

CHAPTER 11 - LANDSCAPING AND SCREENING

11.010 Minimum Basic Improvements. These standards apply to developments other than single-family and attached two-family dwelling units.

A. The minimum area of a site to be retained in landscaping shall be as follows:

| ZONING DISTRICT OR USE | | PERCENTAGE |
|--------------------------------------|-----------------------------------|------------|
| A-2 - Apartment Residential | | 25% |
| MHP - Manufactured Home Park | | 25% |
| CBD - Central Business District | | 5% |
| MO/H - Mixed Office/Housing District | If residential use is provided | 15% |
| | If no residential use is provided | 5% |
| NC - Neighborhood Commercial | | 20% |
| CC - Community Commercial | | 15% |
| GC - General Commercial | | 15% |
| IP - Industrial Park | | 15% |
| LI - Light Industrial | | 15% |
| GI - General Industrial | | 10% |

B. In the case of multiple-family residential development, usable recreation areas shall be provided for developments containing more than five dwelling units at the rate of 200 square feet per dwelling unit. Such areas shall be counted as part of the required landscaping. Examples include, but are not limited to, playgrounds, exercise trails, swimming pools, etc. Usable recreation areas shall be considered required landscaping.

C. Except for portions allowed for parking, loading, or traffic maneuvering, a required setback area abutting a public street, and open area between the property line and the roadway in the public street, shall be landscaped. That portion of the landscaping within the street right-of-way shall not count as part of the lot area percentage to be landscaped.

D. Site-obscuring shrubbery or a berm, wall, or fence shall be placed along a property line between residential, and industrial and commercial zones, and around unsightly areas such as a trash or equipment storage area, or an industrial or commercial activity.

E. Landscaping shall be irrigated by an underground system. Attached two-family dwelling units are exempt.

F. At least 75% of the required landscaped area shall be planted with a suitable combination of trees, shrubs, or evergreen groundcover.

G. Plant Material:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet and trunks which can be maintained in a clean condition with over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread.
2. Trees shall be a minimum of seven feet in overall height or 1½ inches in caliper immediately after planting. Adjacent to any public right-of-way or easement, the following species shall be prohibited: poplar, willow, cottonwood, fruit trees, nut trees, and ailanthus. Selected conifers may be planted adjacent to public right-of-ways or easements if approved by the Director. See the City's list of recommended tree species.
3. Shrubs shall be a minimum of one gallon in size or two feet in height when measured immediately after planting. Hedges, where required to screen and buffer off-street parking from adjoining properties, shall be planted with an evergreen specie maintained so as to form a continuous, solid, visual screen at time of planting.
4. Vines for screening purposes shall be a minimum of one gallon in size or 30 inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
5. Groundcovers used in lieu of turf, in whole or in part, shall be planted in such a manner as to provide complete coverage within one year.
6. Turf areas shall be planted in species normally grown as permanent lawns in Troutdale. Acceptable varieties include improved perennial rye and fescues.

H. Landscaped areas may include architectural features or artificial groundcovers such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust (medium coarse), decorative hard paving, and gravel areas, interspersed with planted areas. The exposed area developed with such features shall not exceed 25% of the required landscaped area. Artificial plants are prohibited in any required landscaped area.

I. Existing trees with a trunk diameter of six inches or greater shall be preserved except when removal is specifically authorized by the Site and Design Review Committee and/or the Planning Commission. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 639, ef. 2/23/96; Amended by Ord. 658, ef. 3/12/98; Repealed and re-amended by Ord. 661, ef. 7/23/98]

11.015 Garbage and Recycling Container Enclosures. All enclosures used to contain garbage and recycling containers at multiple-family, commercial, industrial, or institutional developments must conform to the following minimum standards:

- A. Screening. All enclosures for garbage and recycling containers must be screened from public view. Screening shall consist of six-foot high walls constructed of any of the following materials:
1. Cyclone fencing with slats.
 2. Wooden fencing.
 3. Concrete blocks.
 4. Materials other than the above-mentioned as approved on a case-by-case basis.
- B. Gates. Gates must meet the following requirements:
1. Must have a latch or some type of device which will keep the gate shut after it is closed. The device can be above or below ground.
 2. Must have a mechanism to keep them open during trash removal. The device can be above or below ground.
 3. Wheels are not required; however, the hinge must be adequate to support the weight of the gate.
- C. Base Material/Flooring. The entire base dimension must meet the following requirements:
1. Must be made out of concrete. Concrete shall have a nominal thickness of four inches. Exceptions to the base materials may be approved by the Director where warranted.
 2. Must be positively sloped to the drainage system. [Adopted by Ord. 770, ef. 2/23/06]

11.020 Performance Bond or Security. If weather conditions or other circumstances beyond the control of the developer or owner make completion of the landscaping impossible, an extension of up to six months may be applied for by posting "security" equal to 125% of the cost of the landscaping with the City, assuring installation within six months. "Security" may consist of a performance bond payable to the City, cash, certified check, time certificates of deposit, assignment of a savings account, or other such assurance of access to funds necessary for completion as shall meet the approval of the City Attorney. Upon acceptance of the approved security, the owner may be allowed occupancy for a period of 180 days. If the installation of the landscaping improvement is not completed within 180 days, the City shall have access to the security to complete the installation and/or revoke occupancy. Upon completion of the installation, any portion of the remaining security minus administrative charges of 25% shall be returned to the owner. Costs in excess of posted security shall be assessed against the property, and the City shall thereupon have a valid lien against the property which will come due and payable. [Adopted by Ord. 550, ef. 9/25/90]

- 11.030 Guarantee. All landscape materials and workmanship shall be guaranteed by the installer and/or developer for a period of time not to exceed two years. This guarantee shall insure that all plant materials survive in good condition and shall guarantee replacement of dead or dying plant materials. [Adopted by Ord. 550, ef. 9/25/90]