

Guidelines for Landscaping & Exterior Lighting

- Landscaping plans submitted for approval will be evaluated for potential interference with views of the neighbors. Trees and shrubs should be selected and positioned so that at maturity they do not interfere with neighbors' views.
- Trees with aggressive roots should not be planted near streets, where they might damage the pavement.
- Residents are encouraged to select vegetation that does not grow very tall.
- Planting of shrubs, hedges and flowers that do not grow above two feet, does not require CRC approval.
- Landscaping that is visible from the street must be maintained in a manner that is comparable with the surrounding neighborhood. [Grass trimmed, weeds controlled]

Sidewalks

- Vegetation should be trimmed so as not to obstruct sidewalks, if applicable. City of Bellevue code Title 14, Section 14.06.010 requires that homeowners trim vegetation so as not to obstruct pedestrian passage. City guidelines state minimum clearance is to the inside edge of the sidewalk and seven feet above the surface of the sidewalk.
- Select plants that are not susceptible to destruction of adjacent sidewalks. Although sidewalks are the City's responsibility, it would be good to protect them with good planning.

Lighting

- Landscape and outside lighting shall be designed such that glare is minimized.
- Lighting should be passive in nature and used to highlight features for safety and reference like driveways and sidewalks. Lighting to highlight the home structure is not encouraged because it causes shadowing and reflecting which disturbs viewing at night.
- Low voltage and wattage is encouraged when designing outdoor lighting
- If installed, lights for sports courts shall be positioned such that lighting does not impact neighboring lots.
- CRC approval of exterior lighting is required.