



Residential Tree Credits

1. All pieces of property, regardless of zoning or use, within the City of Burien are required to maintain a minimum tree credit density (BMC 19.26.050). The tree credit requirement is calculated per the table below:

Table 19.26.050-1 Required Minimum Tree Credits

Land Use Type	Required Minimum Tree credits per 1,000 square feet of developable area ¹
Single-family development (detached dwellings, ADUs and DADUs) and townhouses on individual lots.	1
Multi-family development (attached dwellings including townhouse apartments and cottage housing).	1
Commercial, industrial, or landscape categories C, D, and F	0.15

¹ Developable area excludes critical areas and their buffers, public rights-of-way, private PUD streets, shared driveways, and public trails.

2. Credits are derived from the size of a tree (measured by diameter at standard height, or diameter of the trunk taken at 4.5 feet from the base).

3. The tree credit chart is:

Table 19.26.050-2 Tree credits

Existing Significant and Exceptional Trees								Planted trees	
Tree DSH ¹ Or size	6 to 10 inches DSH	Larger than 10 and up to 14 inches DSH	Larger than 14 and up to 18 inches DSH	Larger than 18 and up to 22 inches DSH	Larger than 22 and up to 26 inches DSH	Larger than 26 and less than 30 inches DSH	30 inches or greater DSH and all exceptional trees	2-inch caliper deciduous or broadleaf tree	6-foot tall evergreen conifer
Credits per tree	1	2	3	4	5	7	9	1	2

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4. Calculating minimum required tree credits. Example: A residential property has a developable area (i.e., land within critical areas and their buffers, public rights-of-way, private PUD streets, shared driveways, and public trails shall be excluded) of 7,200 square feet.
 $7,200 \text{ square feet} / 1000 = 7.2 \text{ tree credits}$. When this calculation does not result in a whole number the number is rounded to the nearest whole number, in this case 7.

- A. The property has on it two 20-inch Douglas-fir trees, one 15-inch red oak, and three 6-inch bigleaf maples (Figure 1).
 - i. 20-inch Douglas-fir = 4 tree credits x 2 (trees) = 8 tree credits
 - ii. 15-inch red oak = 3 tree credits
 - iii. 6-inch bigleaf maple = 1 tree credits x 3 (trees) = 3 tree credits
 Total tree credits on site: $8 + 3 + 3 = 14 \text{ tree credits}$. Minimum required tree credits are met and exceeded.
- B. If the same property had no trees on the site it would need to plant trees to reach the required 7 tree credits. Each 2-inch caliper deciduous or broadleaf tree counts for 1 tree credit. Each 6-foot-tall evergreen conifer planted counts as 2 tree credits. The minimum required credits can be reached by planting seven deciduous trees or four evergreen coniferous trees or some combination of the two.

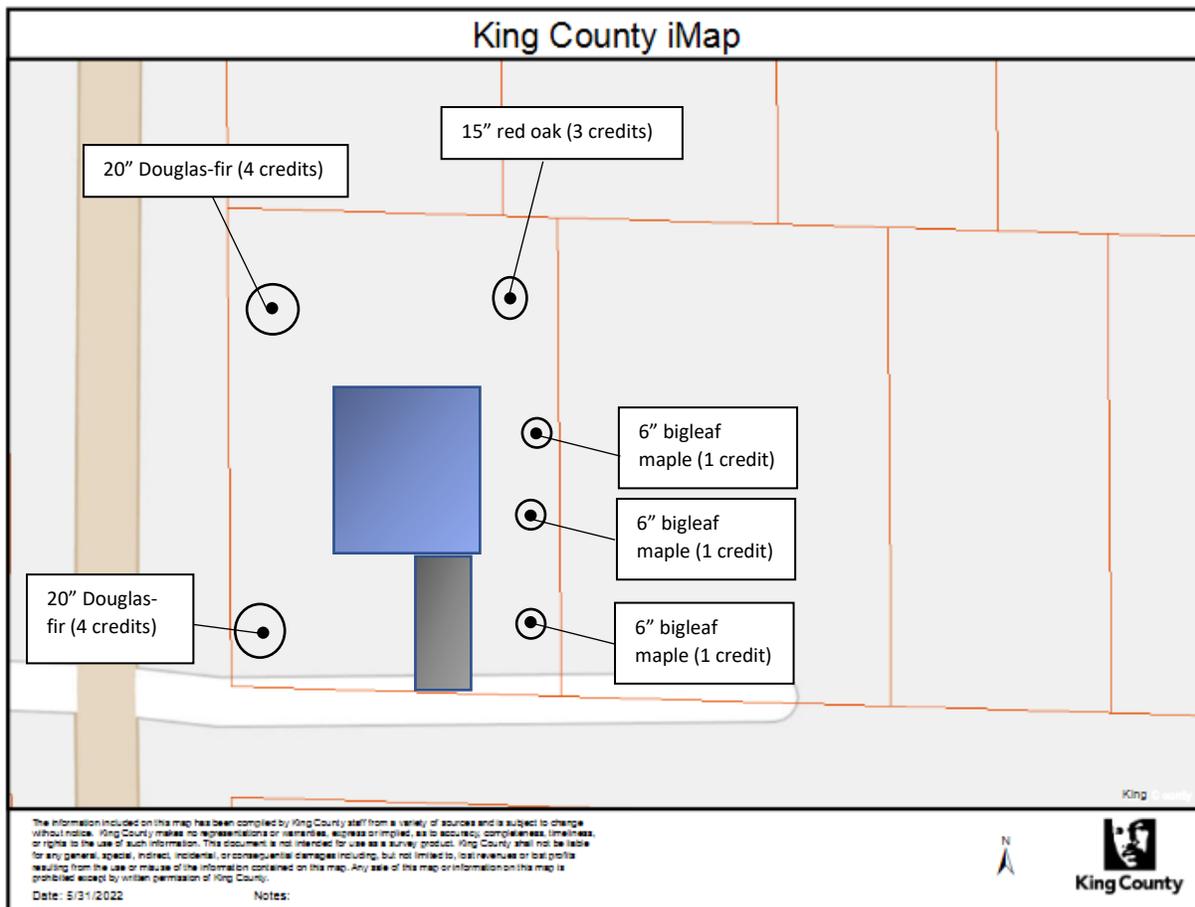


Figure 1. Site plan from King County Parcel viewer, with house and trees shown with diameters at standard height.

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