF WOODWAY

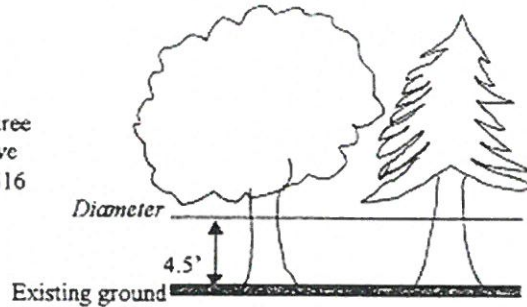
23920 113th Place W. • Woodway, WA 98020
 206.542.4443 • 206.546.9453 fax
<http://www.townofwoodway.com>

TREE PERMIT INFORMATION

Tree permits are required for the removal of all tree(s) 8" in diameter and greater measured 4.5' above grade level except for laurel, English holly, and non-native cultivated fruit trees. The number of trees that may be removed 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 REMOVAL PROVISIONS

Removal of exceptional trees is only allowed under the hazard tree removal provisions or by special agreement as listed in [WMC 16.12.105](#)

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

TYPE OF TREE REMOVAL	ZONING DISTRICT	MAXIMUM # OF TREES THAT MAY BE REMOVED/YEAR	MAXIMUM # OF TREES THAT MAY BE REMOVED IN SETBACK AREAS/YEAR
Hazard & Emergency		None	
<ul style="list-style-type: none"> • Routine Property Maintenance • Land Development on developed lots outside the building footprint and access/utility easements • Tree Topping 	UR	Two	One
	R-14.5	Two	One
	R-43	Four	Two
	R-87	Six	Three
Hedge Tree		None	
Land Development inside the building footprint and access/utility easements		None	
Land Development on undeveloped lots outside the building footprint and access/utility easements		5% of the trees located outside of the building footprint and access/utility easements	

1. The maximum number of trees includes trees in setback areas.
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 may increase the number of trees that can be removed and shall be replaced. See [WMC 16.12.060 \(E\) \(2\)](#) for details.

TREE REPLACEMENT REQUIREMENTS

Replacement trees are regulated by [WMC 16.12.080](#) 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 the setback areas of lots, tracts or parcels shall be replaced in the setback areas, unless otherwise approved by the Director.
- B. All replacement trees shall be installed within six months of initial tree removal.
- C. 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.
- D. The Director shall have the right to inspect the health and condition of replacement trees at any time within five years of installation.
- E. Replacement trees shall not be installed in easements for public facilities or utilities.

The requirements of individual sections are listed below.

TYPE OF TREE REMOVAL	NUMBER OF REQUIRED REPLACEMENT TREES	OTHER REQUIREMENTS
Hazard & Emergency	None	None
<ul style="list-style-type: none"> • Routine Property Maintenance* • Land Development on developed lots • Tree Topping 	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	At least three feet in height and a native species
Hedge Tree	1:1	At least six feet in height
Land Development on undeveloped lots inside the building footprint	None	None
Land Development on undeveloped lots outside the building footprint	1:1	At least three feet in height and a native species