



Addendum 4: Landscaping

Type I Minor Site Plan & Design Review

Changes to landscaping must comply with OCMC Sections **17.62.050.A.1** and **17.52.060**.

4.1 General

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

Total size of landscaping changes proposed: _____ square feet

Landscape Plan Preparer Name/Company: _____

Landscape Plan Preparer Certification Type & Number: _____

Signature of Landscape Plan Preparer: _____

Describe the proposed landscaping changes in detail: _____

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

Zone	Minimum Required
MUC-1	20%
MUC-2	10%
MUE	20%
MUD Outside Design Dist	10%
MUD Design Dist	5%
WFD	None, but 17.52.060 is applicable
C	15%
NC	15%
HC	20%
GI	15%
Ci	15%
R-2	15%
I	15%

Zone: _____ Lot Size: _____

Total Landscaping area proposed: _____ sq ft % Landscaping Proposed: _____

Landscaping Requirements:	Check if YES	Check if NO	Check if No Change Proposed	Staff Confirmation
Includes a mix of deciduous shade trees and coniferous trees.				
Trees are a minimum 2" caliper in size.				
Includes a mix of trees and shrubs as well as ground cover.				
Is visible from public rights-of-ways.				
Includes no plants on the Oregon City Nuisance Plant list.				
Includes no bark mulch placed outside of the canopy of shrubs or further than 2' from tree bases.				
Will be installed according to accepted planting procedures, according to American Nurseryman Standards				
Complies with the traffic sight restrictions and clear vision area identified in OCMC Chapter 10.32.				

4.2 Parking Lot Landscaping

Does the proposal include changes to parking lot landscaping? ☐ Yes ☐ No – if no, this addendum is complete.

Perimeter Parking Lot Landscaping

Perimeter parking lot landscaping is defined as the five-foot wide landscaped planter strip located on the perimeter of all parking lots located adjacent to the right-of-way and/or adjoining properties.

Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.

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

Perimeter Landscaping Requirements:	Check if YES	Check if NO	Check if No Change Proposed	Staff Confirmation
Landscaping is at least 5 feet wide.				
Trees are spaced a maximum of 35 feet apart.				
Includes one tree on either side of the entryway.				
Parking lot trees are offset from street trees.				
Groundcover is spaced a maximum of 16" apart (on center).				
Includes an evergreen hedge screen of 30" height.				
Shrubs are not spaced more than 4' apart on average, though visual breaks, no more than 5' are required every 30' for evergreen hedges abutting the public rights-of-way.				
Hedge/Shrubs are not closer than 2' from the right-of-way.				
Hedge/Shrubs are not parallel to the right-of-way.				

Building Buffer/Parking Areas Landscaping

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

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

Which is being used? ☐ Building Buffer ☐ Parking Area

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

Building Buffer/Parking Areas Landscaping Requirements:	Check if YES	Check if NO	Check if No Change Proposed	Staff Confirmation
Area shall be a minimum of 5' in width or the walkway must be 7' with 3'x5' tree wells.				
Trees are spaced a maximum of 35 feet apart.				
Includes one tree on either side of the entryway.				
Parking lot trees are offset from street trees.				
Groundcover is spaced a maximum of 16" apart (on center).				
Includes an evergreen hedge screen of 30" height.				
Shrubs are not spaced more than 4' apart on average, though visual breaks, no more than 5' are required every 30' for evergreen hedges abutting the public rights-of-way.				

Interior Parking Lot Landscaping

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

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

Interior Parking Lot Landscaping Requirements:	Check if YES	Check if NO	Check if No Change Proposed	Staff Confirmation
Surface parking lots with more than 5 parking stalls shall include at least 45 sq ft of interior parking lot landscaping per parking stall.				
A minimum of 1 tree has been provided for every 4 parking spaces.				
A minimum of 1.5 shrubs has been provided for every parking space.				
No more than 8 contiguous parking spaces may be created without an interior landscape strip between them.				

Note: There may be more information required once your application has been reviewed.