



www.redmond.gov/ZoningCode



Tree Removal

DR 001

When is a tree removal permit required?

A Tree Removal Permit is required for removal of any significant tree within the City of Redmond.

If more than ten (10) significant trees are proposed for removal, a Clearing and Grading permit is required. Please contact the Public Works Department at (425) 556-2701 for more information on Clearing and Grading permits.

A Tree Removal Permit is not required for routine maintenance. Routine maintenance generally involves selective pruning of a tree.

A Tree Removal Permit is required regardless of the condition of the tree. In order to determine if a tree is structurally unsound, dead, diseased, or dying, it must be assessed by a Certified arborist using an

ISA Tree Hazard Evaluation Form. In some cases, if a tree is visibly unhealthy and this can be verified through photographs, an arborist assessment may not be required. Please check with the Planning Department for additional information.

In the case of an emergency, a tree (or trees) can be removed without obtaining a Tree Removal Permit first. An emergency is generally when an imminent danger situation exists. Please consult with the Planner on Call (425-556-2494) before removing any tree to determine if your situation meets the definition of emergency. A Tree Removal Permit must be issued retroactively in emergency situations.



How do I know if my tree is significant?

A significant tree is any tree six (6) inches or greater in diameter. To measure the diameter of a tree, use a tape measure to determine how many inches the tree is around the trunk (the tree's circumference) at 4 ½ feet above the ground. Divide that number by 3.14 to determine the diameter of the tree.

NOTE

Each significant tree removed requires one (1) replacement tree. Each Landmark tree removed with Exception approval requires three (3) replacement trees. All replacement trees shall be primarily native to the Pacific Northwest.

How many trees are you allowed to remove?

Single-Family Residential

The maximum number of healthy significant trees allowed to be removed per year (365 days) is based upon the size of your lot.

Up to 10,000 sq. ft. =
2 significant trees

10,001 to 20,000 sq. ft. =
4 significant trees

20,001 to 30,000 sq. ft. =
6 significant trees

30,001 sq. ft or larger =
8 significant trees

For new single-family construction or single-family additions, a minimum of 35% of the existing healthy significant trees on the site must be retained.

Multi-family Residential, Commercial, and Industrial

The maximum number of healthy significant trees allowed to be removed per year is five (5) per acre.

Trees deemed structurally

unsound, dead, diseased or dying by a certified arborist do not count toward the total number of significant trees allowed to be removed per year.

Replacement trees are not required for trees deemed dead, diseased, dying, or structurally unsound by a Certified arborist.

Review process timeframe:

Most Tree Removal Permits can be reviewed and approved in the Development Services Center when you come in to apply. Some permits that include removal of Landmark Trees, Protected Trees, or trees in Critical Areas may require additional analysis or a site visit and may take one to two weeks to review.

Permit expiration:

Tree Removal Permits expire 60 days from the date of issuance. If you need additional time, please request an extension from the Planning Department prior to the 60 day expiration.

How to find a Certified Arborist:

You can find a Certified arborist through the Yellow Pages under "Certified Arborist" or through the International Society of Arboriculture (ISA) website at: www.isa-arbor.com/findarborist/findarborist.aspx. Before you hire an arborist, please make sure they are certified by the ISA.

Landmark Trees, Protected Trees, and Critical Areas

Landmark trees, Protected trees, and trees within Critical Areas cannot be removed, unless they are determined to be hazardous, dead, diseased, dying, or structurally unsound by a certified arborist.

A **Landmark tree** is any trees greater than 30 inches in diameter at 4.5 feet above the ground.

A **Protected tree** is any tree designated on a Tree Preservation Plan as part of a plat, short plat, or other site development approval. Please check

your title report or with the Planning Department to determine if you have Protected trees on your property.

A tree in a **Critical Area** is any tree within a designated Native Growth Protection easement or tract, or any tree within a stream buffer, wetland or wetland buffer, or on a steep slope or within a steep slope setback.

If you need to remove a Landmark tree, Protected tree, or tree within a Critical Area or more trees than are allowed per calendar year, then do the following:

If the tree is determined to be hazardous, dead, diseased, dying, or structurally unsound by a Certified arborist, then a Tree Removal permit can be issued to remove the tree. A completed **ISA Tree Evaluation Form** must be submitted for each tree proposed to be removed. If the tree or trees is/are healthy, a Tree Removal Exception Request is required and compliance with the criteria in RZC 21.72.090 must be demonstrated.

Additional questions or assistance filing out paperwork

If you need additional assistance, please do not hesitate to contact the Planner On Call at 425-556-2494 or via email at planneroncall@redmond.gov. You can also visit us in person in the Development Services Center on the 2nd floor of City Hall between 8:00 am. to 5:00 p.m. Monday through Friday.

The RZC can be accessed online at: www.redmond.gov/DSC

Applicable Code Sections

RZC 21.72: Tree Preservation

RZC 21.72.080: Tree Replacement

RZC 21.72.030: Exemptions

Questions: 425-556-2494 or planneroncall@redmond.gov.

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Development Services Center
15670 NE 85th St PO BOX 97010
Redmond, WA 98073