Commentary is for information only.
Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

Public Review Draft: CPA-25-00461
Date: October 30, 2026

ORDINANCE NO. X

PUBLIC REVIEW DRAFT
AMENDMENTS TO VOLUME 3: DEVELOPMENT CODE OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING UPDATES TO THE CITY OF GRESHAM TREE REGULATIONS.

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 3, Development Code, Article 3 General Terms, Section 3.0100 Definitions, is amended as follows:

Proposed Text Amendment	***Commentary***
3.0102 List of Terms *** Arborist • Certified Arborist • ~~Consulting Arborist~~ • Registered Consulting Arborist *** Block Broadleaf Tree – *See Tree* *** Civic Neighborhood Design District – *See Design District* ~~Clear Cutting – *See Tree Related Definitions,* ***Section 3.0150***~~ *** Congregate Housing Conifer Tree – *See Tree* Construction Contractor	*Update to align with changes made to arborist definitions* *Technical revision to align with standardized tree terminology in Table 9.1042* *Clear Cutting definition is deleted as the term is no longer used* *Technical revision to align with standardized tree terminology in Table 9.1042*

~~Consulting Arborist – *See Arborist*~~ *** Crosswalk	*Consulting Arborist definition replaced with Registered Consulting Arborist*
~~Crown Cover – *See Tree Related Definitions,* ***Section 3.0150***~~ *** Deciduous	*Crown cover definition is deleted as the term is no longer used* *Deciduous tree definition removed to align with standardized tree terminology in Table 9.1042*
~~Deciduous Tree – *See Tree*~~ *** Downtown Design District – *See Design District* ~~Dripline – *See Tree Related Definitions,* ***Section 3.0150***~~ *** Evergreen	*Dripline definition is deleted as the term is no longer used*
~~Evergreen Tree – *See Tree*~~ Exempt Tree – *See Tree* *** Maintain	*Revising meaning and use of Evergreen to align with standardized tree terminology in Table 9.1042* *Definition for Exempt Tree added*
~~Major Tree – *See Tree*~~ *** Non-Conforming Use	*Major tree definition is deleted as the term is no longer used*
Non-Exempt Tree- *See Tree* *** Offices Off-Site Tree *** Perennial (or Perennial Plant)	*Definitions for Non-Exempt Tree and Off-Site Tree are added to define these new terms*
~~Perimeter Tree – *See Tree*~~ ***	*Perimeter tree definition is deleted as the term is no longer used*

Publicly Accessible Open Space ~~Qualified Arborist – *See Arborist*~~ *** Registered Consulting Arborist, *See Arborist* ~~Regulated Tree – *See Tree*~~ *** Repair Sign – *See Signs* ~~Required Tree – *See Tree*~~ *** Severe Crown Reduction – *See Tree Related Definitions,* ***Section 3.0150*** ~~Shade Tree – *See Tree*~~ *** Transportation Facility Tree • Broadleaf Tree • Buffer Tree • ~~Canopy Tree – *See Shade Tree*~~ • Conifer Tree • Dangerous Tree – *See Overlay District Definitions.* ***Section 3.0120*** • Dead Tree • ~~Deciduous Tree~~ • ~~Evergreen Tree~~ • Exempt Tree • Habitat Tree • Hazardous Tree • ~~Hogan Cedar Tree~~ • Imminent Hazard Tree • Landscape Tree • ~~Major Tree~~ • Native Tree • Non-Exempt Tree • Non-Native Tree • ~~Ornamental Tree~~ • Off-Site Tree • Parking Lot Tree • ~~Perimeter Tree~~ • ~~Regulated Tree~~ • ~~Required Tree~~	*Qualified Arborist definition is deleted as part of clarification of arborist credentials* *Regulated and required tree definitions are deleted as the terms are no longer used* *Shade tree definition is deleted as the term is no longer used* *Broadleaf Tree and Conifer Tree definitions replace Deciduous Tree and Evergreen Tree definitions to align with standardized terminology in Table 9.1042* *Canopy tree term is deleted as the definition is no longer used* *Exempt Tree definition is added to describe this new term* *Hogan Cedar Tree term is deleted as the definition is no longer used* *Major tree term is deleted as the definition is no longer used* *Non-Exempt Tree definition is added to clarify this new term* *Ornamental Tree term is deleted as the definition is no longer used* *Off-Site Tree definition is added to clarify this new term*

DRAFT

• Setback Tree • ~~Shade Tree~~ • Significant Tree, Significant Grove • Site Tree • Street Tree • Tree Caliper • ~~Tree Head Height~~ Tree Caliper – *See Tree* ~~Tree Head Height – *See Tree*~~ Tree Protection Plan – See Tree Related Definitions, **Section 3.0150** Tree Removal – *See Tree Related Definitions,* ***Section 3.0150*** Tree Removal, Protection, and Revegetation Plan – See Tree Related Definitions, **Section 3.0150** *** **Tree Related Terms** • ~~Clear Cutting~~ • Critical Root Zone • ~~Crown Cover~~ • Diameter Breast Height • ~~Dripline~~ • Pruning • Severe Crown Reduction • Stand • Tree Protection Plan • Tree Protection Zone • Tree Removal • Tree Removal, Protection, and Revegetation Plan • Tree Survey • Tree Topping • Tree Well • ~~Urban Forest~~ ***	*Perimeter, regulated, and required tree terms are deleted as definitions are no longer used* *The term Shade Tree is deleted as the definition is no longer used* *The term Tree Head Height is deleted as the definition is no longer used* *Definition added to clarify requirements* *Definitions added and removed to support proposed code amendments; align with the proposed terms and usage*
3.0103 General Terms and Definitions *** **Approved Tree List.** ~~Trees approved by the City for the available planting space for required~~	*These revisions are to specify that the Approved Tree List is to meet code*

~~Street Trees, Parking Lot Trees and Buffer Trees.~~ A lists of trees that have been pre-approved by the City for the Community Development Code's required trees, such as Street Trees, Parking Lot Trees, Buffer Trees, and other Site Trees. *** **Arboriculture.** The care and maintenance of trees. **Arborist.** A person possessing the education and technical competence through experience and related training to provide for or supervise the management of trees in a landscape setting. • **Certified Arborist.** An individual who is certified as an arborist by the International Society of Arboriculture (ISA) with a current and active ISA certification number. ~~A Certified Arborist will agree in writing to perform all work in accordance with ANSI A300 standards such as pruning, treating or removing trees.~~ • **Registered Consulting Arborist.** A professional in arboriculture who is a member of the American Society of Consulting Arborists (ASCA) ~~or~~ and International Society of Arboriculture (ISA) ~~and is qualified to bring a comprehensive, objective viewpoint to the diagnosis, appraisal, and evaluation of arboricultural issues~~ with a current and active ASCA registration number. *** **Block.** A parcel of land bounded by streets, railroad rights-of-way, parks, unsubdivided acreage, or a combination thereof. **Broadleaf Tree.** *See Tree Related Definitions. **Section 3.0150*** **Buffer.** An area abutting the property line intended to provide separation between uses that reduces the impacts on adjacent uses. the horizontal distance may include screening and	*required planting requirements for required trees and to meet Design Standards and Guidelines* *Arborist definitions updated to accurately reflect arborist qualifications and levels*

DRAFT

landscaping such as trees, shrubs, ground cover, fences, walls, and berms.	*Reference is added to reflect current terminology used*
Buffer Tree. *See Tree* <u>*Related Definitions, **Section 3.0150***</u>	*Buffer Tree definition is moved to Section 3.0150 for clarity*
***	
Civic Neighborhood Design District. *See Design District.*	
~~**Clear Cutting.** *See Tree Related Definitions, **Section 3.0150***~~	*Clear Cutting definition is deleted because this term is no longer used*
***	
Congregate Housing. Housing in which each adult resident has a private or shared bedroom or living quarters and shares with other adult residents a dining room, recreational room, and other common areas (ORS 443.480(3)).	
<u>**Conifer Tree.** *See Tree Related Definitions, **Section 3.0150***</u>	
Construction Contractor. A general contractor or builder engaged in the construction of buildings or components of buildings, as well as heavy construction contractors engaged in activities such as paving, highway construction and utility construction. This use may include inside or outside storage of materials and equipment.	*Reference added for new Conifer Tree definition*
~~**Consulting Arborist**. *See Arborist.*~~	
***	
Crosswalk. A portion of the public right-of-way or private drive or roadway used primarily for pedestrian travel through or across any portion of a transportation facility.	*Consulting Arborist definition is deleted to reflect updated terminology*
~~**Crown Cover.** *See Tree Related Definitions, **Section 3.0150.***~~	
***	
Dead-End Street. A street or series of streets which can be accessed from a single street. Dead-end streets can be either temporary (intended for future extension) or permanent.	*Deleted because the term crown cover is no longer used*
Deciduous ~~A plant with foliage that is shed annually.~~ <u>Varieties of plants (including groundcover, shrubs, and trees) with foliage that is shed annually.</u>	
***	

Downtown Design District. *See Design District.* ~~**Dripline.** *See Tree Related Definitions,* ***Section 3.0150.***~~ *** **Evergreen** Varieties of plants (including groundcover, shrubs and trees) with foliage that persists and remains green year-round. **Exempt Tree**. *See Tree Related Definitions,* ***Section 3.0150.*** *** **Gross Lot Area.** The total area of a subject lot or lots prior to dedications associated with the subject review. No subtractions are considered for Overlay Districts, easements, or other encumbrances. *** **Hardscape.** Non-plant landscape materials, including paths, decorative pavers, benches, drinking fountains, arbors, pergolas, playgrounds, plazas, and similar amenities. **Hazardous Tree (or Hazard Tree).** *See Tree Related Definitions,* ***Section 3.0150.*** ~~A tree that is dead, dying tree, or an unstable live tree (due to disease, structural defects or other factors) that is within striking distance of a target, such as people or property; or has been diagnosed with a lethal pathogen recognized by a Consulting Arborist to present significant contagion risk to adjacent trees. A Hazard Tree has the potential to cause property damage, personal injury or fatality in the event of a failure.~~ *** **Historic and Cultural Landmark.** A site, building, structure, district, or object found to be of historic significance because it meets the criteria in the Community Development Code for being added to the Historic and Cultural Landmarks List. These include being associated with a significant historical person or a significant past event; having distinctive architectural features representative of an architectural period or a method /type of	*Updated to clarify definition* *Deleted because the term is no longer used* *Reference is added to the new definition of Exempt Tree, this is a new term* *The definition for Gross Lot Area is added to clarify new code standards* *Definition moved to Section 3.0150 for clarity*

DRAFT

construction; or likely to yield information important in prehistory or history. • **Class 1 Historic and Cultural Landmarks.** The most significant historic resources (site, building, structure, district, or object) found on the Historic and Cultural Landmarks List and include all resources that are also listed on the National Register of Historic Places. The exteriors of Class 1 Landmark buildings have been relatively unaltered since the time they were built and closely resemble their historic appearance. • **Class 2 Historic and Cultural Landmarks.** Historic resources (site, building, structure, district or object) found on the Historic and Cultural Landmarks List that are of lesser significance than Class 1 Historic and Cultural Landmarks but are still of considerable value to the community because of their age or architecture. In general, the exterior appearance of Class 2 Landmark buildings have been altered to a greater degree than Class 1 Landmarks since the time they were built.	
~~**Hogan Cedar Tree.** *See Tree.*~~ *** **Immediate Care Facility.** *See Elderly Housing.*	*Hogan Cedar Tree deleted because the term is no longer used*
Imminent Hazard Tree. *See Tree <u>Related Definitions, **Section 3.0150**</u>* *** **Maintenance, Sign.** *See Signs.* ~~**Major Tree.** *See Tree*~~ *** **Muntin.** A vertical member between the casements or panels of a window or panels of a screen. **<u>Native Tree.</u>** *<u>See Tree Related Definitions, **Section 3.0150**</u>* *** **Non-Conforming Use**. A use of land lawfully existing at the time of the Community Development Code was enacted, but which is not listed as a permitted land use in the current land use district for the site in question.	*Imminent Hazard tree definition is moved to Section 3.0150 for clarity* *Major tree is deleted as the term is no longer used* *Reference for Native Tree added for new definition*

DRAFT

Non-Exempt Tree. *See Tree Related Definitions,* ***Section 3.0150***	
Non-Native Tree. *See Tree Related Definitions,* ***Section 3.0150***	*References added for new definitions, Non-Exempt Tree and Non-Native Tree are new terms.*
***	
Offices. A room or group of rooms used for conducting affairs of a business, profession, service, industry, or government.	
Off-Site Tree. *See Tree Related Definitions,* ***Section 3.0150***	
***	*Reference added for new Off-Site Tree definition; this is a new term.*
Ordinary High-Water Mark. *See Overlay District Definitions,* ***Section 3.0120.***	
~~**Ornamental Tree.** *See Tree.*~~	
***	*Ornamental Tree is deleted as the term is longer used.*
Parking Lot. Pavement/hard surface area and associated circulation routes dedicated to parking vehicles off-street or beyond the right of way, either free or for a fee. Parking areas for single detached dwellings and middle housing are not parking lots except specified in **Sections 7.0431** and **7.0440** where shared parking areas are provided.	
Parking Lot Tree. *See Tree Related Definitions,* ***Section 3.0150***	
***	*Parking Lot Tree term is added to reference new definition.*
Pennant Sign. *See Signs.*	
~~**Perimeter Tree.** *See Tree.*~~	
***	*Perimeter tree is deleted as the term is no longer used.*
Publicly Accessible Open Space. An open space area that is typically developed as part of a project and is intended for and accessible for public use. The area may include a variety of types of spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens. These open spaces are often located and designed to encourage and concentrate activity on a site.	
~~**Qualified Arborist.** See Arborist.~~	
***	*Qualified Arborist term is deleted since there is no definition for a Qualified Arborist*
Registered Consulting Arborist. *See Arborist.*	

~~**Regulated Tree.** *See Tree.*~~ *** **Setback Adjustment.** *See Overlay District Definitions**, Section 3.0120.*** **Setback Tree.** *See Tree Related Definitions,* ***Section 3.0150*** **Severe Crown Reduction.** *See Tree Related Definitions, **Section 3.0150.*** ~~**Shade Tree.** *See Tree.*~~ *** **Side Yard.** *See Yard.* **Significant Tree, Significant Grove.** *See Tree Related Definitions, **Section 3.0150*** *** **Site Plan.** A plan, prepared to scale, showing accurately and with complete dimensions all the uses proposed for a parcel of land and other information as required by specific sections of this code. **Site Tree.** *See Tree Related Definitions,* ***Section 3.0150*** *** **Street, Road or Highway.** The portion of a public right-of-way that is open, used or intended for use by the general public for vehicles or vehicular traffic, including bridges, viaducts, other structures and any paved, graveled or dirt shoulder. Descriptions, classifications, and standards for streets, roads, or highways under City jurisdiction, are in the City's Transportation System Plan. **Street Tree.** *See Tree Related Definitions,* ***Section 3.0150*** *** **Transportation Facility.** A physical facility that is used to accommodate the movement of people or goods. Transportation facilities include, but are not limited to: sidewalks, paths, streets, roads, and highways. Transportation	*it is covered by the term and definition for Certified Arborist.* *Regulated Tree is deleted because this term is no longer used* *Reference for new Setback Tree definition is added* *Shade Tree is deleted because this term is no longer used* *Significant Tree definition is moved to Section 3.0150 for clarity* *Site Tree definition moved to Section 3.0150 for clarity.* *Street Tree definition moved to Section 3.0150 for clarity*

DRAFT

facilities do not include electricity, wastewater, and water systems. ~~**Tree.** A large, perennial woody plant generally having a self-supporting stem, trunk or multi-trunks and numerous branches. Hedges and arborvitae are not considered trees.~~ • ~~**Buffer Tree.** An evergreen or deciduous tree that has been approved as part of a buffering and screening plan.~~ • ~~**Dead Tree.** A tree, as determined by a Certified Arborist, that has been damaged beyond repair or is in an advanced state of decline where an insufficient amount of live tissue, green leaves, limbs or branches exists to sustain life.~~ • ~~**Deciduous Tree.** A tree typically with broad, flat leaves that normally sheds leaves annually and becomes dormant for some period of time.~~ • ~~**Evergreen Tree.** A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.~~ • ~~**Habitat Tree.** A tree either living or dead that provides nesting space for birds and/ or hollows for cavity dwellers and perches for those animals using the area for foraging or living space.~~ • ~~**Hazardous Tree.** A tree that is a dead, dying tree, or an unstable live tree (due to disease, structural defects or other factors) that is within striking distance of a target, such as people or property; or has been diagnosed with a lethal pathogen recognized by a Consulting Arborist to present significant contagion risk to adjacent trees. A Hazard Tree has the potential to cause property damage, personal injury or fatality in the event of a failure.~~ • ~~**Hogan Cedar Tree.** A unique form of *Thuja plicata*, the western red cedar, which grows naturally only in the Gresham area. The population center is located approximately where Hogan Road meets Johnson Creek.~~	*Definition and sub-definitions for Tree have been moved to Section 3.0150. Additionally, some additions and deletions have been made to reflect current terminology and for clarity.*

DRAFT

• ~~**Imminent Hazard Tree.** A hazard tree where more than 30 percent is estimated to fall within 72 hours into the public right-of-way or onto a target that cannot be protected, restricted, moved or removed.~~ • ~~**Landscape Tree.** A tree that was approved as part of a landscaping plan, including "site" trees per Article 7.~~ • ~~**Major Tree.** A tree that has a 12-inch DBH or greater (30-inches diameter at breast height for Trees First Policy). Major trees are those that contribute to the landscape character of the area, including Douglas-fir, red cedar, redwood, giant sequoia, oak, ash, birch, and maple. Major trees are typically suitable for retention next to streets and are not of a species that would likely create a public nuisance, hazard, or maintenance problem.~~ • ~~**Native Tree.** A tree that is endemic (indigenous) to Oregon, occurring naturally in the area.~~ • ~~**Non-Native Tree.** For purposes of tree removal, any tree (including shade trees) that originated as nursery stock and that does not qualify as a native Oregon tree.~~ • ~~**Ornamental Tree.** A tree that is generally less than 25 feet tall at maturity and used in a landscape setting for decorative or aesthetic purposes.~~ • ~~**Parking Lot Tree.** A tree which was approved as part of a parking lot plan.~~ • ~~**Perimeter Tree.** An existing tree that has a Diameter at Breast Height (DBH) of 8 inches or greater, located within 5 feet of either side of a property line. Does not include trees on developed single detached dwelling or middle housing lots, in the public right-of-way or within 5 feet of the public right-of-way.~~ • ~~**Regulated Tree.** A tree that has a Diameter at Breast Height (DBH) of 8 inches or greater, including trees located in the Special Purpose Overlay Districts. Regulated Trees are not Required Trees or Significant Trees.~~	

DRAFT

~~• **Required Tree.** A protected tree subject to specific standards for removal and replacement that include Street Trees, Buffer Trees, Perimeter Trees, Landscape Trees and Parking Lot Trees of any size and other trees required to be planted by the Development Code. Required Trees are not Regulated Trees.~~ ~~• **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.~~ ~~• **Significant Tree; Significant Grove.** A tree or group of trees that have been designated by the City as having unique importance, and subject to the Significant Tree Regulations of **Section 9.1000**, Tree Regulations.~~ ~~• **Site Tree.** Any tree located within the property boundaries of a site. *See Site Definition, **Section 3.0103**.*~~ ~~• **Street Tree.** A tree located in the public right-of-way between the curb, or edge of roadway, and the property line and trees located in a median. Trees located within a public right-of-way where no roadway exists are not considered street trees.~~ ~~• **Tree Caliper.** An ANSI (American National Standards Institute) standard for the measurement of nursery trees. For trees up to 6 inches in diameter, caliper is measured at 6 inches above the ground level. Trees that are 6 to 12 inches in diameter, caliper is measured at 12 inches above the ground. For nursery stock above 12 inches in diameter, a DBH measurement is used (see Diameter Breast Height).~~ ~~• **Tree Head Height.** A measurement from the ground to the lowest limb for a street tree.~~ **Tree Caliper.** *See Tree Related Definitions, **Section 3.0150*** ***	*Reference is added because the definition for Tree Caliper was moved to Section 3.0150 for clarity*
3.0150 Tree Related Terms and Definitions	

DRAFT

The following definitions apply to Tree-related applications, including but not limited to Section 9.1000, Tree Regulations.	
• ~~**Clear Cutting**. Any tree removal which leaves fewer than an average of 1 tree per 1,000 square feet of lot area, well-distributed throughout the entirety of the site. This definition does not apply to sites that have fewer than an average of 1 tree per 1,000 square feet of lot area at the time development is proposed, except for sites from which the current owner or the proposed developer or his or her representative has removed Regulated Trees in excess of the number that may be removed without a development permit under **Section 9.1013** of the Development Code.~~	*Clear cutting definition removed to reflect removal of clearcutting standards in Section 9.1000*
• **Critical Root Zone**. ~~A protection~~ The area beneath a tree~~ containing sufficient roots required for future tree health and stability and~~ delineated by a circle with a minimum radius of 1 foot for each 1~~"~~ inch of trunk diameter (see ~~DBH~~ Diameter Breast Height), measured horizontally from the base of the tree.	*Updated to clarify that Critical Root Zone refers to the default area for tree protection, versus the effective Tree Protection Zone which may be smaller. CRZ is used as part of determining impacted areas and as part of determining the necessary Tree Protection Zone.*
• ~~**Crown Cover**. The area within the drip line or perimeter of the foliage of a tree.~~	*Crown cover definition is deleted to align with removal of the definition of dripline*
• **Diameter Breast Height (DBH).** The diameter measurement of the trunk or stem of a tree at a height 4.5 feet above the ground level at the base of the tree. Trees growing on slopes are measured at the mid-point between the up-slope and down-slope sides. For multi-stemmed trees, the size is determined by measuring all the trunks at 4.5 feet, and then adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.	
• ~~**Dripline**. An imaginary line along the ground that reflects the outermost extent of foliage of a tree extended vertically to the ground. The dripline radius is typically measured at~~	*The definition of dripline is replaced with critical root zone*

~~approximately one foot away from the trunk of the tree for each inch of tree diameter.~~ • **Pruning**. The removal of branches, water sprouts, suckers, twigs, or branches. Major pruning entails the removal of branches three inches in diameter or greater. ~~Major pruning also includes root pruning and removal of branches and limbs that would constitute 20% percent or more of the trees' foliage area. Minor pruning includes removal of deadwood and pruning less than 20% of the tree's foliage area~~.	*Standards embedded in this definition related to "major pruning" have been moved to Section 9.1000 where relevant. "Minor pruning" is not used.*
• **Severe Crown Reduction**. The ~~specific~~ reduction in the overall size of a tree and/or the severe internodal cutting back of branches or limbs to stubs within the tree's crown to such a degree as to remove the normal tree canopy and disfigure the tree. Severe crown reduction is not a form of pruning that is consistent with applicable ANSI (American National Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices. It is also commonly referred to as topping.	. *F definition is updated for clarity and to reference current ANSI standards*
• **Stand**. ~~As applied to trees, a group of two or more trees growing in a continuous area. Tree grove is~~ A group of six or more trees with a diameter at breast height of at least 12 inches that form a continuous canopy . Trees planted in rows as part of orchards, nurseries, tree farms, and allées are not part of a stand.	*Stand definition is updated to be clear and objective*
Tree. A large, perennial woody plant generally having a self-supporting stem, trunk or multi-trunks and numerous branches. Hedges and arborvitae are not considered trees. • **Broadleaf Tree.** A tree typically with broad, flat leaves. Most broadleaf tree species shed all their leaves annually and are classified as angiosperms. • **Buffer Tree.** A coniferous or broadleaf tree that has been approved as part of a buffering and screening plan.	*Tree definitions were moved from General definitions to Tree Related Terms and Definitions; they were updated to nest the terms and to align with how these terms are now used*

DRAFT

• **Conifer Tree.** A tree that bears cones and needles or scalelike leaves. Most conifer tree species have foliage that remains alive year round and are classified as gymnosperms. • **Dead Tree.** A tree, as determined by a Certified Arborist, that has been damaged beyond repair or is in an advanced state of decline where an insufficient amount of live tissue, green leaves, limbs or branches exists to sustain life. • **Exempt Tree.** A tree under 8 inches DBH when not in an Overlay District or having been planted to meet a Development Code standard. • **Habitat Tree.** A tree either living or dead that provides nesting space for birds and/ or hollows for cavity dwellers and perches for those animals using the area for foraging or living space. • **Hazardous Tree.** A tree that is a dead, dying tree, or an unstable live tree (due to disease, structural defects or other factors) that is within striking distance of a target, such as people or property; or has been diagnosed with a lethal pathogen recognized by a Registered Consulting Arborist to present significant contagion risk to adjacent trees. A Hazardous Tree has the potential to cause property damage, personal injury or fatality in the event of a failure. The hazard finding must be based on present conditions rather than potential impacts of future development. Trees with high or extreme risk ratings based on a tree risk assessment consistent with applicable ANSI (American National Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices are also Hazardous Trees. • I**mminent Hazard Tree.** A Hazardous Tree where more than 30 percent is estimated to fall within 72 hours into the public right-of-way or onto a target that cannot be protected, restricted, moved or removed. Trees with extreme risk ratings based on a tree risk assessment consistent with applicable ANSI (American National	

Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices are also Imminent Hazard Trees • **Landscape Tree.** A tree that was approved as part of a landscaping plan, including "site" trees per Article 7. • **Native Tree.** A tree that is endemic (indigenous) to Oregon west of the Cascade mountain range, occurring naturally in the area prior to European settlement. • **Non-Exempt Tree.** A tree that is not considered exempt from a tree removal permit based on its size and location. • **Non-Native Tree.** For purposes of tree removal, any tree (including shade trees) that originated as nursery stock and that does not qualify as a Native Tree. • **Off-Site Tree.** A neighboring tree 8 inches DBH or greater and within 10 feet of the property line of a Development Site. • **Parking Lot Tree.** A tree which was approved as part of a parking lot plan. • **Setback Tree.** A tree required to be planted in the designated setback of a property pursuant to Design District standards. • **Significant Tree; Significant Grove.** A tree or group of trees that have been designated by the City as having unique importance, and subject to the Significant Tree Regulations of **Section 9.1000**, Tree Regulations. • **Site Tree.** Any tree located within the property boundaries of a site. Street trees are not classified as Site Trees. *See Site Definition, **Section 3.0103.*** • **Street Tree.** A tree located in the public right-of-way between the curb, or edge of roadway, and the property line and trees located in a median. Trees located within a public right-of-way where no roadway exists are not considered street trees. **Tree Caliper.** An ANSI (American National Standards Institute) standard for the measurement of nursery trees. For trees up to **4** inches in diameter, caliper is measured at 6 inches above the ground level. Trees that are	*New definitions are added to clarify the associated standards*

DRAFT

over 4 inches in diameter, caliper is measured at 12 inches above the ground. • **Tree Protection Plan**. A detailed description of how trees intended to remain after development will be protected and maintained during development that is consistent with applicable ANSI (American National Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices. • **Tree Protection Zone**. ~~The area of protection located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of tree measured at 4.5 feet above ground, or as determined by a Certified Arborist.~~ A designated area required to protect tree health and structural stability consistent with applicable ANSI (American National Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices. • **Tree Removal, Protection, and Revegetation Plan.** A detailed plan required for tree removal, protection, and planting in the Hillside and Geologic Risk Overlay Zone that includes the application requirements in Section 5.0207 of the Community Development Code and is consistent with applicable ANSI (American National Standards Institute) standards and companion ISA (International Society of Arboriculture) Best Management Practices. • **Tree Removal.** The act of removing a tree by digging up or cutting down, or the effective removal through irreversible damage of roots, stems, or crown, including severe crown reduction and tree topping. • **Tree Survey.** A scaled drawing that provides the location of all trees having an eight inch or greater DBH (or 6 inch or greater in applicable Overlay Districts) that designates the common ~~or~~ and botanical	*Text was deleted because how the zone is identified is a standard (not a definition), therefore, it is included in the standards. A more general definition is included.* *Revised to clarify the purpose of tree removal, protection, and revegetation plans in environmental overlays* *Clarifying definition to include trees in overlay districts and to specify information needed in a tree survey* *Language added to clarify the difference between a tree well and planter strip*

name of those trees, ~~and~~ their DBH, and applicable health and structural conditions. • **Tree Topping**. The practice of cutting the dominant central stem or the most ascending branches leaving stubs or lateral branches that are too small to assume the role of a terminal leader. Generally, cutting back the dominant or most ascending stem to a diameter exceeding 15 percent of the tree's diameter at breast height (DBH), or as determined by a Certified Arborist, will be considered topping. • **Tree Well.** A square or rectangular area of limited length ~~space~~ within a sidewalk or other impervious area that has been created specifically as an area for a tree's root system to grow. • ~~**Urban Forest**. Trees within a city located on public and private property that are located within specific urban environments that have particular physical characteristics, provide various benefits and serve different needs~~ ***	*Urban Forest definition is removed as it is not used in any standard in the code*

Section 2. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.0300 Industrial Land Use Districts is amended as follows:

Proposed Text Amendment	*Commentary*
Section 4.0300 Industrial Land Use Districts *** **4.0331 Additional Industrial Land Use District Standards** **B.** Outdoor Uses to be Screened *** **2**. **Landscaped Setback.** All outdoor use and storage areas shall be set back a minimum of 25 feet from abutting public rights-of-way. the property line(s). Within the landscaped setback area trees shall be planted at a spacing of 1 per 30 linear feet and evergreen shrubs shall be planted at a ratio of 40	

shrubs per 100 linear feet of landscape area. New plant material shall meet the standards of **9.0100(G).** ~~**9.0110(E).**~~ When outdoor uses and storage areas are more than 250 feet from abutting public rights-of-way or are behind a building, the landscape setback per this standard is not required. Buffer standards per **Table 9.0111(A)** for abutting uses and **9.0110(F)** ~~**9.0110(D)**~~ Buffers across streets, may also be applicable. ***	*References are corrected for accuracy.*

Section 3. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1100 Downtown Plan District is amended as follows:

Section 4.1100 Downtown Plan District *** **4.1131 Bonus Elements** *** **B.** For each of the following, an FAR increase of 1.0 shall be granted: **1.** LEED Gold Certification: A development shall be LEED Gold Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Gold Pre-Certification documentation and an annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial. **2.** Structured Parking, On-Grade or Above-Grade: At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed so that no parked cars are visible from the street and active commercial, employment, mixed-use, live/work or residential uses occupy the street level if the structure is on a street frontage. Any wall openings necessary for ventilation shall be screened with decorative metalwork or irrigated planters. Interior	

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lighting shall be shielded to obscure visibility from outside. **3.** Public Plaza: This is an outdoor space available to the public at all times. It shall be equivalent to at least 2 percent of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 20 feet. At least 70 percent of the area shall be paved with stone, brick, unit pavers or textured paving. One tree ~~(with a minimum caliper of 2 ½ inches)~~ shall be provided for every 600 square feet of area. Trees shall be selected from the Approved Tree List and shall meet the tree dimension and spacing standards of **Section 9.1023**. A quantity of one bench or seating unit at least 24 inches wide shall be provided for each 100 square feet of area. Seating placement shall be artfully designed. If a project includes more than one public plaza that meets these standards, each can generate bonus FAR. **4.** Public Greenspace: This is an outdoor space available to the public at all times. It shall be visible and accessible from a public sidewalk. It shall be equivalent to at least 2 percent of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 20 feet. At least 70 percent of the space shall be planted with grass or walkable ground cover. One tree ~~(with a minimum caliper of 2 ½ inches)~~ shall be provided for every 600 square feet of area. Trees shall be selected from the Approved Tree List and shall meet the tree dimension and spacing standards of **Section 9.1023**. One seating unit, which may be in the form of benches or ledges at least 24 inches wide, shall be provided for each 100 square feet of area. If a project includes more than one Public Greenspace that meets these design standards, each can generate bonus FAR. ***	*Edited because the tree planting standards are consolidated in Section 9.1000.* *Edited because the tree planting standards are consolidated in Section 9.1000.*
4.1142 Downtown Street Type Standards **B. Downtown Local** ***	*Changing street trees and street lighting to "shall" so they are required. Adding*

3. There shall be a 4-foot amenity zone provided. This amenity zone ~~may~~ shall consist of street trees~~,~~ and street lighting~~,~~. It may consist of stormwater facilities, landscaping, and/or seating. Street trees shall be planted in accordance with the Street Tree sSandards in **Section 9.1024**.	*reference to the consolidated street tree standards for uniformity of street tree design and planting.*
***	
C. Beech (NE 3rd to NE 7th)	*Changing street trees and street lighting to "shall" so they are required. Adding a reference to the consolidated street tree standards for uniformity of street tree design and planting.*
***	
3. There shall be a 12-foot meandering amenity zone provided. This amenity zone ~~may~~ shall consist of street trees~~,~~ and street lighting~~,~~. It may consist of stormwater facilities, landscaping, and/or seating. Street Trees shall be planted in accordance with the Street Tree Standards in **Section 9.1024.**	
***	
D. Main Ave (Powell to 4th)	*While the trees in the bulb outs do not adhere to the street tree spacing standards, they are required to meet the tree planting sizes. Adding a reference to communicate that.*
***	
6. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections. Street Trees shall be planted in accordance with the Street Tree Standards in **Section 9.1024.**	
***	
E. Stanley	
***	
3. There shall be a 6-foot amenity zone provided. ~~This amenity zone may consist of street trees, stormwater facilities, street lighting, landscaping, and/or seating.~~ This amenity zone shall consist of Street Trees and street lighting. It may consist of stormwater facilities, landscaping, and/or seating. Street Trees shall be planted in accordance with the Street Tree standards in **Section 9.1024.**	*Changing street trees and street lighting to "shall" so they are required. Adding reference to the consolidated street tree standards for uniformity of street tree design and planting.*

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*** **F. Cleveland Avenue (Collector)** *** **3.** There shall be a 6-foot amenity zone provided. ~~This amenity zone may consist of street trees, stormwater facilities, street lighting, landscaping, and/or seating.~~ <u>This amenity zone shall consist of Street Trees and street lighting. It may consist of stormwater facilities, landscaping, and/or seating. Street Trees shall be planted in accordance with the Street Tree standards in **Section 9.1024.**</u> ***	*Changing street trees and street lighting to "shall" so they are required. Adding reference to the consolidated street tree standards for uniformity of street tree design and planting.*

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4.1152 Downtown Design Guidelines and Standards *** **A.1. Integrated Site Planning** *** **Multi-Family** **S5**. Transitions to Lower-Intensity Uses. In DRL-1 and DRL-2: A 10-foot setback shall be provided between a multifamily development and property lines abutting a lot developed with a single detached dwelling. Site obscuring landscaping shall be required, including a 6-foot, solid wood fence or wall with ~~canopy~~ trees planted a maximum 30 feet on center ~~(2.5-inch caliper at time of planting)~~. Trees shall be selected from the Approved Tree List and shall meet the tree dimension and spacing standards of **Section 9.1023**. *** **A.4. Parking, Loading, and Service Areas** *** **All Development** *** **S3.** Parking Structures. Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings. **a.** Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street- facing facades: **i.** A minimum of 50 percent of the ground floor street facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional,	*Updating to reference the standardized tree requitements in section 9.1000 and the Approved Tree List.*

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industrial or residential space shall be a minimum of 30 feet. **ii.** Landscaping in a planter area a minimum of 8 feet in depth, shall be provided using at least shrubs, perennials, and groundcovers, and including ~~canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center;~~ shrubs capable of reaching 5 feet in height at maturity. ~~; and ground cover plantings.~~	*Updated to eliminate the requirement to plant trees in a small planter.*
***	
A.5. Open Spaces **All Development**	
***	
S2. Publicly Accessible Open Space Elements ~~Improvements~~. All publicly accessible open spaces shall incorporate, at a minimum, the following:	*Updating the name of the standard to coordinate with other sections of the Development Code.*
a. At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings; trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.**	
b. At least 30 percent of the area shall be hardscaped with decorative pavers that meet accessibility standards;	*Updated to coordinate with the revision of the tree requirements in Section 9.1000.*
c. At least one bench or seating unit for each 200 square feet of area (seating may be grouped into benches or ledges);	
d. Pedestrian scaled lighting fixtures no taller than 18 feet; and	
e. At least one of the following sustainability elements:	
i. rain gardens;	
ii. a green wall;	
iii. solar powered lights or equipment;	
iv. pervious paving;	
v. ~~at least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species.~~The quantity of site trees in the Site Tree Planting Requirements of **Section 9.1020** shall be exceeded by a minimum of 20 percent.; or	*Updated to remove an option that has never been used. New option is inserted in each design district.*

vi. benches made from recycled materials. *** **A.6. Landscaping** *** **All Development** ***	
G2. Site ~~Landscape~~ Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site and healthy tree canopy for the City. **a.** Landscaping that offers variety in scale, color, and interest shall be provided using ~~canopy~~ trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. ~~Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.~~ A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design. **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees. **c.** ~~Trees shall be secured upon installation to avoid toppling and damage from strong winds.~~ **Standard 9.1023(A)**, which requires that trees be planted at a minimum 1.5 inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Table 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health.	*Renaming standard for consistency across sections.* *Updated to coordinate with the revised standards in Section 9.1000.*
S2. Site ~~Landscape~~ Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area in accordance with the Site Tree Planting Requirements of **Section 9.1020**. Buffer~~, setback, open space, drive,~~ and parking lot	*Renamed for consistency across sections.*

tree requirements may count toward the site tree requirement. ~~See also Section 9.1000.~~ **a.** Site trees shall be selected from the City's Approved Tree List. ~~Site trees must be capable of a height of 25 feet.~~ **b.** ~~Existing regulated Major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.~~ The Site Tree Retention standards of **Section 9.1021** may be applied. **c.** ~~New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ Tree Dimension and Spacing Standards of **Section 9.1023** shall apply.	*Updated to coordinate with the new tree standards in Section 9.1000.*
S3. Plant Sizes. ~~All landscaping~~ Shrubs, ferns, perennials and ground covers shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards): ~~**a**. Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**b**. Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock;~~ **a.** ~~**d**~~. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting; **b.** ~~**e.**~~ Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon in size; **c.** ~~**f.**~~ Perennials shall be a minimum of 1 gallon size; and **d.** ~~**g.**~~ Ground covers shall be well rooted in either flats or a minimum of 1-gallon pots.	*Deleted because tree sizes are addressed in the previous standard.*
***	
All Development, Continued	

G4. Parking Area Landscaping. Parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and reduce the heat island effect of the area. **a.** Landscaping in and abutting the parking area may count toward fulfilling the required landscape percentage. **b.** Parking lot islands, entries, and perimeter areas shall be planted with a variety of types of live plant material appropriate for the space they are planted. **c and d.** Plant materials shall be protected from damage by autos. ~~**d.**~~ **e.** ~~Canopy (shade) trees~~ Trees shall be planted at sufficient quantities and spacing to shade the parking lot pavement and support a healthy tree canopy for the City. ~~**e.**~~ **f.** Additional landscaping, including trees, shall be provided at the parking area entries, enhancing the appearance of highly visible areas and screening parking areas from public rights-of-way. ~~**f.**~~ **g.** Landscaping materials used should be sufficient to cover planting areas year-round**.** ~~**g.**~~**h.** Parking areas shall include internal landscape islands and/or rows to allow for stormwater infiltration, to screen the parking area from surrounding rights-of-way, and to allow for placement of trees to increase hardscape shading to reduce impacts from the heat island effect. ~~**S4**. Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 10 percent of the total hardscape parking area, including driveways and aisles.~~ ~~**a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or rows, major landscape divisions, landscaping on internal streets, and all other landscaped areas that are located within 10 feet of parking modules or stalls.~~	*Editing the guideline to use updated terminology and coordinate with the edited standard.*

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b. A minimum of 70 percent of all parking landscaped areas shall be planted with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **c.** All parking area landscaping shall be designed to ensure autos do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **d.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Recommended Parking Lot Tree list. **e.** Parking area entries shall include a landscaped strip with trees from the City's parking lot tree list at spacing no greater than 30 feet. **f.** Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration. **g.** Developments shall utilize a series of landscaped islands and/or landscaped rows between parking modules. i. Internal landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one landscaped island every twelve spaces. Additional islands or landscaped rows may be required to meet the parking area landscape standards. ii. Internal landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides, and have a minimum length equal to that of adjacent parking stalls less 1 foot. iii. Landscaped rows located between parking modules shall have a width not less than of at least 6 feet including 6 inch curbs. Trees shall be planted on rows at spacing no greater than 30 feet on center. iv. Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 feet on each	

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~~side, and may be rotated to integrate with compact parking stalls.~~ **S4**. Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 10 percent of the total hardscape parking area, including driveways and aisles. **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscape islands or landscape strips, major landscape divisions, landscaping on internal streets or primary internal drives, and all other landscaped areas that are located within 10 feet of parking modules or stalls. **b.** A minimum of 70 percent of all parking landscaped areas shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). When possible, landscape areas shall be designed to capture and treat stormwater runoff from parking areas. Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **c.** All parking area landscaping shall be designed to ensure vehicles do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **d.** Angled or perpendicular parking spaces shall provide extruded curbs (bumper stop) or widened curbs to prevent bumper overhang into interior landscaped strips or walkways. **e.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Approved Tree list. **f.** Parking area entries shall include a landscaped strip with trees from the City's Approved Tree List at spacing no greater than 30 feet. Amenity zone plantings on primary internal drives shall count toward this requirement, if present. **g.** Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration.	*Language is updated so it is better coordinated across design district sections and the parking lot section. Also, to use the updated terms.*

h. Developments shall utilize a series of landscaped islands and/or interior landscaped strips between parking modules. **i.** A landscaped island shall be located at the end of each parking row and at intervals within the parking rows. The average spacing of landscape islands shall be no greater than one landscaped island every twelve spaces. Additional islands or interior landscape strips may be required to meet the parking area landscape standards. **ii.** Landscaped islands shall have a minimum width of 9 feet including 6-inch curbs on both sides. Landscape islands shall have a minimum area of 180 square feet. **iii.** Each island shall have one tree from the City's Approved Tree List **iv.** Interior landscaped strips located between parking modules shall have a width not less than 6 feet including 6-inch curbs. Trees shall be planted on landscape strips at spacing no greater than 30 feet on center. **v.** Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 feet on each side, and may be rotated to integrate with compact parking stalls. ***	
G5. Parking Area Perimeter Screening. ~~Perimeter Parking Lot Landscaping.~~ Perimeter Screening applies to all new developments. Adequate space shall be provided for landscaping and walls/fences to screen parking areas. Screening methods for parking lots shall use vegetation and/or walls or fences of high quality materials along with landscaping. **Clear Vision Area Section 9.0200** shall be met. **a.** ~~Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from streets, alleys or walkways. Screening shall be used to obscure this visibility and~~	*Editing the "Parking Areas Perimeter Screening" standard and guideline so they are coordinated across design district sections and the parking section. This includes making "Parking*

~~soften the relationship between public places and large paved areas for vehicles.~~ ~~**b.** Screening methods for parking lots shall use vegetation and or walls, along with landscaping.~~ ~~**c.** In DCC, low screening that helps reduce the appearance of gaps in the street wall shall be provided for parking lots near streets.~~ ~~**d.** Screening shall incorporate high-quality materials.~~ ~~**S5.** Perimeter Parking Lot Landscaping. Perimeter screening applies to all new developments. Surface auto parking (including maneuvering areas) shall not be closer than 8 feet to the right-of-way, to accommodate perimeter screening.~~ ~~**a.** Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by a 5-foot planting bed of trees, shrubs and groundcover, or a pedestrian walkway subject to Section 4.1152.A3.S2.~~ ~~**b.** Landscaping/Screening Along a Public Right-of-Way. All surface auto parking lots shall provide perimeter lot landscaping where parking, maneuvering, or loading areas abut (within 25 feet) a public right-of-way (except alleys and accessways). Surface parking lots shall be screened to a height of 30 to 42 inches using one or more of the following:~~ ~~i. A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in planting strip at least 5 feet wide. The height shall be met at installation;~~ ~~ii. A masonry wall clad with brick or tile;~~ ~~iii. A wrought iron or similar metal fence; or~~ ~~iv. A combination of a masonry wall and metal fencing~~ ~~**c.** In DCC, for surface auto parking lot screening, a brick, stone, or other masonry wall 30 to 42 inches in height, shall be built at the back edge of the sidewalk. Landscape material (including trees and shrubs) shall be placed behind the wall.~~ ~~**d.** Chain link fencing, plain metal bars, concrete block, or plywood are not permitted for screening materials.~~ **S5.** Parking Area Perimeter Screening. When located adjacent to a street or primary internal drive, the auto parking area	*Area/Building Buffer" and "Location of Auto Areas" separate standards/guidelines (G6/S6 and G7/S7, respectively).*

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shall be buffered by a landscaped perimeter no less than 8 feet in width consisting of layered trees, shrubs, decorative fencing or walls, and ground level plantings. This perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas. **G6.** Location of Auto Areas. Adequate space shall be provided for landscaping and walls/fences to screen parking areas. **a.** Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from streets, alleys or walkways. Screening shall be used to obscure this visibility and soften the relationship between public places and large paved areas for vehicles. **S6.** Location of Auto Areas. Except for individual driveways for townhouse style units, on-site surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street. Auto parking and circulation areas shall be located to the side, interior, rear, on top of, or beneath buildings. **a.** Surface parking areas shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstances shall the parking area be closer than 8 feet to the right-of-way, to accommodate perimeter screening. For sites with multiple frontages, surface parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location. **G7.** Parking Area/Building Buffer. Landscaping or other screening methods shall be used to soften the relationship between the building and large paved areas for vehicles. **S7**. Parking Area/Building Buffer. Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by a 5-foot planting bed of ~~trees,~~ shrubs and	*"Location of auto areas" standard and guideline are now independent and the language is coordinated across the design district sections for ease of use/clarity.* *"Parking Area/Building Buffer" standard and guideline are now*

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groundcover, or a pedestrian walkway subject to **Section 4.1152.A3.S2.** ~~**G6.**~~ **G8.** Drought Resistant Plantings. Drought resistant landscaping shall be incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed. ~~**S6.**~~ **S8.** Drought Resistant Plantings. A minimum of 20 percent of landscape plantings shall be a drought-resistance species. *** ~~**S14.**~~ **S16**. Driveway Landscaping. Landscaping, including ~~trees,~~ shrubs~~,~~ or ground cover, shall be utilized in the space between driveways that have not been ganged together. *** **Additional Standards for Townhouse** ~~**G15.**~~ **G17.** Site Trees ~~Landscaping~~. Developments shall support a healthy tree canopy by placing trees in private and shared open space areas. However, trees may be concentrated in shared open space areas. ~~Grouping of trees into limited areas on the site shall be avoided.~~ **a.** A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees. **c.** **Standard 9.1023(A)**, which requires that trees be planted at a minimum 1.5 inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Table 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health.	*independent and the language is coordinated across the design district sections for ease of use/clarity. Tree requirement is removed due to the small planting area.* *All standards and guidelines shall be renumbered accordingly to account for the new standards and guidelines.* *Removing trees because there is not consistently sufficient width for trees. This will not impact the total number of site trees; the site tree standards will govern the quantity of site trees.* *Updating the guideline to support tree preservation in open space areas.*

~~**S15**~~. **S17.** Site Trees ~~Landscaping.~~ Site trees are required at a rate of one ~~One~~ tree per 3,000 square feet of gross lot area in accordance with the Site Tree Planting Requirements of **Section 9.1020**.~~of the townhouse project shall be provided in shared or private open space areas.~~ Buffer and parking lot tree requirements may count toward the site tree requirement. **a.** Site trees shall be selected from the City's Approved Tree List. **b.** The Site Tree Retention standards of **Section 9.1021** shall apply. **c.** Tree Dimension and Spacing Standards of **Section 9.1023** shall apply. ~~**a.** Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement.~~ ~~**b.** Site trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the City's approved street tree or parking lot tree lists.~~ ~~**c.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting.~~ ~~**d.** Existing, healthy trees maintained on site shall count towards this requirement.~~ ~~**e.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ *** **B4. Façade Composition and Ground Level Details** **All Development** ***** **S5.** Blank Walls. Blank, windowless walls are not permitted when facing a street unless required by the Building Code. If a blank wall greater than 30 feet long is unavoidable, a minimum of one of the following shall be incorporated throughout the length of the blank wall:	*Updating the standard to coordinate with the revision of Section 9.1000 and the other site tree standards in the Development Code.*

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a. A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting. **b.** Decorative tile work that covers at least 40 percent of the blank wall. **c.** Artwork, such as a mural, that covers at least 40 percent of the blank wall. **d.** Evergreen hedge with a minimum of 1 gallon size and 3 feet in height at planting every 3 feet on center for 80 percent of the blank wall length. **e.** Landscape screening incorporating ~~sub-canopy/ornamental trees (trees that will be 25 feet or shorter at maturity)~~ small stature trees on the Approved Tree List every 15 feet ~~along~~ parallel to the length of the wall. The trees shall meet tree dimension and spacing standards of **Section 9.1023.**~~size requirements in Section 4.1152.A.6.~~	*Edited to use the updated terminology, sizing and spacing requirements of Section 9.1000 and the Approved Tree List.*
***	
S10. Sustainability of Large Developments. Developments with greater than 30,000 square feet of non-residential floor area~~s~~ shall include a minimum of one of the following: **a.** Vegetated roof surface comprising a minimum of 30 percent of the roof area; **b.** Solar energy panels comprising a minimum of 20 percent of the total roof area of all new buildings. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels (see solar energy standards in **Section 4.1134** and **Section 10.0900**); **c.** A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse (e.g., site irrigation or gray water reuse); **d.** Skylights or other daylighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than 1.4 times the ceiling height;	

e. Provide a minimum of two electric vehicle (EV) charging ports; **f.** Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials; **g.** ~~Preserve no less than 50 percent of existing regulated trees on site (a minimum of 4 trees). Preserved trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist;~~ The quantity of site trees in the Site Tree Planting Requirements of **Section 9.1020** shall be exceeded by a minimum of 20 percent; **h.** Preserve all Natural Resource areas on-site, minimum one quarter acre; **i.** Provide an increase in site landscaping. The minimum required percentage of landscaping for a site, per standard **4.1152.A.6.S11,** shall be increased to 20 percent; **j.** Provide additional hardscape shading. After 5 years, a minimum of 35 percent of hardscaped areas on site shall be shaded by trees and/or structures. Determination shall be based upon expected growth of the selected trees and calculated at noon on the summer solstice. **k.** Divert at least 75 percent of non-hazardous construction and demolition waste from landfills through recycling or reuse, as documented by a waste management plan submitted and approved prior to project completion. ***	*Replacing the tree preservation option with a tree planting option because the preservation option has never been used.*

Section 4. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1200 Civic Neighborhood Plan District is amended as follows:

*** **4.1242 Civic Neighborhood Street Type Standards, Continued** *** **A. URBAN BOULEVARD (ARTERIAL)** For the Urban Boulevard (Arterial) Street Type, all the following Street Type Standards shall be met:	

1. See **Diagrams (A)(1)** and **(A)(2)** for a typical cross section and plan view of the Urban Boulevard (Arterial) Street Type. ******* **4.** There shall be an 8-foot. Amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, additional walk width, stormwater plantings, and/ or seating. **5.** Street trees shall be <u>planted in accordance with street tree standards in **Section 9.1024.**</u> ~~selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Drive street type include:~~ • ~~Oak (Crimson Spire, Forest Green, or Columnar English)~~ • ~~Linden (Summer Sprite, Redmond Bigleaf, Chancellor, or Corinthian)~~ • ~~Elm (Emerald Sunshine)~~ • ~~Zelkova (City Sprite or Musashino)~~ ***	*Updated because all street tree standards are being consolidated into Section 9.1000. Recommended species are deleted. All street trees will be per the approved Tree List as specified in Section 9.1000.*
B. CIVIC DRIVE For the Civic Drive Street Type, all the following Street Type Standards shall be met: **1.** See **Diagrams (B)(1)** and **(B)(2)** for a typical cross section and plan view of the Civic Drive Street Type. ******* **4.** There shall be a 4-foot. amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings, and/or seating. **5.** Street trees shall be <u>planted in accordance with street tree standards in **Section 9.1024.**</u> ~~selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Drive street type include:~~ • ~~Maple (Queen Elizabeth, Rocky Mountain Glow, Armstrong, Bowhall, Apollo)~~ • ~~Linden (Summer Sprite, Redmond Bigleaf, Chancellor, or Corinthian)~~ • ~~Ginkgo (Princeton Sentry)~~ ***	*Updated because all street tree standards are being consolidated into Section 9.1000. Recommended species are deleted. Street trees will be per the approved Tree List as specified in Section 9.1000.*

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C. WALLULA AVENUE *** **4.** There shall be a 6-foot. landscaped amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings, and/or seating. **5.** The location of the amenity zone and 5-foot. clear sidewalk shall be varied where necessary to maintain the condition of existing ~~healthy regulated~~ trees of the following species in and adjacent to the right of way (see Diagrams C.1 and C.2 for example). A varied walk and amenity zone may be provided to preserve ~~unlisted~~ other species of regulated trees ~~at the discretion of the Manager or Design Commission~~. Trees must be healthy in accordance with **Section 9.1024(B)**. ~~and viable, as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.~~ • Douglas-fir • Western Red Cedar or Hogan Cedar • Coast Redwood • Giant Sequoia **6.** Street trees shall be planted in accordance with the street tree standards in **Section 9.1024** and selected from the City's Approved Tree List~~list~~. Where space allows, street tree species for the Wallula Avenue street type shall be one of the following: • Douglas-fir • Western Red Cedar • Incense Cedar • Coast Redwood • Giant Sequoia In smaller planting areas, recommended street tree species for the Wallula Avenue street type include: • Maple (Metro Gold, Rocky Mountain Glow, Queen Elizabeth, Commemoration) • Oak (Skymaster, Forest Green, Swamp White) *** **D. CIVIC NEIGHBORHOOD CONNECTOR** For the Civic Neighborhood Connector Street Type, all the following Street Type Standards shall be met:	*Adding reference to the standard that describes the health verification needed.* *The code now uses the term Registered Consulting Arborist when technical documentation is needed. Deleting the other arborist terms since they are no longer used in the code.* *Updated because all street tree standards are being consolidated into Section 9.1000. Recommended species are deleted. All street trees will be per the Approved Tree List as specified in Section 9.1000.*

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1. See **Diagrams (D)(1)** and **(D)(2)** for a typical cross section and plan view of the Civic Neighborhood Connector Street Type. ******* **4.** Where a 6-foot. wide sidewalk is provided, there shall be a 5-foot. wide amenity zone. Where a 7-foot. wide sidewalk is provided, there shall be a 4-foot. wide amenity zone. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings and/or seating. **5.** Street trees shall be planted in accordance with the street tree standards in **Section 9.1024.** ~~selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Neighborhood Connector street type include:~~ • ~~Ginkgo (Princeton Sentry, Autumn Gold, Saratoga, or Halka)~~ • ~~Cherry (Columnar Sargent , Pink Flair, Snow Goose, or Cascade Snow)~~ • ~~Honeylocust (Shade Master, Skyline, or Street Keeper)~~ • ~~Zelkova (City Sprite or Musashino)~~ *** **E. CIVIC NEIGHBORHOOD LOCAL** For the Civic Neighborhood Connector Street Type, all the following Street Type Standards shall be met: **1.** See **Diagrams (D)(1)** and **(D)(2)** for a typical cross section and plan view of the Civic Neighborhood Connector Street Type. ******* **4.** Where a 5-foot. wide sidewalk is provided,' there shall be a 5-foot. wide amenity zone. Where a 6-foot. wide sidewalk is provided, there shall be a 4-foot. wide amenity zone. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings and/or seating. **5.** Street trees shall be planted in accordance with street tree standards in **Section 9.1024.** ~~selected from the City's Recommended Street Tree list. Recommended street tree~~	*Updated because all street tree standards are being consolidated into Section 9.1000. Recommended species are deleted. All street trees will be per the Approved Tree List as specified in Section 9.1000.* *Updated because all the street tree standards are being consolidated into Section 9.1000. Recommended species are deleted. All street trees will be per Approved Tree List as specified in Section 9.1000.*

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~~species for the Civic Neighborhood Local street type include:~~ • ~~Ginkgo (Princeton Sentry, Autumn Gold, Saratoga, or Halka)~~ • ~~Cherry (Columnar Sargent , Pink Flair, Snow Goose, or Cascade Snow)~~ • ~~Honeylocust (Shade Master, Skyline, or Street Keeper)~~ • ~~Zelkova (City Sprite or Musashino)~~ ***	
4.1252 CIVIC NEIGHBORHOOD PLAN DISTRICT **A. SITE DESIGN** *** **A.1. INTEGRATED SITE DESIGN** **All Development** *** **S3.** Pedestrian Connections. If the length of frontage between a street or primary internal drive is greater than 300 feet, a mid block Public Connector Path, permitted pursuant to **Section 4.1252(A)(1)(G2),** shall connect to surrounding public spaces such as streets, primary internal drives, public open spaces, pedestrians pathways, trails, and nearby transit facilities. Public Connector Paths shall: **a.** Be fully accessible at all times to the public, and connect at grade to adjoining public sidewalks. **b.** Provide access and visual connections through the site for the full depth of the block. **c.** Provide pedestrian access to abutting buildings. **d.** Be a minimum of 16 feet in width, and include: **i.** An accessible paved walkway of at least 6 feet in width, and **ii.** Landscaping including trees, shrubs, groundcover, and perennial landscape plantings on at least one side of the walkway. <u>Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.**</u> **e.** Provide lighting fixtures no taller than 18 feet. **f.** Provide pedestrian amenities such as benches, decorative paving, and/or artistic elements. Amenities are encouraged to be spaced at regular intervals along the connector path.	*Reference added to ensure tree planting of the appropriate size and spacing.*

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*** **S4.** Primary Internal Drives. When sites utilize primary internal drives, pursuant to **4.1252(A)(1)(G2),** the following standards shall apply: **a.** Primary internal drives shall be consistent with the section shown in **Figures A.1.S5.a** and **b**. *** **f.** ~~Shade (canopy) trees~~ Trees shall be planted on primary internal drives in the amenity zone in accordance with the street tree planting standards in **Section 9.1024(B)(1)**. ~~at an average tree spacing of 30 feet. The amenity zone shall allow stormwater infiltration at a minimum of 6 feet from the base of a tree, extending outward, through techniques such as permeable paving, tree grates, or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.~~ *** **A.4. Parking, Loading, and Service Areas** **Design Standards** **All Development** *** **S4.** Parking Structures. Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings. **a.** Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street facing facades: **i.** A minimum of 50 percent of the ground floor street facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional, industrial, or residential space shall be a minimum of 30 feet.	*Updated language because all the street tree standards are being consolidated into Section 9.1000. However, keeping "f" here allows a discretionary option for street trees on primary internal drives.*

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ii. Landscaping in a planter area a minimum of 8 feet in depth, <u>shall be provided using shrubs capable of reaching 5 feet in height at maturity, perennials, and groundcovers.</u> ~~and including canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center; shrubs capable of reaching 5 feet in height at maturity; and ground cover plantings.~~ **iii.** An ornamental screen made of metal work, for the full height of the street facing ground floor and covering the majority (a minimum of 51 percent) of the structure's street facing façade(s), except as required for Fire Department access. **b.** Parking structures shall provide ground floor windows or wall openings along the street frontage. Blank walls are prohibited, except where required by Building Code. Any wall facing the street shall contain windows, wall openings, doors, or display windows for 20 percent of the ground floor wall area facing the street, excluding those portions of the facades devoted to driveway entrances and exits, stairwells, elevators, and centralized payment booths. ******* **A.5. Open Spaces** **All Development** ******* **G3.** Publicly Accessible Open Space Elements. Publicly accessible open spaces shall be designed with strategies and features that encourage activity within the space. *** ~~**f.** Use best practices in landscape design to support tree growth and to create a healthy tree canopy.~~ ******* **S3.** Publicly Accessible Open Space Elements. All publicly accessible open spaces shall incorporate, at a minimum, the following: **a.** At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings; <u>trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.**</u>	*Edited to remove the tree requirements because the planting space is small.* *Deleting "f" because the corresponding substandard is deleted.* *Updated to correspond to the revision of Section 9.1000.*

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*** ~~**f.** Structural soil, silva cells or approved special soil treatment that is at least 24 inches deep shall be used as soil base for trees in plazas to prevent soil compaction and to encourage tree root growth.~~ *** **A.6. Landscaping** *** **All Development** ~~**G2.** Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.~~ ~~**a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.~~ ~~**a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.~~ ~~**b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.~~ ~~**c.** Trees shall be secured upon installation to avoid toppling and damage from strong winds.~~ **G2.** Site Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site and healthy tree canopy for the City. **a.** Landscaping that offers variety in scale, color, and interest shall be provided using trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design. **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.	*Edited to correspond to the updated site tree standard (**A.6.S2**).*

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c. **Standard 9.1023(A)**, which requires that trees be planted at a minimum 1.5-inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Table 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health. **S2**. Site Trees. Site trees are required at a rate of one tree per 3,000 square feet of gross site area in accordance with the Site Tree Planting Requirements of **Section 9.1020**. Buffer and parking lot tree requirements may count toward the site tree requirement. **a.** Site trees shall be selected from the City's Approved Tree List. **b.** The Site Tree Retention standards of **Section 9.1021** shall apply. **c.** Tree Dimension and Spacing Standards of **Section 9.1023** shall apply. ~~**S2.** Site Landscape Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area. Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. **Standards 9.1xxx** apply to site trees. See also **Section 9.1000.**~~ ~~**a.** Site trees must be capable of a height of 25 feet.~~ ~~**b.** Existing regulated Major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.~~ ~~**c.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ ******* **S3.** Plant Sizes. ~~All landscaping~~ Shrubs, ferns, perennials and ground covers shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards):	*The quantity of required site trees remains in this section, so there is a discretionary option in Civic Design District (which is a part of the Gresham Regional Center) where significant impermeable surface area and urban site planning is most appropriate. All other tree planting requirements in this standard are consolidated in Section 9.1000, so they are referenced*

~~**a**. Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**b**. Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock;~~ **a.** ~~**d.** Evergreen and deciduous shrubs,~~ Shrubs with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting; **b.** ~~**e.**~~ Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon in size; **c.** ~~**f.**~~ Perennials shall be a minimum of 1 gallon size; and **d.** ~~**g.**~~ Ground covers shall be well rooted in either flats or a minimum of 1-gallon pots. *** **G4.** Parking Area Landscaping. Parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and reduce the heat island effect of the area. **a.** Landscaping in and abutting the parking area may count toward fulfilling the required landscape percentage. **b.** Parking lot islands, strips, entries, and perimeter areas shall be planted with a variety of types of live plant material appropriate for the space they are planted. **c** and **d**. Plant materials shall be protected from damage by autos. ~~**d.**~~ **e**. ~~Canopy (shade) trees~~ Trees shall be planted at sufficient quantities and spacing to shade the parking lot pavement and support a healthy tree canopy for the City. ~~**e.**~~ **f**. Additional landscaping, including trees, shall be provided at the parking area entries, enhancing the appearance of highly visible areas and screening parking areas from public rights-of-way. ~~**f.**~~ **g.** Landscaping materials used should be sufficient to cover planting areas year-round**.**	*Edited because tree planting requirements are consolidated in Section 9.1000 and already referenced in the Site Tree standard.* *Edited to coordinate with the updated standard (S4) and delete old terminology.*

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~~g.~~ **h.** Parking areas shall include internal landscape islands and/or rows to allow for stormwater infiltration, to screen the parking area from surrounding rights-of-way, and to allow for placement of trees to increase hardscape shading to reduce impacts from the heat island effect. **S4.** Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 15 percent of the total hardscape parking area, including driveways and aisles. **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or strips, major landscape divisions, landscaping on internal streets or primary internal drives, and all other landscaped areas that are located within 10 feet of parking modules or stalls. **b.** A minimum of 70 percent of all parking landscaped areas shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **c.** All parking area landscaping shall be designed to ensure vehicles do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **d.** Angled or perpendicular parking spaces shall provide extruded curbs (bumper stop) or widened curbs to prevent bumper overhang into interior landscaped strips or walkways. ~~d.~~ **e.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's ~~Recommended~~ Approved Parking Lot Tree L~~l~~ist. ~~e.~~ **f.** Parking area entries ~~shall include a landscaped strip with trees from the City's recommended parking lot tree list at spacing no greater than 30 feet. Amenity zone plantings on primary internal drives shall count toward this requirement, if present.~~ One tree shall be placed an average of every 35 lineal feet along one side (or alternating between sides) of a driveway or private	*Edited to coordinate with the new standards of 9.1000 and the Parking Area Landscaping language in the other design district sections and the parking lot section.*

accessway providing auto circulation on a site. Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**. ~~**f.**~~ **g.** Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration. ~~**g.**~~ **h.** Developments shall utilize a series of landscaped islands and/or interior landscaped strips between parking modules. **i.** Landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one landscaped island every twelve spaces. Additional islands or interior landscape strips may be required to meet the parking area landscape standards. **ii.** Landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides~~, and have a minimum length equal to that of adjacent parking stalls less 1 foot.~~ Landscape islands shall have a minimum area of 180 square feet. **iii.** ~~Interior landscaped strips located between parking modules shall have a width not less than 6 feet including 6-inch curbs. Trees shall be planted on landscape strips at spacing no greater than 30 feet on center.~~ Each island shall have one tree from the City's Approved Tree List **iv.** Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 feet on each side, and may be rotated to integrate with compact parking stalls. ***	.
G5. Parking Area Perimeter Screening. ~~Parking areas shall be buffered from streets, primary internal drives, and public trails and paths with landscaping that provides definition to pedestrian areas and screens parking.~~ Perimeter Screening applies to all new developments. Adequate space shall be provided for landscaping and walls/fences to screen parking areas. Screening methods for parking lots shall use	*Edited to be consistent across design districts and coordinate with the language in the Parking Section 9.800.*

vegetation and/or walls or fences of high quality materials along with landscaping. Clear Vision Area **Section 9.0200** shall be met. ~~**a.** The dimension of the parking lot landscape buffer shall be adequate to screen the parking and mitigate its visual impact from the street, primary internal drive, or public trail.~~ ~~**b.** Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas, and screening at various heights.~~ ~~**c.** Small breaks in the screening shall be provided to allow pedestrian access between the parking area and the sidewalk.~~ ~~**d.** Clear Vision. Standard 4.1252(A)(6)(S5)(d) shall be met.~~ ~~**e.** Pedestrian connections shall be provided between the parking area and adjacent streets, primary internal drives, and public paths.~~ ~~**f.** Screening shall incorporate high-quality materials.~~	
S5. Parking Area Perimeter Screening. When located adjacent to a street or primary internal drive, the auto parking area shall be buffered by a landscaped perimeter no less than 8 feet in width consisting of layered trees, shrubs, decorative fencing or walls, and ground level plantings. Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**. This perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas. ~~**a.** When located adjacent to a public street, primary internal drive, or public trail or path, the parking area shall be buffered by a landscaped edge no less than 10 ft. in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration (Fig. A.6.S15.b and c). When located adjacent to a primary internal drive or internal public street created as part of the development, the landscaped edge may be reduced to 6 ft., if space limitations prohibit a wider parking buffer as determined by the Manager or Design Commission.~~	*Edited consistent with other design district sections, and support clarity and brevity.*

~~**b.** The landscaped edge shall consist of ground level planting beds adjacent to the sidewalk, trees planted at roughly 30 ft. spacing, and a continuous shrub or site-obscuring decorative fence or garden wall. Walls and fences shall be built to a height of 36 in. and shrubs shall be maintained at this height to allow surveillance of the parking area.~~ ~~**c.** Provide breaks in perimeter shrubs, fence, or wall at a minimum of every 30 feet to allow for visual access. Breaks shall not exceed 3 feet in width except where pedestrian access is provided.~~ ~~**d.** Perimeter parking landscaping shall provide views into the parking area between the heights of 3 and 6 feet to allow for surveillance.~~ ~~**e.** Where landscaped islands abut the parking perimeter screening, a break in the shrubs, fence or wall shall occur and provisions for pedestrian connections shall be provided.~~ ~~**f.** Chain link fencing, plain metal bars, concrete block, or plywood are not permitted for screening materials.~~ ~~**Figure 4.1252(A)(6)(S5).** Parking lot perimeter screening, with shrubs and a metal panel fence.~~ **S6**. Sustainability. Energy conservation and sustainability in site development shall be promoted through a minimum of two of the following: ~~**a.** Preserve a minimum of 50 percent of existing regulated (greater than or equal to 8 inch diameter at breast height) trees on site. Preserved trees must be healthy as determined by a consulting arborist.~~ ~~**b.** At least 20 percent of site trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.~~ **a.** The quantity of site trees required per **Section 9.1020** shall be exceeded by a minimum of 20 percent. **b.**~~**c.**~~ Site furnishings such as play structures, fences, gazebos, trash receptacles, benches, and tables shall be constructed with 20 percent sustainably harvested materials (such as Forestry Stewardship Council-certified wood and/or recycled content materials,	*Options that have never been used are removed and replaced with a tree planting option.*

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excluding plastics) or the use of materials originating within 500 miles of the site. **c.~~d.~~** Provide a minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives, or asphalt with glass for hardscape elements such as streets, sidewalks, internal walkways, parking areas, and courtyards. **d.~~e.~~** At least 50 percent of all exterior site hardscape, including surface parking lots, internal walkways, patios, plazas, etc. shall use one or a combination of the following: **i.** High-albedo paving materials with a minimum solar reflectance of 0.33. **ii.** Permeable pavement (e.g., porous asphalt, permeable concrete, or permeable pavers). **~~f.~~ e.** For developments exceeding 5,000 square feet in floor area, at least 20 percent of building materials by weight or cost must be sourced from recycled, reclaimed, or low-carbon alternatives (e.g., low-carbon concrete, cross-laminated timber). **S9.** Hardscape Shading. After 5 years from occupancy, a minimum of 30 percent of on-site hardscape area (including paved auto parking areas) shall be shaded… *** **Multi-family**	*Adding parking areas for clarity.*
G15. Setback Landscaping. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses. **S15.** Setback Landscaping. All required setbacks shall be landscaped with shrubs and groundcover. ~~and shall have at least 5 deciduous shade trees per 100 linear feet~~. ~~a. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting.~~ ~~b. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided~~	*Removing the tree requirement since setbacks would typically not provide adequate tree space per the new tree spacing*

~~the trees are capable of at least 25 feet in height and are at least 8 feet in height at the time of planting.~~ ~~c. Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist.~~ ~~d. Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa.~~ ~~e. Where a setback is less than 8 feet in width, columnar tree species with a minimum mature height of 25 feet may be used.~~	*requirements in Section 9.1000.*
G16. Driveway and Accessway Trees. The landscape plan shall provide trees along long driveways in order to reduce heat gain and provide an attractive drive and walk experience.	
S16. Driveway and Accessway Trees. Driveway and Accessway Trees. One ~~deciduous canopy~~ tree shall be placed an average of every 35 lineal feet along one side (or alternating between sides) of a driveway or private accessway providing auto circulation on a site. <u>Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**.</u> ~~In case of overhead utility lines, lower growing sub-canopy trees can be substituted for deciduous canopy trees. Trees shall be selected from the Recommended Street Tree list.~~	*Updated to ensure consistency and compliance with the new tree standards in **Section 9.1000.***
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Multifamily and Townhouse	
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G18. Driveway Landscaping. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide separation and rainwater infiltration opportunities.	
S18. Driveway Landscaping. Landscaping, including ~~trees,~~ shrubs, or ground cover, shall be utilized in the space between driveways that have not been ganged together.	
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Additional Standards for Townhouse	

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G19. Site Trees ~~Landscaping.~~ Developments shall support a healthy tree canopy by placing trees in private and shared open space areas. Grouping of trees into limited areas on the site shall be avoided. However, trees may be concentrated in shared open space areas. **a.** A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design. **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees. **c.** **Standard 9.1023 (A)**, which requires that trees be planted at a minimum 1.5 inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Table 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health.	*Updating name so it is consistent across all sections of the development code. Editing to enable tree preservation to be coordinated with open spaces and to require that trees meet the updated tree standards in Section 9.1000.*
S19. Site Trees ~~Landscaping~~. ~~One tree per 3,000 square feet of gross lot area shall be provided in shared or private open space areas.~~ ~~a. Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement.~~ Site trees are required at a rate of one tree per 3,000 square feet of gross lot area in accordance with the Site Tree Planting Requirements of **Section 9.1020**. Buffer and parking lot tree requirements may count toward the site tree requirement. b. Site trees shall be selected from the City's Approved Tree List. c. The Site Tree Retention standards of **Section 9.1021** shall apply. d. Tree Dimension and Spacing Standards of **Section 9.1023** shall apply ~~**b.** Site trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.~~	*Updating name so it is consistent across all sections of the development code. Editing to require that trees meet the updated tree standards in Section 9.1000.*

~~**c.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting.~~ ~~**d.** Existing, healthy trees maintained on site shall count towards this requirement.~~ ~~**e.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~	

Section 5. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1500 Springwater Plan District is amended as follows:

Proposed Text Amendment	*Commentary*
4.1566 XERISCAPE LANDSCAPING REQUIREMENTS ******* **C.** Xeriscape Landscaping Requirements. All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles. ******* **3.** ~~Limit of Work Area. Prior to approval of any building permit, existing trees, shrubs, and/or Resource Areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of four (4) foot high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period until ready for revegetation.~~ Limit of Work Area. Prior to approval of any building permit, existing trees, shrubs, and/or Resource Areas that are proposed to remain on the site shall be identified in the field. Trees shall be protected in accordance with the Tree Protection requirements in **Section 9.1030.** Shrubs and Resource Areas shall be protected by a minimum four 4-foot-high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) to delineate the limit of work area. The fencing shall remain in place and be maintained throughout the	*Updated language to remove dripline reference and language referring to preservation requirements, and to reference new tree protection requirements*

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construction period until the area is ready for revegetation. ***	

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Section 6. Volume 3, Development Code, Article 5 Overlay Districts, Section 5.0200 Hillside and Geologic Risk Overlay (HGRO) is amended as follows:

Proposed Text Amendment	*Commentary*
***	
5.0205 Exempt Uses and Activities	
An exemption from obtaining a permit under this section does not exempt development from obtaining permits required by other sections of the code.	
A. Exemptions for HGRO Areas including HSS. Uses and activities meeting one or more of the following descriptions are exempt from the permit requirements of the HGRO standards:	*Edit to provide correct reference*
***	
6. The planting, removal, or maintenance of Street, Parking Lot, or Buffer trees as defined in **Section 3.0100** Definitions. ~~Section 9.1014~~	
***	
5.0208 TREE AND VEGETATION STANDARDS WITHIN THE HILLSIDE AND GEOLOGIC RISK OVERLAY (HGRO)	
Trees and vegetation provide protection against soil erosion and earth movement as well as enhance the aesthetic value of those hillside areas that may be highly visible to the surrounding community.	
A. Trees and Vegetation Protection. Except as provided in **Subsections (1)** through **(4)** below, land within the HGRO that is outside of a previously approved permanent disturbance area shall be retained in a natural state. Lands to be retained in a natural state shall be protected from damage during construction. Protection methods shall be in accordance with the Gresham Environmental Technical Guidance Manual. All trees within approved Permanent Disturbance Areas are subject to the tree removal and mitigation requirements of **Section 9.1000.** The following standards apply outside of an approved Permanent Disturbance Area:	*Update to reflect updated terms and be specific*

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1. A tree over 6 inches DBH can be removed in the following circumstances if mitigation is provided in accordance with **Subsection (B):** **a.** The tree is identified as a species on Gresham Invasive Plant List by an arborist, professional wetland scientist, or landscape architect. Applications must include in-focus, high resolution photographs supporting identification to species such as habitat, trunk, crown, flowers, fruits, branches, twigs, and leaves; **b.** The tree is found to meet the definition of dangerous tree by a Certified Arborist ~~qualified arborist~~ who has completed a basic (Level 2) tree risk assessment consistent with ANSI (American National Standards Institute) standards. The risk assessment shall be included with the application. Conversion of a dangerous tree to a snag which involves the removal of part of the tree and retention as a habitat tree may be allowed with the dangerous tree permit; or ***	

Section 7. Volume 3, Development Code, Article 6 Land Divisions, Section 6.0300 Planned Developments is amended as follows:

Proposed Text Amendment	***Commentary***

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*** **6.0324 OPEN SPACE AREAS** The approval authority shall evaluate proposed open space areas based on the following criteria: *** **G.** Proposed open space areas shall be located so as to encourage the conservation of natural features and the protection of steep slopes. The following topographic features, natural resources and other features shall be mapped and identified as part of the application: *** **2.** Other natural features: **a.** Trees <u>that are a size of 8 inches Diameter at Breast Height (DBH) or greater.</u> ~~with a circumference of 25 inches or greater measured at a point 4.5 feet above the ground on the upslope side of the tree;~~ *** **6.0326 STREET TREES** Street trees shall be provided for all streets within a PD following the standards of **Section ~~9.1044~~ <u>9.1024</u>** of the Community Development Code. ***	*Update for consistent reference to DBH rather than circumference*

<u>Section 8.</u> Volume 3, Development Code, Article 7 Design Review, Section 7.0100 Corridor Design District is amended as follows:

Proposed Text Amendment	*Commentary*
*** **7.0112 DESIGN GUIDELINES AND STANDARDS** *** **A.1. Integrated Site Design** *** **DESIGN STANDARDS** **All Development** *** **S2.** Primary Internal Drives**.** When sites utilize primary internal drives, pursuant to standard **7.0112(A)(1)(S1),** the following standards shall apply: ***	

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d. ~~Shade (canopy) trees~~ Trees shall be planted on primary internal drives in the amenity zone in accordance with the street tree planting standards in **Section 9.1024(B)(1).** ~~at an average tree spacing of 30-35 feet. The amenity zone shall allow stormwater infiltration at a minimum of 6 feet from the base of a tree, extending outward, through techniques such as permeable paving, tree grates, or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.~~ ***	*Updated to remove the term shade/canopy tree and to reference the consolidated street tree standards in Section 9.1000.*
A.4. Parking, Loading and Service Areas **All Development** **S1.** Location of Auto Areas. Except for individual driveways for townhouse style units, on-site surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street. Auto parking and circulation areas shall be located to the side, interior, rear, on top of, or beneath buildings. **a.** Surface parking areas shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstances shall the parking area be closer than 8 feet to the right-of-way, to accommodate perimeter screening ~~as required per **Section 9.0823(C).**~~ For sites with multiple frontages, surface parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location. *** **S4.** Parking Structures. Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses on the ground floor level, be concealed	*Removing the reference to the perimeter screening in Section 9.0800 - Parking because perimeter screening is Corridor Design District Standard 7.0112A.6.S5.*

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within the site, or shall be located under or above the ground floor of buildings. **a.** Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street-facing facades: **i.** A minimum of 50 percent of the ground floor street facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional, industrial or residential space shall be a minimum of 30 feet. **ii.** Landscaping in a planter area a minimum of 8 feet in depth <u>shall be provided using shrubs capable of reaching 5 feet in height at maturity, perennials, and groundcovers.</u> ~~and including canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center; shrubs capable of reaching 5 feet in height at maturity; and ground cover plantings.~~	*Removing the tree requirement because there is limited planting space.*
******* **A.5. Open Space** **All Development** **S1.** Publicly Accessible Open Space. Publicly accessible open space may be utilized to create an increased setback and/or may count toward the required building frontage, per **Section 7.0112(A)(2).** When incorporated into a development, publicly accessible open spaces shall contain the following: **a**. At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings; <u>trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.**</u>	*Updating the tree-related content to refer to the new consolidated standards in 9.1000.*

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*** **A.6. Landscaping** **All Development** *** ~~**G2.** Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.~~ ~~**a)** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.~~ ~~**b)** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.~~ ~~**c)** Trees shall be secured upon installation to avoid toppling and damage from strong winds.~~ ~~**S2**. Site Landscaping Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area. Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. See also Section 9.1000.~~ ~~**a.** Site trees must be capable of a height of 25 feet.~~ ~~**b.** Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.~~ **c.** ~~New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds~~. **G2~~G3~~**. Plant Sizes. The landscape plan shall be designed to provide a mature appearance at installation. **S2~~S3~~.** Plant Sizes. All landscaping shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards):	*Deleting the standard and guideline because the site tree requirement is moved to Section 9.1000 and the guideline deleted. The site tree requirement will not have a discretionary option in the Corridor Design District.*

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~~**a.** Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**b.** Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock;~~ ~~**c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock;~~ ~~**d.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting;~~ ~~**e.** Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon size;~~ ~~**f.** Perennials shall be a minimum of 1 gallon size; and~~ ~~**g.** Ground covers shall be well rooted in either flats or a minimum of 1 gallon pots.~~ **a.** The Tree Dimension Standards of **9.1023(A)** shall apply; **b.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting **c.** Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon size; **d.** Perennials shall be a minimum of 1 gallon size; **e.** Ground covers shall be well rooted in either flats or a minimum of 1 gallon pots. **G3~~G4~~.** Parking Area Landscaping. Auto parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and provide shading of hardscape areas, reducing the heat island effect of the area. **S3~~S4~~.** Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 15 percent of the total parking area, including driveways and aisles.	*All standards will be renumbered due to the deleted standard.* *Replacing the tree size information with the updated tree size requirements in Section 9.1000.*

a. Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscape islands or landscape strips, major landscape divisions, landscaping on internal streets or primary internal drives, and all other landscaped areas that are located within 10 feet of parking modules or stalls. **b.** A minimum of 70 percent of all landscaped area shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs, or evergreen ground cover). When possible, landscape areas shall be designed to capture and treat stormwater runoff from parking areas. Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. ~~c. Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials.~~ **c.** ~~**d.**~~ All parking area landscaping shall be designed to ensure autos do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **G4~~G5~~.** Parking Area Perimeter Screening. ~~Screen Landscaping. Parking areas shall be buffered from streets and primary internal drives with landscaping that provides definition to pedestrian areas and screens parking. The dimension of the parking lot landscape buffer shall be adequate to screen the parking and mitigate its visual impact from the street. Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas, and screening at various heights.~~ Parking Area Perimeter Screening applies to all new developments. Adequate space shall be provided for landscaping and walls/fences to screen parking areas. Screening methods for parking lots shall use vegetation and/or walls or fences of high quality materials along with landscaping. The clear vision area standards in **Section 9.0200** shall be met.	*All standards and guidelines will be renumbered due to the deletion of S2/G2.* *Coordinating the parking area landscaping language across the design district sections for clarity and ease of use.*

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S4~~S5.~~ Parking Area Perimeter Screening ~~Screen Landscaping~~. ~~When located adjacent to a street, primary internal drive, or public trail or path, the parking area shall be buffered by a landscaped edge no less than 10 feet in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration **(Figure 7.0112(A)(6)(S5)(a)).** This parking buffer/perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas.~~ When located adjacent to a street or primary internal drive, the auto parking area shall be buffered by a landscaped perimeter no less than 8 feet in width consisting of layered trees, shrubs, decorative fencing or walls, and ground level plantings. This perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas in **Section 9.0200.**	*Coordinating Perimeter Screening language across the design districts for ease of use and clarity.* *Coordinating language with other design districts.*
G5~~G6.~~ Sustainability. Developments shall utilize strategies that reduce water and energy usage attributed to site development and use, and the transportation of site users, while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate “best practices” such as, but not limited to, LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions, and promote interaction between site users.	
S5~~S6~~. Sustainability. Energy conservation and sustainability in site development shall be promoted through a minimum of two of the following: **~~a.~~** ~~Preserve a minimum of 50 percent of existing regulated (greater than or equal to 8 inch diameter at breast height) trees on site. Preserved trees~~	

~~must be healthy as determined by a consulting arborist.~~ ~~**b.** At least 20 percent of site trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.~~ **a**. The quantity of site trees required per **Section 9.1020** shall be exceeded by a minimum of 20 percent. **b.~~c.~~** Site furnishings such as play structures, fences, gazebos, trash receptacles, benches, and tables shall be constructed with 20 percent sustainably harvested materials (such as Forestry Stewardship Council-certified wood and/or recycled content materials, excluding plastics) or the use of materials originating within 500 miles of the site. **c.~~d.~~** For developments exceeding 5,000 square feet in floor area, at least 20 percent of building materials by weight or cost must be sourced from recycled, reclaimed, or low-carbon alternatives (e.g., low-carbon concrete, cross-laminated timber). **d.~~e.~~** At least 50 percent of all exterior site hardscape, including surface parking lots, internal walkways, patios, plazas, etc. shall use one or a combination of the following: **i.** High-albedo paving materials with a minimum solar reflectance of 0.33. **ii.** Permeable pavement (e.g., porous asphalt, permeable concrete, or permeable pavers). *** **G9. ~~G10.~~** Hardscape Shading. Hardscapes shall be shaded as a means of reducing energy costs due to the heat island effect, improving stormwater management, and improving the overall aesthetic quality of site. **S9.~~S10.~~** Hardscape Shading. After 5 years from occupancy, a minimum of 30 percent of on-site hardscape area, including paved auto parking areas, shall be shaded. Determination shall be based upon expected growth of the selected trees and shall be calculated at noon on the summer solstice. Hardscape shading from buildings and	*Deleting options that have never been used and adding the option to exceed the tree planning requirements.*

structures such as carports or pergolas may be counted toward the total shading requirement. *** **Multi-Family and Townhouse Style** ******* **G13. ~~G14.~~**Setback Landscaping. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses. **S13. ~~S14.~~** Setback Landscaping. All required setbacks shall be landscaped with shrubs and groundcover. ~~and shall have at least 5 deciduous shade trees per 100 linear feet~~. ~~**a.** Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting.~~ ~~**b.** New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least 25 feet in height and are at least 8 feet in height at the time of planting.~~ ~~**c.** Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist.~~ ~~**d.** Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa.~~ ~~**e.** Where a setback is less than 8 feet in width, columnar tree species with a minimum mature height of 25 feet may be used.~~ *** **Additional Standard for Townhouse Style** **G15.~~G16.~~** Driveway Landscaping. Landscaping or other treatments between driveways shall be utilized to break	*Removing tree requirement in setback landscaping for consistency with the updated spacing standards in Section 9.1000*

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up continuous pavement and provide separation and rainwater infiltration opportunities. **S15.** ~~**S16.**~~ Driveway Landscaping. Landscaping, including ~~trees,~~ shrubs, or ground cover, shall be utilized in the space between driveways that have not been ganged together. *** **B.4. Façade Composition and Ground-Level Details** *** **All Development** *** **S10.** Blank Walls. Blank, windowless walls are not permitted when facing a street unless required by the Building Code. If a blank, windowless wall greater than 40 feet long is required by the Building Code, a minimum of one of the following shall be incorporated throughout the length of the blank wall: **a.** A trellis or trellises that cover a minimum 40 percent of the blank wall with vines planted that will grow vertically. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting. **b.** Patterned tile work that covers an area at least 40 percent of the blank wall and is located to be viewed from the pedestrian level. **c.** Artwork reviewed and approved by the Manager that covers an area at least 40 percent of the blank wall and located to be viewed from the pedestrian level. ~~**d**. Landscape screening incorporating sub-canopy trees (trees that will be 25 feet or shorter at maturity) every 15 feet along the wall, with a hedge between trees of evergreen shrubs located every 3 feet on center and a minimum of 3 feet in height at time of planting.~~ **d.** Landscape screening incorporating small stature trees on the Approved Tree List every 15 feet in parallel to the wall. The trees shall meet tree dimension and spacing standards of **Section 9.1023.**	*Removing tree requirement because typically the required spacing from tree to pavement cannot be met.* *Updating the standard because the term "sub canopy" is no longer used and tree standards are consolidated in Section 9.1000.*

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Section 9. Volume 3, Development Code, Article 7 Design Review, Section 7.0300 Commercial, Institutional & Industrial Design Standards is amended as follows:

Proposed Text Amendment	*Commentary*
7.0320 INDUSTRIAL DEVELOPMENTS The following design review criteria and standards shall apply to Industrial developments (also see **Section 4.0300**). Industrial developments in the Downtown Plan District, Civic Neighborhood Plan District, and Pleasant Valley Plan District are exempt. **A**. A minimum of 15 percent of the net site area shall be landscaping.~~, as defined in **Section 3.0100**~~. For purposes of this subsection, net site area is the gross site area minus area dedicated to public right-of-way and area in a public access easement. A paved internal walkway, when integrated within the landscape area, may satisfy up to 5 percent of the overall required landscaping area. Landscaping, except for buffer and screening landscaping, shall allow for visibility between 3 and 6 feet to allow for natural surveillance. Up to 75 percent of the required landscaping may include preserved natural area and vegetated stormwater detention/retention facilities. **B.** Site Trees. Required landscaped areas shall meet the Site Tree Planting Requirements in **Section 9.1020**. Newly planted trees shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**. ~~be supported by the use of stakes and wire~~. Fee in lieu shall be permitted in accordance with **Section 9.1020(D).** ***	*Removing moot reference – net site areas is defined in the standard.* *Updates to reference new planting standards*

Section 10. Volume 3, Development Code, Article 7 Design Review, Section 7.0400 Residential Design Standards is amended as follows:

Proposed Text Amendment	*Commentary*
7.0410 Manufactured Dwelling Park Design Standards	

Except as otherwise provided by the Building Code, ORS 446.003 to ORS 446.140 and OAR 918-600-0005 to 918-600-0095, the following standards shall apply: *** **C. Landscaping** as defined in **Section 3.0103**: *** **D. Site Tree Requirements.** 1. The Site Tree Planting Requirements in **Section 9.1020** shall be met. 2. Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing standards of **Section 9.1023**. 3. Existing, healthy trees retained on site that meet the Site Tree Retention standards of **Section 9.1021** may receive credit towards the Site Tree Planting Requirements in **Section 9.1020.** ~~D.~~ **E. Interior streets and pedestrian facilities** shall be designed in accordance with the following standards: *** ~~E.~~ **F. Provided parking facilities** shall meet the following standards: *** ~~F.~~ **G. General Design Standards.** *** ~~G.~~ **H.** See **Section 7.0221-7.0223** for additional requirements.	*Update to add an additional section for site tree requirements that provides references to the updated standards in Section 9.1020 and removes requirements from private open standards*
7.0420 DESIGN STANDARDS FOR SINGLE DETACHED DWELLINGS, DUPLEXES, TRIPLEXES, AND QUADPLEXES *** **D. Private Open Space.** *** 1. A minimum of 15 percent of the gross area of the parent lot shall be included as private outdoor open space. *** **c.** ~~Open spaces shall include 1 tree per 3,000 square feet of gross lot area.~~	

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~~**i.** Other required site trees may count toward this requirement but street trees may not count.~~ ~~**ii.** Trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.~~ ~~**iii.** Deciduous trees shall be a minimum of 1.0 inch in caliper at time of planting, evergreen trees shall be a minimum of 6 feet in height at time of planting.~~ ~~**iv.** Existing, healthy trees meeting the size requirements of (iii) above shall count towards this requirement when maintained on site.~~ ~~v. New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~	*Language is deleted as site tree requirements have been relocated to Section F below and have been updated to reference the new the planting standards*
E. Common Open Space. 1. Neighborhood Amenities. For development site that are 2.5 acres or larger, additional open space shall be provided pursuant to **Section 7.0451** Neighborhood Amenities.	
F. Site Tree Requirements. **1.** The Site Tree Planting Requirements in **Section 9.1020** shall be met. **2.** Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing standards of **Section 9.1023**. **3.** Existing, healthy trees retained on site that meet the Site Tree Retention standards of **Section 9.1021** may receive credit towards the Site Tree Planting Requirements in **Section 9.1020.**	*Update to add an additional section for site tree requirements that provides references to the updated standards in Section 9.1020 and removes requirements from private open standards*
~~**F**~~ **G..** **Sustainable Design.** *** **2**. Utilize two of the following sustainable design options on each building with conditioned space on the lot. Where there is more than one building with conditioned space on a lot, different options may be utilized for each building. If all buildings on the lot total less than 2,800 ~~sq. ft.~~ square feet of floor area, only one option	

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shall be required. Accessory dwellings are exempt from this standard, and Section **10.0110(K)** shall apply to Accessory Dwellings instead. *** **f**. Provide pervious paving for all uncovered hardscape areas on site (such as driveways, walkways, and patios not covered by a roof), and provide one ~~canopy~~ tree per 4,000 ~~sq. ft.~~ square feet of gross lot area. **i**. ~~Canopy t~~Tree(s) shall be selected from the ~~approved Parking Lot Trees list~~ Approved Tree List and meet the Tree Dimension and Spacing standards of **Section 9.1023.**~~and must be capable of a mature height and width of at least 25 feet.~~ ~~**ii**. Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock. Evergreen canopy trees shall be a minimum of 6 feet in height at time of planting.~~ ~~**ii**~~**iii**. Existing, healthy trees retained on site that meet the Site Tree Retention standards of **Section 9.1021** may receive credit towards the Site Tree Planting Requirements in **Section 9.1020.** ~~canopy trees meeting the size requirements of (i-ii) above shall count towards this requirement when maintained on site.~~ ~~**iv**. Canopy tree(s) may count towards the Section 7.0420(D)(1)(c) open space tree requirement.~~ ***	*Updated language to remove size requirements and refer to the Approved Tree List.* *Updated language to refer to site tree retention standards for preserved trees*
~~**G.**~~**H. Rear Roof Height Limit.** *** ~~**H.**~~ **I. Side Wall Articulation.** *** ~~**I.**~~ **J. Transparency.** *** ~~**J.**~~ **K. Development in Design Districts.** ***	*Updates to reflect reordering of sections*

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7.0431 RESIDENTIAL DISTRICT TOWNHOUSE DESIGN STANDARDS *** **D. Private Open Space.** *** **1.** A minimum of 15 percent of the gross lot area of the townhouse project shall be included as outdoor open space. *** ~~**c.** Open spaces shall include 1 tree per 3,000 sq. ft. of gross lot area.~~ ~~i. Other required site trees such as buffer trees may count towards this requirement but street trees may not count.~~ ~~ii. Trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.~~ ~~iii. Deciduous trees shall be a minimum of 1.0 inch in caliper at time of planting, evergreen trees shall be a minimum of 6 feet in height at time of planting.~~ ~~iv. Existing, healthy trees maintained on site shall count towards this requirement.~~ ~~v. New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ **E. Common Open Space.** 1. Neighborhood Amenities. For development sites that are 2.5 acres or larger ,additional open space shall be provided pursuant to **Section 7.0451** Neighborhood Amenities. **F. Site Tree Requirements.** **1.** The Site Tree Planting Requirements outlined in **Section 9.1020** shall be met. **2.** Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing standards of **Section 9.1023**. **3.** Existing, healthy trees retained on site that meet the Site Tree Retention standards of **Section 9.1021** may	*Language is deleted as site tree requirements have been relocated to Section F below and have been updated to reference the new the planting standards* *Update to add an additional section for site tree requirements that provides references to the updated standards in Section 9.1020*

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receive credit towards the Site Tree Planting Requirements in **Section 9.1020.** **~~F.~~ G. Sustainable Design.** *** **~~G.~~H. Townhouse Unit Articulation.** *** **~~H.~~ I. Side Wall Articulation.** *** **~~I.~~ J. Transparency.** *** **~~J.~~ K. Development in Design Districts and Plan Districts.** ***	*and removes requirements from private open standards* *Updates to reflect reordering of sections*
7.0440 COTTAGE CLUSTER DESIGN STANDARDS *** **D. Common Courtyard Design.** *** **9.** ~~Courtyards shall include 1 tree per 3,000 sq. ft. of gross lot area.~~ **a.** ~~Cottage Cluster developments with more than one courtyard shall include a minimum of 1 tree per courtyard.~~ **b.** ~~Trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.~~ **~~c.~~** ~~Deciduous trees shall be a minimum of 1.0 inch in caliper at time of planting, evergreen trees shall be a minimum of 6 feet in height at time of planting.~~ **~~d.~~** ~~Existing, healthy trees maintained on site shall count towards this requirement.~~ **~~e.~~** ~~New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ **~~10.~~ 9.** Pedestrian paths that are contiguous to a courtyard may count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.	*Language is deleted as site tree requirements have been relocated to Section F below and have been updated to reference the new the planting standards*

E. Site Tree Requirements **1.** **T**he Site Tree Planting Requirements outlined in **Section 9.1020.** **2.** Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing standards of **Section 9.1023**. **3.** Existing, healthy trees retained on site that meet the Site Tree Retention standards of **Section 9.1021** may receive credit towards the Site Tree Planting Requirements in **Section 9.1020.** **E. F. Commons Buildings.** Cottage cluster projects may include common buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. *** **F. G. Pedestrian Access.** *** **G. H. Vehicle Access and Parking.** (see **Figure 7.0440 (G)**) *** **H. I. Sustainable Design.** *** **I. J. Height.** *** **J. K. Side Wall Articulation.** *** **K. L. Transparency.** *** **L. M. Accessory Structures.** *** **M. N. Existing Structures.** On a lot or parcel to be used for a cottage cluster project, an existing single detached dwelling on the same lot at the same time of proposed development of the cottage cluster project area under the following conditions.	*Update to add an additional section for site tree requirements that provides references to the updated standards in Section 9.1020 and removes requirements from private open standards* *Updates to reflect reordering of sections*

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7.0451 Neighborhood Amenities

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Table 7.0451 Point Values of Site Amenities

AMENITY	POINT VALUE
***	
Preserved Tree with a 12 inch DBH or greater ~~Major Tree~~ (within an Unencumbered Common Open Space)	1 pt. per tree up to a maximum of 3

Updates to reflect the deletion of the major tree term

***

D. Standards for Site Amenities. Prior to the issuance of certificates of occupancy for the development, the site amenities needed to achieve the required amenity point total shall be entirely improved.

***

22. Preserved ~~Major~~ Tree with a 12 inch DBH or greater.

a. For the purposes of this standard, ~~preserved major~~ trees shall be located within an unencumbered common open space.

b. Preserved ~~major~~ trees shall be a minimum of 12 inches DBH.

c. Preserved ~~major~~ trees shall not be identified as an invasive species.

23. Preserved Tree ~~Grove~~ Stand

a. Preserved ~~tree groves shall be composed of a minimum of six non-invasive regulated trees with contiguous canopy or located in such proximity that they will have contiguous canopy at maturity.~~ trees shall meet the definition of Stand in **Section 3.0150** Tree Related Terms and Definitions.

Updates to reference the new definition provided for stand

b. Trees within a ~~grove~~ stand need not be the same species.

~~c. Tree groves shall be non-linear groupings of trees that are at least two trees wide along multiple axes.~~

24. ~~Plated Tree Grove.~~ Planted Tree Stand.

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a. ~~Planted tree groves shall be composed of a minimum of 6 non-invasive trees planted in such proximity that they will have contiguous canopy at maturity.~~ To qualify for amenity points, groupings of trees shall meet the definition of Stand in **Section 3.0150** at maturity. **b.** Trees shall meet the Tree Dimension and Spacing Standards of **Section 9.1023** ~~**b.** Trees within a grove need not be the same species.~~ ~~**c.** Trees shall be capable of achieving a minimum spread of at least 20 feet at maturity.~~ ~~**d.** Trees shall be planted a minimum of 15 feet apart.~~ ~~**e.** Planted tree groves shall be non-linear groupings of trees that are at least two trees wide along multiple axes.~~ ***	

Section 11. Volume 3, Development Code, Article 7 Design Review, Section 7.0500 Rockwood Design Guidelines and Standards is amended as follows:

Proposed Text Amendment	*Commentary*
7.0512 Rockwood Design District *** **A. Site Design** **A.1. Integrated Site Design** *** **All Development** *** **S4.** Primary Internal Drives. When sites utilize primary internal drives, pursuant to **Section 7.0512.A.1.G2**, the following standards shall apply: *** **e.** ~~Shade (canopy) trees~~ Trees shall be planted on primary internal drives in the amenity zone in accordance with the street tree planting standards in **Section 9.1024(B)(1).**~~at an average tree spacing of 35 feet. The amenity zone shall allow stormwater infiltration at a minimum of 6 feet from the base of a~~	*Updated language because all street tree standards are being consolidated into Section 9.1000. However, keeping "e" here allows a discretionary option for*

~~tree, extending outward, through techniques such as permeable paving, tree grates, or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.~~ *** **A.4. Parking, Loading, and Service Areas** **All Development** ***** **S4.** Parking Structures. Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings. **a.** Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street- facing facades: **i.** A minimum of 50 percent of the ground floor street facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional, industrial or residential space shall be a minimum of 30 feet. **ii.** Landscaping in a planter area a minimum of 8 feet in depth, <u>shall be provided using shrubs capable of reaching 5 feet in height at maturity, perennials, and groundcovers.</u> ~~and including canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center; shrubs capable of reaching 5 feet in height at maturity; and ground cover plantings.~~ *** **A.5 Open Spaces** *****	*street trees on primary internal drives. Additionally, the term shade/canopy tree is no longer used.* *Removal of trees from standard to coordinate with new spacing standards in Section 9.1000. The space provided is too small to require trees.*

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Design Standards **All Development, Continued** **G3.** Publicly Accessible Open Space Elements. Publicly accessible open spaces shall be designed with strategies and features that encourage activity within the space. *** ~~**f.** Use best practices in landscape design to support tree growth and to create a healthy tree canopy.~~ **S3.** Publicly Accessible Open Space Elements. All publicly accessible open space shall incorporate, at a minimum, the following: **a.** At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings; trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.** *** ~~**f.** Structural soil, silva cells or approved special soil treatment that is at least 24 inches deep shall be used as soil base for trees in plazas to prevent soil compaction and to encourage tree root growth.~~ *** **Commercial and Institutional Development** **S5.** Enhanced Streetscapes. Sidewalks and amenity zones on streets and primary internal drives that receive enhanced design and intensive streetscaping may be counted toward the publicly accessible open space square footage requirement (but shall not count toward the building frontage requirement) under the following conditions: **a.** All improvements within the public right-of-way must meet the Public Works Standards or receive a Design Modification. **b.** Enhanced streetscape shall be present for the sidewalk area between the site property lines and the abutting street(s) or primary internal drive. Enhanced streetscape does not have to meet the minimum publicly accessible open space dimensional requirements per **Section 7.0512.A.5.S2.d**.	*Deleting to coordinate with the associated standard.* *Updated because all tree planting standards are being consolidated into Section 9.1000*

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c. Building facades facing the enhanced streetscape shall contain transparent glazing for 50 percent of the area between the heights of zero feet and 12 feet. **d.** Enhanced streetscapes shall include a minimum of three of the following elements to qualify: **i.** Provide sidewalks and amenity zones with decorative paving for the required length, as stated above in this section. Decorative paving includes stone pavers, brick pavers, decorative concrete pavers, or other approved pavement treatments. **ii.** ~~**INSIDE THE TRIANGLE:**~~ Provide street trees of a 3-inch minimum caliper and other landscape plantings located in the amenity zone. Trees shall be spaced an average of no greater than 35 feet apart. Trees shall be from the Approved Tree List and planted in accordance with the spacing standards found in **Section 9.0144.** ~~**OUTSIDE THE TRIANGLE:** Provide street trees of 2.5 inch minimum caliper and other landscape plantings in the amenity zone. Trees shall be spaced an average of no greater than 35 feet apart.~~ ***	*Deleting the distinction between inside the Rockwood Triangle and outside the triangle for simplicity and ease of use. The distinction was minimal.*
A.6. Landscaping ******* **All Development** **G2.** Retention of Site ~~Regulated~~ Trees. New development shall preserve trees and other environmental features of the site to promote a healthy tree canopy. **S2.** Retention of Site ~~Regulated~~ Trees. New development shall retain healthy, ~~regulated~~ trees ~~(~~with a DBH of 8 inches or greater~~)~~ or replace them at a ratio of three new trees for every one healthy, existing ~~regulated~~ tree removed. Retained trees must be evaluated by a Certified Arborist and confirmed to have fair or better health and structure. ~~Regulated trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.~~ **G3.** Site ~~Landscape~~ Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the	*Deleting "Regulated" because this term is no longer used.* *Removing the term "Regulated" because it is no longer used. Refining the language to be consistent with what is used in Section 9.1000 regarding health verification.*

site, to create an attractive site and healthy tree canopy for the City. **a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. ~~Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.~~ A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design. **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees. **c.** ~~Trees shall be secured upon installation to avoid toppling and damage from strong winds.~~ **Standard 9.1023(A),** which requires that trees be planted at a minimum 1.5-inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Table 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health.	*Updating name to be consistent across sections* *Edited to correspond to the edits for A.6.S3 (the corresponding standard) and Section 9.1000.*
S3. Site ~~Landscape~~ Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area in accordance with the Site Tree Planting Requirements of **Section 9.1020**. Buffer and parking lot tree requirements may count toward the site tree requirement. **a.** Site trees shall be selected from the City's ApprovedTree List. **b.** The Site Tree Retention standards of **Section 9.1021** shall apply. **c.** Tree Dimension and Spacing Standards of **Section 9.1023** shall apply. ~~Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. See also Section 9.1000.~~ ~~**a.** Site trees must be capable of a height of 25 feet.~~	*The quantity of required site trees remains in this section, so there is a discretionary option in the Rockwood Design District (which is a METRO town center) where urban site planning is most appropriate. All other tree planting requirements are consolidated in Section 9.1000 and they are referenced.*

~~**b.** Existing regulated Major trees, per the definition, may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.~~ ~~**c.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ *** **S4.** Plant Sizes. All landscaping shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards): ~~**a.** Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock.~~ ~~**b.** Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock.~~ ~~**c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock;~~ **a**. ~~d.~~ Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting; **b.** ~~e~~. Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon in size; **c.** ~~f.~~ Perennials shall be a minimum of 1 gallon size; and **d**. ~~g.~~ Ground covers shall be well rooted in either flats or a minimum of 1-gallon pots. *** **S5.** Parking Area Landscaping. The minimum percentage of auto parking area landscaping, including shared auto parking areas for townhouse development, shall be 15 percent of the total hardscape parking area, including driveways and aisles. **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, planting bays or landscape strips, major landscape divisions, landscaping on internal streets or primary internal	*Edited because tree planting sizes are consolidated in Section 9.1000 and referenced in S3.*

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drives and all other landscaped areas that are located within 10 feet of parking modules or stalls. **b.** A minimum of 70 percent of all landscaped area shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs, or evergreen ground cover). When possible, landscape areas shall be designed to capture and treat stormwater runoff from parking areas. Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **c.** All parking area landscaping shall be designed to ensure autos do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **d.** Angled or perpendicular parking spaces shall provide extruded curbs (bumper stop) or widened curbs to prevent bumper overhang into interior landscaped strips or walkways. ~~**d.**~~ **e.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's ~~Recommended~~ Approved ~~Parking Lot~~ Tree List~~list.~~ ~~**e.**~~ **f.** Developments shall utilize a series of landscaped islands and/or landscaped rows between parking modules. **i.** ~~Landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one landscaped island every twelve spaces~~. A landscaped island shall be located at the end of each parking row and at intervals within the parking rows. The average spacing of landscape islands shall be no greater than one landscaped island every twelve spaces. Additional islands or landscape rows may be required to meet the parking area landscape standards. **ii.** ~~Internal landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides, and have a minimum length equal to that of adjacent parking stalls less 1 foot.~~ Landscaped	*Edited across design district sections to coordinate language.*

islands shall have a minimum width of 9 feet including 6-inch curbs on both sides. Landscape islands shall have a minimum area of 180 square feet. **iii.** ~~Landscaped rows located between parking modules shall have a width not less than 6 feet including 6-inch curbs.~~ ~~Trees shall be planted on rows at spacing no greater than 35 feet on center.~~ Each island shall have one tree from the City's Approved Tree List *** **S6.** Sustainability. Energy conservation and sustainability in site development shall be promoted through a minimum of two of the following: ~~**a.** Preserve a minimum of 50 percent of existing regulated (greater than or equal to 8-inch diameter at breast height) trees on site. Preserved trees must be healthy as determined by a consulting arborist.~~ ~~**b.** At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.~~ **a.** The quantity of site trees required on **Section 9.1020** shall be exceeded by a minimum of 20 percent. **b.** ~~**c.**~~ Site furnishings such as play structures, fences, gazebos, trash receptacles, benches, and tables shall be constructed with 20 percent sustainably harvested materials (such as Forestry Stewardship Council-certified wood and/or recycled content materials, excluding plastics) or the use of materials originating within 500 miles of the site. **c.** ~~**d.**~~ For developments exceeding 5,000 square feet in floor area, at least 20 percent of building materials by weight or cost must be sourced from recycled, reclaimed, or low-carbon alternatives (e.g., low-carbon concrete, cross-laminated timber). **d**. ~~e.~~ At least 50 percent of all exterior site hardscape, including surface parking lots, internal walkways, patios, plazas, etc. shall use one or a combination of the following:	*Deleting options that have never been used and adding a more feasible planting option.*

i. High-albedo paving materials with a minimum solar reflectance of 0.33. **ii.** Permeable pavement (e.g., porous asphalt, permeable concrete, or permeable pavers). *** **Multi-family** **G14.** Setback Landscaping. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses. **S14.** Setback Landscaping. All required building setback areas shall be landscaped with shrubs and groundcover ~~and shall have at least 5 deciduous shade trees per 100 linear feet~~. ~~**a.** Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting.~~ ~~**b.** New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least 25 feet in height and are at least 8 feet in height at the time of planting.~~ ~~**c.** Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist.~~ ~~**d.** Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa.~~ ~~**e.** Where a setback is less than 8 feet in width, columnar tree species with a minimum mature height of 25 feet may be used.~~ *** **Additional Standards for Townhouse** **G17.** Site Trees ~~Landscaping~~. Developments shall support a healthy tree canopy by placing trees in private and shared open space areas. However, trees may be concentrated in shared open space areas.	*Editing to coordinate with the new and consolidated tree standards in Section 9.1000.* *Editing name for consistency across sections.*

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a. A tree that is not on the Approved Tree List may be permitted where there is appropriate space for long-term tree health and the tree species complements the landscape design. **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees. **c.** **Section 9.1023(A)**, which requires that trees be planted at a minimum 1.5 inch caliper size for broadleaf species, and a minimum 5-foot height for conifer species shall be met without exception. The Minimum Spacing Standards of **Section 9.1023** may be reduced when documentation is submitted from a Certified Arborist stating that the proposed tree spacing will not negatively impact long-term tree health.	*Editing to coordinate with standard S17 and the new/consolidated tree standards in Section 9.1000.*
S17. Site Trees ~~Landscaping.~~ Site trees are required at a rate of one ~~One~~ tree per 3,000 square feet of gross lot area in accordance with the Site Tree Planting Requirements of Section 9.1020~~shall be provided in shared or private open space areas.~~ Buffer and parking lot tree requirements may count toward the site tree requirement. **a.** Site trees shall be selected from the City's Approved Tree List. **b.** The Site Tree Retention standards of **Section 9.1021** shall apply. **c.** Tree Dimension and Spacing Standards of **Section 9.1023** shall apply. ~~**a.** Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement.~~ ~~**b.** Site trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the City's approved street tree or parking lot tree lists.~~ ~~**c.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting.~~ ~~**d.** Existing, healthy trees maintained on site shall count towards this requirement.~~	*Site tree standards for townhouses remain applicable and discretionary – language is updated to correspond with the updated tree standards in Section 91000.*

DRAFT

~~**e.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.~~ ***	
Building Design *** **B.4. Façade Composition and Ground Level Details** *** **Multifamily** **S9.** Blank Walls. Blank, windowless walls are prohibited when facing a street or primary internal drive unless required by the Building Code. If a blank wall greater than 40 feet long is required by Building Code, a minimum of one of the following shall be incorporated throughout the length of the wall: **a.** A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting. **b.** Patterned tile work that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level. **c.** Artwork reviewed and approved by the Manager that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level. **d.** Landscape screening incorporating ~~sub-canopy/ornamental trees (trees that will be 25 feet or shorter at maturity)~~ <u>small stature trees on the Approved Tree List</u> every 15 feet ~~along~~ <u>parallel to</u> the wall. The trees shall meet <u>tree dimension and spacing standards of **Section 9.1023.**</u> ~~size requirements in Section 4.1152.A.6.~~ ***	*Updated to coordinate with the new tree standards in Section 9.1000.*
B.6. Gateways, Continued **All Development, Continued** ***	

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S4. Publicly Accessible Open Space. Because of irregular parcels created by the orientation of Burnside and Stark, publicly accessible open spaces may be developed in place of buildings and count toward the building frontage requirement at the Gateways. These publicly accessible open spaces shall include the following features: **a.** At least 20 percent of the area shall be hardscaped with decorative paving; **b.** At least 30 percent of the area shall be landscaped with trees, shrubs, groundcover and perennial landscape plantings; trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.** **c.** Pedestrian-scaled lighting fixtures shall be no taller than 18 feet; **d.** An average of at least one bench or seating unit for each 200 square feet of area shall be provided (seating may be grouped into benches or ledges); **e.** One element with sustainability attributes (such as but not limited to rain gardens, solar powered lights or equipment, or pervious pavement) shall be provided; and **f.** One of the following elements that provides a focal point to the space shall be provided: **i.** Changes in paving pattern, color, or texture; **ii.** A clock tower; **iii.** A water feature, such as but not limited to a splash pad or fountain; **iv.** An art sculpture installation; or **v.** A ~~specimen~~ A large stature tree on the Approved Tree List planted at a minimum caliper size of 3 inches.	*Updated to require compliance with the size and spacing in Section 9.1000.* *There is no clear meaning of "Specimen tree." Replacing with "Large Tree" to provide option for a visually striking and beneficial tree.*

Section 12. Volume 3, Development Code, Article 9 Common Requirements, Section 9.0100 Buffering and Screening Requirements is amended as follows:

Proposed Text Amendment	*Commentary*

***

9.0110 Buffering and Screening Requirements

***

G. The following materials shall be required within a buffer:

1. Trees.

a. ~~Shade trees (or canopy trees) planted within a buffer shall be:~~ Trees planted within a buffer shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.**

~~**i.** Capable of growing to a height of 25 feet or more at maturity;~~

~~**ii.** Capable of growing to a spread of 25 feet or more at maturity when located in a buffer of 15 feet or wider;~~

~~**iii.** Capable of growing to a spread of 15 feet or more when located in a buffer of 15 feet of wider;~~

~~**iv.** A height of 10 feet or more and a caliper of 2.5 inches or more at the time of planting; and~~

~~**v.** Balled and burlapped or container stock.~~

~~**b.** Evergreen trees planted within a buffer shall be:~~

~~**i.** Capable of growing to a height of 25 feet or more at maturity;~~

~~**ii.** A height of 8 feet or more at the time of planting; and~~

~~**iii.** Balled and burlapped or container stock~~

b. Buffer trees shall be planted at the densities specified in **Table 9.0111(B).** For example, if the standard requires 1 tree per 30 linear feet, at least 1 tree shall be planted in each 30 linear feet. Buffer trees are not required to be planted in a straight line. See **Figure 9.0110(F)** Tree Placement in Buffer.

c. Buffer trees shall be planted at the densities specified in **Table 9.0111(B).** For example, if the standard requires 1 tree per 30 linear feet, at least 1 tree shall be planted in each 30 linear feet. Buffer trees are not required to be planted in a straight line. See **Figure 9.0110(F).**

***

H. Maintenance: Compliance with the following criteria is required:

***

2. Establishment period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval to 2 years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, all dead trees and any other plantings that are 20 percent ~~(20%)~~ dead or

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greater shall be replaced in accordance with the original approved landscape plan or the requirements of this Section.

***

I. When the following situations exist, the buffering and screening may be reduced or eliminated, or alternative means of providing the desired screening may be instituted.

1. Existing buffering and screening: If the subject parcel or abutting use has provided buffering and screening in compliance with this section, the buffering and screening elements already provided (such as trees, fences or walls in good condition, and plant material) may count toward the required buffering and screening requirements in **Table 9.0111(B),** so long as they are protected during construction per the standards in **Section 9.10303~~1~~**.

2. Existing trees. The following standards apply to existing trees located within a buffer area used to satisfy the requirements in **Table 9.0111(B).**

a. Existing trees shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.** ~~be 2.5 inches or more in diameter breast height and meet the standards of **Section 9.0110(G)(1)** for eventual height and crown at maturity.~~ Existing trees to be counted toward this requirement must be confirmed by a Certified Arborist to be healthy trees.

b. Any existing tree that qualifies as a required buffer tree may satisfy buffer tree requirements for the dimension specified in **Table 9.0111(B)** or the entire length of its crown cover along the property line, whichever is larger. To determine buffer tree requirements along the entire property line, applicants may subtract the linear feet along the property line covered by the existing tree(s) and then determine how many trees are required for the remaining linear feet, as shown in **Figure 9.0110(H).**

c. If an existing tree used to satisfy buffer trees requirements is subsequently removed, it shall be replaced according to the standards in **Table 9.0111(B)**.

3. Alternative Buffer Plan: In lieu of the buffer width and/or landscape and screening standards, the owner or applicant, at their option, may prepare a detailed plan and specifications for landscaping and screening, including plantings, fences, walls, walks, berms and other features designed to afford the degree of desired buffering and screening. Such plans and specifications shall be submitted to the Manager for review. The alternative plan shall comply with the following standards:

The "major tree" definition is deleted which includes trees over 12" DBH,

a. The alternative buffer plan shall be prepared and stamped by a licensed Landscape Architect. When proposed within a buffer, plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer; and

b. If the alternative plan contains a buffer width narrower than required in **Table 9.0111(B),** the applicant must demonstrate that the buffer width requirements cannot be met because the applicant desires to protect important natural features (such as significant tree, a tree with a DBH of 12 inches or greater , ~~or major tree~~, wetlands, habitat, trees on abutting properties) or because of constrained lot, site, or physical conditions; and

therefore this is edited to keep the intent for more easily understood language.

***

Table 9.0111(B): Buffer Width, Landscape, and Screening Requirements (See Figure 9.0111 for Buffer Illustrations)

LANDSCAPING STANDARD	INTENT	OPTIONS	MIN. BUFFER WIDTH	TREES	SHRUBS	SCREENING (continuous and site obscuring
***						
F High Bern and Maximum Buffer Width	The F standard is intended to be used in special instances where the largest physical separation is needed and the most extensive screening of both visual impacts and reduction of noise transmission is needed to protect abutting sensitive uses.	N/A	40 ft.	1 per 15 linear ft. (trees may be placed on berm)	90 shrubs per 100 linear ft. (trees may be placed on berm)	A minimum 6-ft. berm For berms less than 8 ft., evergreen shrubs, ~~evergreen~~ conifer trees, or a combination of the two shall be planted at or near the top to ensure the overall 8 ft. screen height

Edited to update the terms consistent with elsewhere in the code amendment .

Section 13. Volume 3, Development Code, Article 9 Common Requirements, Section 9.0800 Parking is amended as follows:

Proposed Text Amendment	Commentary
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9.0823 LANDSCAPING OF PARKING LOTS	
A. Purpose. To reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and adjoining properties, all parking lots and maneuvering areas shall be landscaped. Adequately landscaped parking lots will reduce the area of impervious surfaces, can be used to treat and infiltrate stormwater runoff from impervious areas of parking lots, reduce the level of carbon dioxide in areas of heavy vehicle use, return pure oxygen to the atmosphere, and provide shade as a means of altering the micro-climate of parking lots and reducing their heat impacts.	
B. General Provisions **1.** Existing non-hazardous and non-invasive trees and shrubs shall be kept on the site unless the applicant can demonstrate the applicable tree removal criteria in **Section 9.1010** are met.~~there is a health or non-health reason for removal as listed in Section 9.1032(E)(6).~~	*Updated to coordinate with the tree removal criteria in Section 9.1000.*
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3. The property owner is responsible for the establishment and maintenance of landscaping in accordance with the requirements of this section. Parking lot landscaping shall consist of ~~large canopied (at maturity) deciduous~~ trees, mid-sized shrubs, and ground cover. **a.** A minimum of 70 percent of all landscaped parking areas, including required landscape strips, stormwater planters and landscaped islands, shall be covered with trees, shrubs, and continuous ground cover consisting of lawn, low growing evergreen shrubs, or evergreen ground cover. **b.** ~~The minimum planting size for trees shall be 2.0-inch caliper as measured by American Association of Nurseryman standards. Parking Lot trees shall be deciduous shade trees capable of at~~	*Updated to correspond with the tree planting*

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~~least 35 feet in height and spread at maturity~~. Trees shall be selected from the Approved Tree List and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**. **c.** Evergreen shrubs shall be at least 24 inches high at finished grade and a minimum of one gallon in size at the time of planting. **d.** Ground cover shall be a minimum 4-inch pot, spaced at a minimum of 2 feet on center **e.** Evergreen shrubs must grow to be at least 36 inches higher than finished grade at the developed surface area. **C.** Parking Lot Landscape Design **1.** Parking Lot Entryway. Entryways into auto parking lots shall be bordered by a minimum 5 feet wide landscape strip. ~~with large-scale, high canopy trees 20 to 30 feet on center and low shrubs or a 2 feet high berm with groundcover.~~ One ~~deciduous canopy~~ tree shall be placed an average of every 35 lineal feet along one side (or alternating between sides) of an entryway into an auto parking lot. Trees shall be selected from the City's Approved Tree list. **2.** Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by a 5-foot planting bed of ~~trees,~~ shrubs and groundcover, or a pedestrian walkway subject to **Section 9.0824(F).** Trees shall be selected from the City's Approved Street Tree list and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023.** ~~**3.** Landscaping/Screening Along a Public Right-of-Way. All public and private surface motor vehicle parking lots shall provide perimeter lot landscaping where parking, maneuvering or loading areas abut a public right-of-way (except alleys and private accessways), according to the following requirement.~~ ~~**4**. Perimeter Screening. In addition to required street trees, one of the following three types of auto parking perimeter screening shall be provided:~~ ~~**a.** A Landscaped Strip. A landscaped strip in the required setback between the right-of-way and the parking area. The landscaped strip may be pierced by walkways and driveways. Landscaped strips shall be planted with large-scale, high-canopy, horizontally-branching street tree species and an evergreen hedge. Hedge is to be low level, between 30 and 42 inches in height, or~~ ~~**b.** A decorative wall or evergreen hedge screen of 30 to 42 inches in height shall be established parallel to and not nearer than 2 feet from the right-of-way line. The area between the wall or hedge and street line shall be landscaped. The required wall or~~	*requirements in section 9.1000.* *Coordinated with the driveway accessway standards of the design district sections. The Street Tree list is specified because that includes trees appropriate for a 5 foot planter width.* *Coordinated with other perimeter*

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~~screening shall be designed to allow for free access to the site and sidewalk by pedestrians, or~~ ~~**c.** Perimeter screening landscape requirements may be achieved by a combination of berms, lowering of grade, and plantings, per Subsection (a) above. Slopes of landscaped berms shall not exceed 1:4 for lawn areas, or 1:2 for berms planted with groundcover and shrubs. Visual breaks, no more than 5 feet in width, shall be provided every 30 feet within evergreen hedges abutting public rights-of-ways. Shrubs, when used as parking perimeter screens, shall, at the time of planting, be of a size that will achieve the desired screening height of 30 inches within 12 months.~~ **~~4.~~ 3.** Perimeter Screening. ~~In addition to required street trees, one of the following three types of auto parking perimeter screening shall be provided:~~ ~~**a.** A Landscaped Strip. A landscaped strip in the required setback between the right-of-way and the parking area. The landscaped strip may be pierced by walkways and driveways. Landscaped strips shall be planted with large-scale, high-canopy, horizontally-branching street tree species and an evergreen hedge. Hedge is to be low level, between 30 and 42 inches in height, or~~ ~~**b.** A decorative wall or evergreen hedge screen of 30 to 42 inches in height shall be established parallel to and not nearer than 2 feet from the right-of-way line. The area between the wall or hedge and street line shall be landscaped. The required wall or screening shall be designed to allow for free access to the site and sidewalk by pedestrians, or~~ ~~**c.** Perimeter screening landscape requirements may be achieved by a combination of berms, lowering of grade, and plantings, per Subsection (a) above. Slopes of landscaped berms shall not exceed 1:4 for lawn areas, or 1:2 for berms planted with groundcover and shrubs.~~ ~~Visual breaks, no more than 5 feet in width, shall be provided every 30 feet within evergreen hedges abutting public rights-of-ways. Shrubs, when used as parking perimeter screens, shall, at the time of planting, be of a size that will achieve the desired screening height of 30 inches within 12 months~~ <u>When located adjacent to a street or primary internal drive, the auto parking area shall be buffered by a landscaped perimeter no less than 8 feet in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration. This parking buffer/ perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in</u>	*screening standards* *Updated to coordinate the language with the design districts language for this standard.*

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the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas.

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4. ~~Interior~~ Parking Lot Landscaping. ~~In addition to parking lot perimeter landscaping, surface parking lots shall include landscaping to cover not less than ten percent of the parking/maneuvering area, including:~~

- ~~**a.** A minimum average of 1 tree per 9 parking spaces.~~
- ~~**b.** Evergreen ground cover shall cover planting areas not covered by shrubs or trees.~~
- ~~**c.** Where required to separate auto parking clusters, interior landscape strips provided between rows of parking shall be a minimum of 5 feet in width to accommodate pedestrian walkways, shrubbery, ground cover, and large-scale, high canopy shade trees placed 20 to 30 feet on center.~~
- ~~**d.** A landscaped island shall be located at the end of each parking row and at intervals within the parking rows. Landscaped islands shall have a minimum width of 9 feet wide to allow doors to open without damage and a minimum area of 180 square feet. Each island shall be curbed and provide one shade tree having a clear trunk height of at least nine feet when mature.~~
- **e.** ~~Angled or perpendicular parking spaces shall provide extruded curbs (bumper stop) or widened curbs to prevent bumper overhang into interior landscaped strips or walkways.~~
- ~~**f.** When possible, landscape areas shall be designed to capture and treat stormwater runoff from parking areas.~~

The minimum percentage of auto parking area landscaping shall be 10 percent of the total hardscape parking area, including driveways and aisles.

- **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscape islands or landscape strips, major landscape divisions, landscaping on internal streets or primary internal drives, and all other landscaped areas that are located within 10 feet of parking modules or stalls.
- **b.** A minimum of 70 percent of all parking landscaped areas shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). When possible, landscape areas shall be designed to capture and treat stormwater runoff from parking areas. Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials.
- **c.** All parking area landscaping shall be designed to ensure vehicles do not make contact with plant materials, utilizing

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overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances.

d. Angled or perpendicular parking spaces shall provide extruded curbs (bumper stop) or widened curbs to prevent bumper overhang into interior landscaped strips or walkways

e. A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Approved Parking Lot Tree list

f. Where parking lots are proposed ~~required,~~ parking area entries shall include a landscaped strip with trees from the City's Approved Parking Lot Tree list at spacing no greater than 30 feet. Amenity zone plantings on primary internal drives shall count toward this requirement, if present.

g. Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration.

h. Where required, to separate auto parking clusters or modules, landscaped islands and/or interior landscaped strips shall be used.

i. A landscaped island shall be located at the end of each parking row and at intervals within the parking rows.

ii. Landscaped islands shall have a minimum width of 9 feet including 6-inch curbs on both sides. Landscape islands shall have a minimum area of 180 square feet.

iii. Each island shall have one tree from the City's Approved Parking Lot Tree List

iv. Where required, interior landscaped strips located between parking modules or clusters shall have a width not less than 6 feet including 6-inch curbs. Trees shall be planted on landscape strips at spacing no greater than 30 feet on center.

v. Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 feet on each side and may be rotated to integrate with compact parking stalls.

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6.~~7.~~ Large Parking Lots. Parking lots over one half acre (measured based on the perimeter of all off-street parking spaces, maneuvering lanes, and maneuvering areas, including driveways and drive aisles) shall provide additional trees that meet the following requirements:

a. Parking lot tree spacing, species, and numbers shall be sufficient to provide a minimum of 40 percent canopy cover over the parking lot area within 15 years of planting. **b**. Parking lot trees shall be planted following the most current version of the American National Standards Institute A300 standards, or better. **c**. Trees shall be selected from the City's Approved Tree list and shall meet the Tree Dimension and Spacing Standards of **Section 9.1023**. ***	

Section 14. Volume 3, Development Code, Article 9 Common Requirements, Section 9.1000 Tree Regulations is amended as follows:

Proposed Text Amendment	***Commentary***
Section 9.1000 Tree Regulations	*Section 9.1000 is repealed in its entirety and replaced by Attachment A, Section 9.1000 Tree Regulations.*

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Section 15. Volume 3, Development Code, Article 11 Gresham Procedural Code, Section 11.0200 Initiation and Classification of Applications is amended as follows:

Proposed Text Amendment											*Commentary*
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Table 11.0204: Land Use Applications and Review Authorities											
R = Recommendation	D = Decision					A = Appeal					
DC = Design Commission	PC = Planning Commission					CC = City Council					
UFS = Urban Forestry Subcommittee	HRS = Historic Resources Subcommittee										
Code	**Application**	**Pre-App**	**Type**	**Manager**	**Hearings Officer**	**UFS**	**HRS**	**DC**	**PC**	**CC**	
[***]											
Overlays											
5.0100	**Floodplain**										
	Minor Floodplain Development listed in **Section 5.0104(A)(2)**	N	I	D	A						
	Floodplain Development	N	II	D	A						
5.0200	**Hillside and Geologic Risk**										
5.0208(D)	Programmatic Permit	N	II	D	A						
5.0209-	Stand-Alone Permits	N	I	D	A						

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5.0211											*Dangerous Tree Removal is deleted as it is newly considered with Section 9.1000, as a Tree Removal B.*
5.0212	Alternate Review	N	II	D	A						
[***]											
5.0700	**Natural Resources**										
5.0703(B)	Potential Resources Area Determination	N	I	D	A						
~~**5.0703(A)**~~	~~Dangerous Tree Removal~~	~~N~~	~~I~~	~~D~~	~~A~~						
5.0708(B)	Programmatic Permit	N	II	D	A						
5.0710(A)	Development of a Single Detached Dwelling or Middle Housing on a Lot of Record	N	I	D	A						
5.0710(B)	Linear Utility Facilities	N	I	D	A						
5.0710(C)	Non-Linear Utility Facilities	N	I	D	A						
5.0710(D)	Rights-of-Ways and Public Access Easements	N	I	D	A						
5.0710(E)	Public Trails and Paths and Park Enhancements	N	I	D	A						
5.0710(F)	Municipal Utility Facilities	N	II	D	A						
5.0710(G)(1-8)	Land Divisions	Y	II	D	A						
5.0710(G)(9)	Property Line Adjustment	N	I	D	A						
5.0710(H)	Other Development Activities in a RA (Other Than Those Activities List Above)	N	I	D	A						
5.0711(E)	Request for Payment-In-Lieu of Mitigation	Y	II	D	A						
5.0712	Alternative Review	Y	II	D	A						
5.0715(C)	Map Administration and Correction	N	I	D	A						

[***]											
Trees											
9.1000	**Tree ~~Removal~~ Regulations**										
~~9.1021,9.1032~~ 9.1003	~~Imminent Hazard Trees~~ Tree Removal A	N	I	D	A						
~~9.1021,9.1032~~ 9.1003	~~Hazard Trees~~ Tree Removal B	N	I	D	A						
~~9.1056~~ 9.1003	~~Significant Trees~~ Tree Removal C	N	II	D	A						
~~9.1021,~~ ~~9.1032~~	~~Removal of Regulated Trees in Excess of the Number Exempt from a Permit~~	~~N~~	~~II~~	~~D~~	~~A~~						
~~9.1050~~	**~~Significant Trees~~**										
9.10~~52~~41	Significant Tree Designation	N	II	D	A	R					
~~9.1053~~	~~Significant Tree Designation Removal~~	~~N~~	~~II~~	~~D~~	~~A~~	~~R~~					
[***]											
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Update to reflect new permit threshold framework, consistent with Design Review style. Current language did not capture full range of tree removal (e.g. street trees)

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