

ORDINANCE NO. 1676

(An Ordinance Amending Sections 17.04.130, 17.04.140, 17.04.160 and 17.04.170 and repealing Sections 17.04.180 through 17.04.200)
Relating to Landscaping Standards for
Multifamily, Commercial and Industrial Developments)

The City of Hood River ordains as follows:

Sections 17.04.130 through 17.04.170 of the Hood River Municipal Code are hereby amended to read as follows:

Sections:

17.04.130 Scope
17.04.140 Procedure
17.04.150 Contents of Landscaping Plan
17.04.160 General Landscaping Standards
17.04.170 Violation

17.04.130 Scope. Landscaping standards apply to all new multifamily, commercial and industrial uses, *and parking lots of 4 spaces or more.*

17.04.140 Procedure. A landscaping plan shall be submitted to the planning director at the time of application for a building permit, conditional use permit, or site plan review for all new multifamily, commercial, industrial uses *and parking lots of 4 spaces or more.*

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, *conditional use permit, or site plan review* shall not be issued until a landscaping plan has been approved by the planning director.

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

D. 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 identify the placement and type of plant materials to provide 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 and parking lots of 4 or more spaces.

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 planted in combination along the perimeter and in the interior of the lot and shall be designed to guide traffic movement and lessen the visual dominance of the lot.

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	
<i>Parking lots</i>		<i>Requirement of base zone.</i>
<i>*Central Business District (excluding parking lots)</i>	5	

** Central Business District shall be defined as the area enclosed by the following, inclusive:*

*North - Industrial Avenue
South - State Avenue*

*East - Front Avenue
West - 7th Street*

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. 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 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.

S. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the City Engineer.

T. Vision clearance hazards shall be avoided. No landscaping shall be placed within street rights-of-way.

17.04.170 Violation. Failure to comply with the standards subsequent to issuance of the building 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.

Sections 17.04.180 through 17.04.200 are hereby repealed.

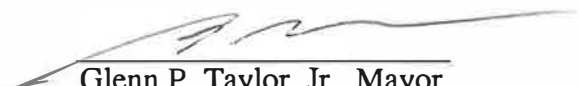
Read for the first time: 11/9/92, 1992.

Read for the second time: 11/9/92, 1992.

PASSED by the Council of the City of Hood River this 9th day of November, 1992.


Jay Reynolds, City Recorder

APPROVED by the Mayor of the City of Hood River this 9th day of November, 1992.


Glenn P. Taylor, Jr., Mayor