



Type I Site Plan and Design Review Addendum 4: Landscaping

Changes to landscaping must be in compliance with OCMC Section 17.62.050.A.1, and 17.52.060.

4.1: General

This section is required to be completed for all landscaping changes.

The landscaping plan shall be prepared or reviewed by a landscape architect. Landscape architect approval is not required for tree removal and/or installation if the species are chosen from an approved street tree list. A certified landscape designer, arborist, or nurseryman shall be acceptable in lieu of a landscape architect for projects with less than 500 square feet of landscaping.

Total size of landscaping changes proposed in square feet: _____

Name of person who prepared the landscape plan: _____

Signature of person who prepared the landscape plan: _____

Certification Type and Number: _____

Please describe the proposed landscaping changes in detail:

Percentage of Landscaping Required by zone (includes landscaping in parking lots)

MUC-1 District: 20% Minimum Required Landscaping

MUC-2 District: 10% Minimum Required Landscaping

MUE District: 20% Minimum Required Landscaping

MUD District – outside of Downtown Design District: 10% Minimum Required Landscaping

MUD District – Downtown Design District: 5% Minimum Required Landscaping

WFD District: None, though 17.52.060 is applicable.

C District: 15% Minimum Required Landscaping

NC District: 15% Minimum Required Landscaping

HC District: 20% Minimum Required Landscaping

GI District: 15% Minimum Required Landscaping

CI District: 15% Minimum Required Landscaping

R-2 District: 15% Minimum Required Landscaping

I District: 15% Minimum Required Landscaping

Zone: _____ Lot Size: _____

Total Landscaping area proposed: _____ % Landscaping Proposed: _____

Requirement	Check if Yes	Check if No	Check if no changes are proposed	Staff Confirmation
The onsite landscaping include a mix of deciduous shade trees and coniferous trees				
Proposed landscaping trees are a minimum 2" caliper in size				
Proposed landscaping includes a mix of trees and shrubs as well as groundcover				
Landscaping is visible from public thoroughfares to the extent practicable				
No plants are listed on the Oregon City Nuisance Plant List				
No bark mulch may be placed outside of the canopy of shrubs or further than 2' from the base of trees				
Landscaping will be installed according to accepted planting procedures, according to American Nurseryman Standards				
Landscaping complies with the traffic sight restrictions and clear vision area identified in OCMC Chapter 10.32				

Staff Only

Standards met? Yes No Not Applicable Initial _____

4.2: Parking Lot Landscaping

Does the proposal include changes to parking lot landscaping? If so, please complete this section. If not, please proceed to the next section. Yes No

Perimeter Parking Lot Landscaping

Perimeter parking lot landscaping is defined as the five-foot wide landscaped planter strip located on the perimeter of all parking lots located adjacent to the right-of-way and/or adjoining properties. Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.

Not applicable. If no changes to perimeter parking lot landscaping are proposed, please proceed to Parking Area/Building Buffer section.

Requirement	Check if Yes	Check if No	Check if no changes are proposed	Staff Confirmation
Perimeter Landscaping is at least 5 feet wide				
Trees must be spaced a maximum of thirty-five feet apart.				
One tree in either side of the entryway is required.				
Parking lot trees shall be offset from street trees.				
Groundcover shall be spaced a maximum of 16" apart (on center).				
An evergreen hedge screen of 30" high is required.				

The shrubs may not be spaced more than 4' apart on average, though visual breaks, no more than 5' are required every 30' for evergreen hedges abutting the public right-of-ways.				
The hedge/shrubs shall not be closer than 2' from the right-of-way.				
The hedge/shrubs shall be parallel to the right-of-way.				

Staff Only

Standards met? Yes No Not Applicable Initial _____

Parking Area/Building Buffer Landscaping

Building buffer landscaping is defined as the landscaping separating buildings onsite from the parking lot.

Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following. Check which is used.

Not applicable. If no changes to perimeter parking lot landscaping are proposed, please proceed to Interior Parking Lot Landscaping section.

Requirement	Check if Yes	Check if No	Check if no changes are proposed	Staff Confirmation
The landscaped area shall be a minimum of 5' in width or the walkway must be 7 feet with 3x5 tree wells.				
Trees must be spaced a maximum of thirty-five feet apart.				
One tree in either side of the entryway is required.				
Parking lot trees shall be offset from street trees.				
Groundcover shall be spaced a maximum of 16" apart (on center).				
An evergreen hedge screen of 30" high is required.				
The shrubs may not be spaced more than 4' apart on average, though visual breaks, no more than 5' are required every 30' for evergreen hedges abutting the public right-of-ways.				

Staff Only

Standards met? Yes No Not Applicable Initial _____

Interior Parking Lot Landscaping

Interior parking lot landscaping is defined as the landscaping located inside of the surfaced area used for on-site parking and maneuvering.

Not applicable, no changes to interior parking lot landscaping are proposed.

Requirement	Check if Yes	Check if No	Check if no changes are proposed	Staff Confirmation
Surface parking lots with more than five parking stalls shall include at least 45 square feet of interior parking lot landscaping per parking stall				

A minimum of one tree is required for every 4 parking spaces.				
A minimum of 1.5 shrubs is required for every parking space.				
No more than eight contiguous parking spaces may be created without an interior landscape strip between them.				

Staff Only

Standards met? Yes No Not Applicable Initial _____