

**Chapter 17.46**

**LANDSCAPING**

**Sections:**

**17.46.010 Applicability.**

**17.46.020 Standards**

**17.46.010 Applicability.**

Landscaping standards shall apply to all development that is subject to design review.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1289 §1 (part), 2000.

**17.46.020 Standards.**

Landscaping requirements shall be as follows:

(1) Minimum Requirement. A minimum of fifteen percent (15%) of the lot area shall be landscaped, except when a greater percentage is required elsewhere in this title.

(2) Parking and Loading Areas. The following landscape requirements shall apply to off-street parking and loading areas:

(a) An off-street parking and loading area providing ten (10) or more parking spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space;

(b) A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least ten feet (10') in width, and any other lot line by a landscaped strip at least five feet (5') in width;

(c) A landscaped strip separating a parking or loading area from a street shall contain:

(A) Street trees spaced as appropriate to the species, not to exceed twenty-five feet (25') apart, on the average,

(B) Low shrubs not to reach a height greater than three feet (3') spaced no more than five feet (5') apart, on the average, and

(C) Vegetative ground cover.

(d) If a fence or wall is required or proposed, it shall be located behind required landscaped strips where such strips are adjacent to a street.

(3) Irrigation. Provision shall be made for watering planting areas where such care is

required.

(4) Maintenance Required. Landscaping shall be continuously maintained.

(5) Plant Species. The general characteristics of tree species shall be considered when planting under overhead utility lines or near sidewalks or curbs to assure that damage will not result when maturity is reached.

(6) Grading. The natural form of the site shall be preserved insofar as practicable unless berming or contouring of land is required.

(7) Public Rights-of-Way. Land within the public road right-of-way, not developed as sidewalks or driveways, shall be landscaped and maintained by the abutting property owners. Landscaping will be of the variety that would not create a road hazard or impair sight distance.

(8) Street Trees. Street tree planting may be required of any development and, if planted, shall be according to city requirements and of a species compatible with the width of the planting strip, and nearby street tree species.

(9) Exceptions. The following exceptions apply to properties with frontage on McLoughlin Blvd.:

(a) The use of sod along McLoughlin Blvd. shall be encouraged in landscape plans for development of McLoughlin Blvd.;

(b) The use of sod along McLoughlin Blvd. may be allowed in lieu of required street trees;

(c) The ten foot (10') wide landscape strip along McLoughlin Blvd. may be allowed in the right-of-way if applicant agrees to relocate the ten foot (10') strip whenever the right-of-way is improved. This strip may be included in total landscape area calculations.

(10) Nonconforming Uses and Nonconforming Development. Additions or alterations to nonconforming uses and nonconforming development on a commercial or industrial site which does not comply with the landscaping requirements of this title must provide landscaping in a scale with the modification, as follows:

(a) Major remodeling, or structural additions of less than 1,000 square feet, require at least an additional three percent (3%) landscaping, up to the minimum landscaping requirements for new development in the district.

(b) Structural additions of 1,000 to 1,999

square feet are required to landscape at least an additional five percent (5%) of the developed site area, up to the minimum landscaping requirements for new development in the district.

(c) Structural additions of 2,000 to 4,999 square feet are required to landscape at least an additional ten percent (10%) of the developed site area, up to the minimum landscaping requirements for new development in the district.

(d) Structural additions of 5,000 square feet or more are required to meet the current minimum landscape requirements for new development.

(e) Where successive structural additions occur the landscape requirement shall accumulate until total conformance is reached.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1171 §1(H), 1993; Ord. 1268 §1, 1998; Ord. 1289 §1 (part), 2000; Ord. 1323 §1 (part), 2002.