

ORDINANCE NO. 1648

(An Ordinance Adding Sections 17.04.130 through 17.04.200
Relating to Landscaping Standards for
Multi-family, Commercial and Industrial Developments)

The City of Hood River ordains as follows:

Chapter 17.04 of the Hood River Municipal Code is hereby amended to add the following sections:

Chapter 17.04.130 Scope. Landscaping standards apply to all new multi-family, commercial and industrial uses.

17.04.140 Procedure. A landscaping plan shall be submitted to the Planning Director at the time of application for a building permit for all new multi-family, commercial and industrial uses.

A. The Planning Director shall review all landscaping plans for compliance with the provisions of this ordinance and notify the property owner of deficiencies in a submitted plan.

B. A building permit shall not be issued until a landscaping plan has been approved by the Planning Director.

C. The Planning Director may submit a landscape plan for review by the Planning Commission.

D. Required landscaping shall be in place prior to issuance of a certificate of occupancy.

E. A property owner shall be responsible for the establishment and maintenance of landscaping. All required landscaped areas shall be maintained according to the approved landscaping plan.

17.04.150 Contents of Landscaping Plan. A landscaping plan submitted to the Planning Director as required by this ordinance shall provide the following:

1. Project name.
2. Vicinity map.
3. Scale (scale shall be at least one inch equals 50 feet or larger).
4. North arrow.

5. Date.
6. Street names and locations of all existing and proposed streets within or on the boundary of the proposed development.
7. Lot layout with dimensions for all lot lines.
8. Location and use of all proposed and existing buildings, fencing, and structures within the proposed development.
9. Location, size, and use of all contemplated and existing public areas within the proposed development.
10. Location of all parking areas and all parking spaces.
11. Location of all existing natural features, including but not limited to, any existing trees of a caliper greater than three (3) inches, and any natural drainage ways or creeks existing on the site, any outcropping of rocks, boulders, etc. Indicate any contemplated modifications to a natural feature.
12. Location, type, variety, size, and other pertinent features of the proposed landscaping and planting.
13. Plan for water system.
14. The total square footage of all landscaped areas.

The submitted site plan shall be an effective means for evaluating whether the chosen plant materials will:

- A. Survive in the climate and soils of the proposed site;
- B. Satisfy the functional objectives of landscaping as detailed in this ordinance, including erosion control, screening and shade within a reasonable time.

17.04.160 General Landscaping Standards. The following landscaping standards apply to all new multi-family, commercial and industrial uses.

- A. The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.

B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

C. Landscaping in parking areas shall be designed to guide traffic movement and lessen the visual dominance of parking.

D. Plants that minimize upkeep and maintenance shall be selected.

E. Plants shall complement or supplement surrounding natural vegetation.

F. Plants chosen shall be in scale with building development.

G. Minimum landscaping as a percent of gross site area shall be as follows:

<u>ZONE</u>	<u>PERCENT</u>
Multi-family	20
Commercial	15
Industrial	15

H. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 1-1/2 inches, and be adequately staked for planting.

I. Evergreen trees shall be a minimum of three (3) feet in height, fully branched and adequately staked for planting.

J. When used as a visual screen, shrubs shall be a minimum 18 inches in height and spaced not more than four (4) feet apart for planting.

K. Ground cover, defined as living material and not including bark chips or other mulch, shall be planted on a maximum 18 inches on center between plants and rows.

L. Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

M. Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

N. Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

O. Trees shall not be planted closer than 2-1/2 feet from the face of the curb except at intersections, where it should be 5 feet from the curb in a curb return area.

P. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

Q. Trees shall not be planted within 2 feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least 4 feet by 4 feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, paver blocks, cobblestones, or ground cover.

R. Trees, as they grow, shall be pruned to their natural form to provide at least 9 feet of clearance above sidewalks and 12 feet above street roadway surfaces.

S. The preservation of existing trees shall be encouraged. Sidewalks of variable width and elevation may be utilized to save existing trees, subject to approval by the City Engineer.

T. Vision clearance hazards shall be avoided. Potential conflicts with landscaping and vision clearance shall be reviewed on a case-by-case basis.

U. Street trees shall be subject to Chapter 13.12, Street Trees, of the Hood River Municipal Code.

17.04.170 Guidelines for Multi-Family Uses. In addition to the landscaping standards set forth in Sections 17.04.150 and 17.04.160, the following standards should apply to all new multi-family developments:

1. Orientation. Residential buildings should have their primary orientation toward the street rather than the parking area. Buildings should be set back from the street according to ordinance. Buildings should be accessed from the street and the sidewalk. When practical, parking areas should not be located between buildings and the street.
2. Streetscape. Street tree species shall be either from an approved city list, or in lieu of such list, by the City Engineer. Street trees proposed within the urban renewal district shall be determined by Urban Renewal's approved design standards. Trees shall be placed at a maximum of 30 foot intervals for that portion of the development paralleling the street, or as otherwise approved by the Planning Commission or its designee.
3. Lighting. Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime are accented. Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones or dwellings, nor be unnecessarily bright.
4. Parking Layout. Parking for residents should be located so that distances to dwellings are minimized; however, avoid designs where parking areas immediately abut dwelling units because there is little or no transition from public to private areas.

17.04.180 Guidelines for Commercial Development. In addition to the landscaping standards set forth in Sections 17.04.150 and 17.04.160, the following standards should apply to all new commercial developments:

1. Orientation. Commercial buildings should have their primary orientation toward the street rather than the parking area.

2. Streetscape. Street tree species shall be either from an approved city list, or in lieu of such list, by the City Engineer. Street trees proposed within the urban renewal district shall be determined by Urban Renewal's approved design standards. Trees shall be placed at a maximum of 30 foot intervals for that portion of the development paralleling the street, or as otherwise approved by the Planning Commission or its designee.
3. Lighting. Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime, such as storage and service areas, are accented. Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones or dwellings, nor be unnecessarily bright.
4. Parking Layout. Parking areas should be located behind buildings or on one or both sides. Parking areas should be adequately screened and buffered from adjacent uses.

17.04.190 Guidelines for Industrial Development. In addition to the landscaping standards set forth in Sections 17.04.150 and 17.04.160, the following standards should apply to all new industrial developments:

1. Orientation. Industrial buildings should have their primary orientation toward the street rather than the parking area.
2. Streetscape. Street tree species shall be either from an approved city list, or in lieu of such list, by the City Engineer. Street trees proposed within the urban renewal district shall be determined by Urban Renewal's approved design standards. Trees shall be placed at a maximum of 30 foot intervals for that portion of the development paralleling the streets, or as otherwise approved by the Planning Commission or its designee.
3. Lighting. Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime, such as storage and service area, are accented. Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones or dwellings, nor be unnecessarily bright.
4. Parking. Parking areas should be located behind buildings or on one or both sides. Parking areas should be adequately screened and buffered from adjacent uses. Customer and visitor parking should be easily accessed.

17.04.200 Violation. Failure to comply with the standards subsequent to issuance of the sign permit for new construction shall constitute a violation of these regulations and be subject to the penalty and abatement proceedings prescribed under Chapter 17.10 of the Hood River Municipal Code.

Read for the first time: December 16, 1991.

Read for the second time: December 16, 1991.

PASSED by the Council of the City of Hood River this 16th day of December, 1991.


Jay Reynolds, City Recorder

APPROVED by the Mayor of the City of Hood River this 20th day of December, 1991.


Glenn P. Taylor, Jr.
—Mayor