

Article 14, Appendix C:
**LANDSCAPE, SCREENING AND BUFFER YARD
GUIDELINES AND STANDARDS**

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**Landscape, Screening and Buffer Yard
Guidelines and Standards**

A. Purpose and Intent:

This appendix provides graphic guidelines for landscaping, screening and buffer yards for development projects within the Town. It is intended to be employed by applicants as a companion to illustrate the landscape design requirements of Article 9 of this ordinance.

Where conflict exists between this appendix and Article 9, the article shall govern.

B. Appendix C Contents:

Parking Lot Landscaping Guidelines and Illustrations

- C.4 Parking lot landscaping: general illustrative design concepts.
- C.5 Parking lot landscaping: minimum requirements for parking lots.
- C.6 Parking lot landscaping: landscape islands and medians in parking lots.
- C.7 Parking lot landscaping: interior parking bays in large parking lots.

General Landscaping Guidelines and Illustrations

- C.8 Residential subdivision landscaping: street tree design concepts.
- C.9 Right of way edge buffer landscaping: edge buffers.
- C.10 Buffer yards: landscape berms.

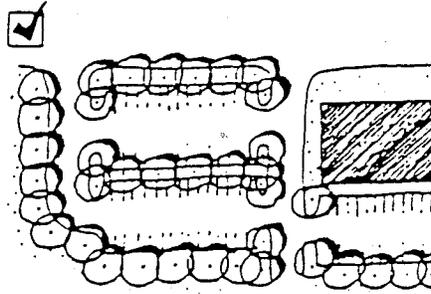
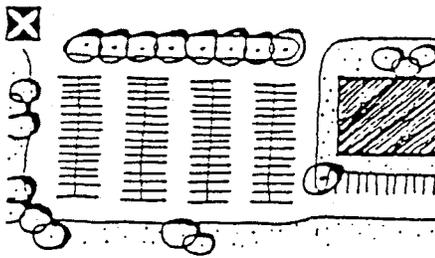
Examples of Canopy Requirements for Urban Land Uses

- C.11 Illustrative canopy example: multi-family residential project.
- C.12 Illustrative canopy example: retirement community project.
- C.13 Illustrative canopy example: townhouse residential project.
- C.14 Illustrative canopy example: waterfront mixed-use project.
- C.15 Illustrative canopy example: downtown commercial project.

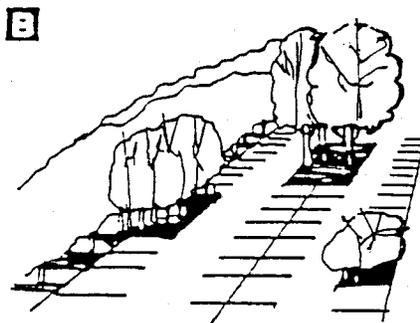
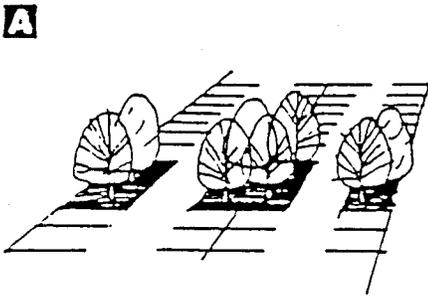
Transitional Buffer Yard Requirements

- C.16 Transitional buffer yard requirements: Multi-family and Attached Residential Single Family Residential Districts (C-C, N-R, S-R, D-R, and MH-P) adjacent to a Multifamily Residential, Attached Residential or Residential Office District (A-R, MF-R and R-O).
- C.17 Transitional buffer yard requirements: Commercial Residential Districts (C-C, N-R, S-R, D-R, A-R, MF-R, and MH-P) and Residential Office District (R-O) adjacent to a Commercial District (HR-C, PS-C). This requirement does not apply to a Residential District adjacent to a D District property.)
- C.18 Transitional buffer yard requirements: Light Industrial Residential District (C-C, N-R, S-R, D-R, A-R, MF-R and MH-P) and Residential Office District (R-O) adjacent to a Light Industrial District (I-1).
- C.19 Transitional buffer yard requirements: Heavy Industrial Residential District (C-C, N-R, S-R, D-R, A-R, MF-R, MH-P, and R-O) and Residential Office District (R-O) adjacent to a Heavy Industrial District (I-2).

PARKING LOT LANDSCAPING

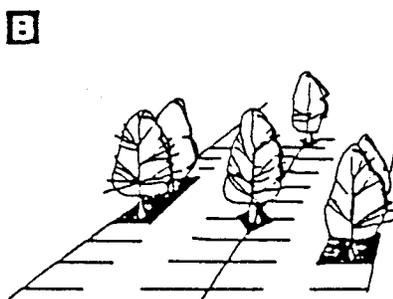
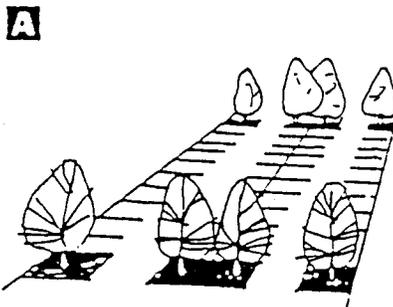


Planting in parking lots



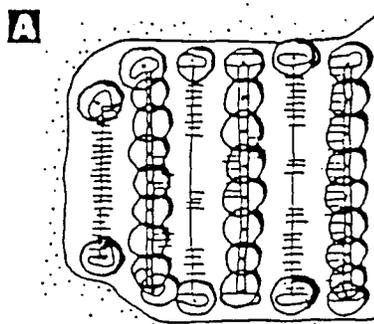
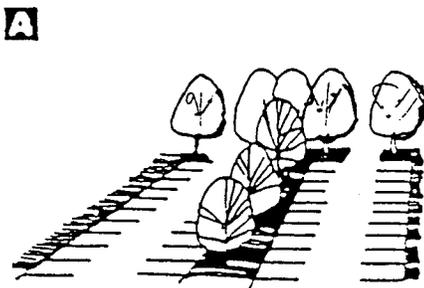
A New vegetation in groves

B Save existing vegetation and incorporate within parking lot

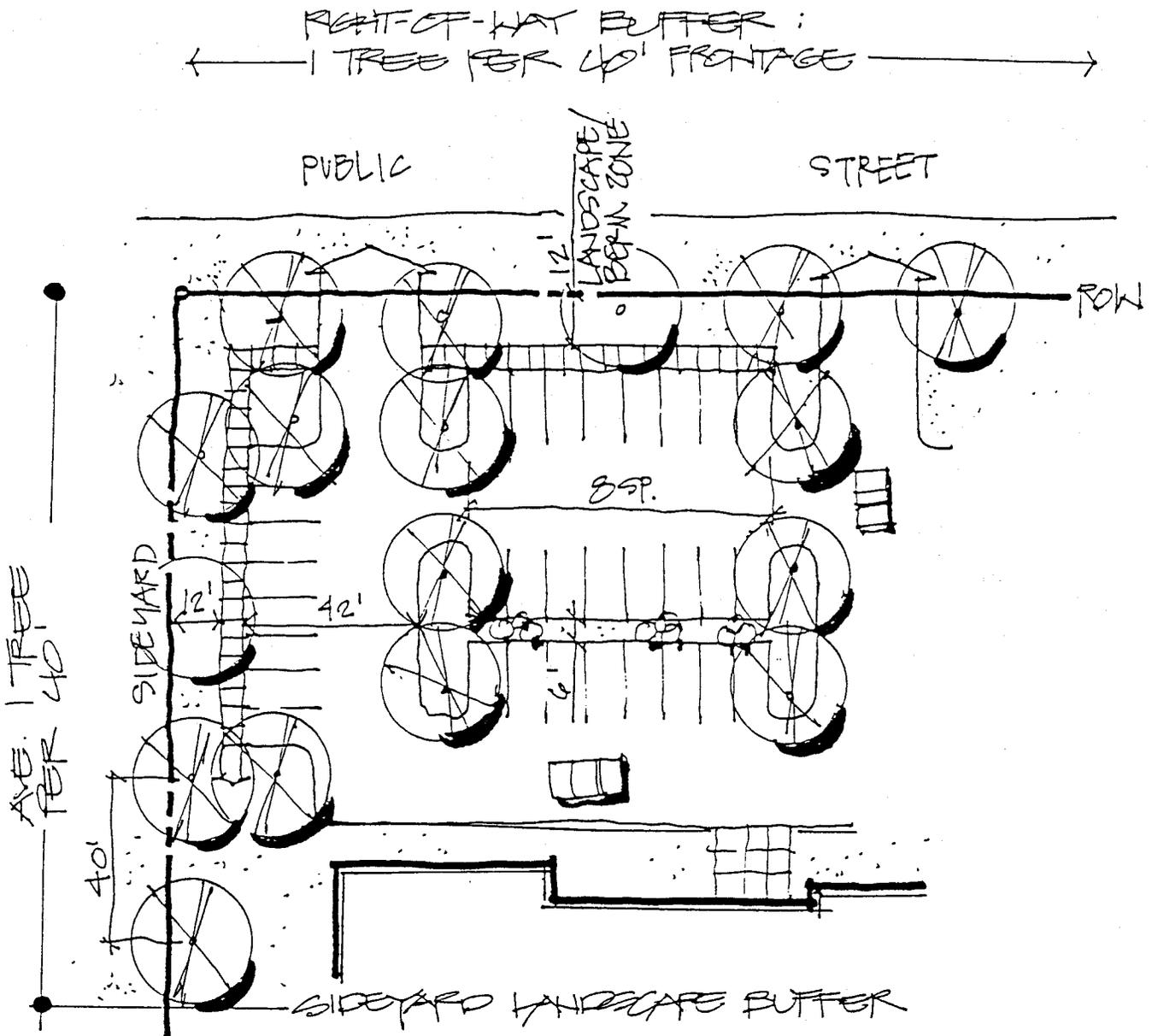


A Parking island-planted

B Planting inserted within parking lot

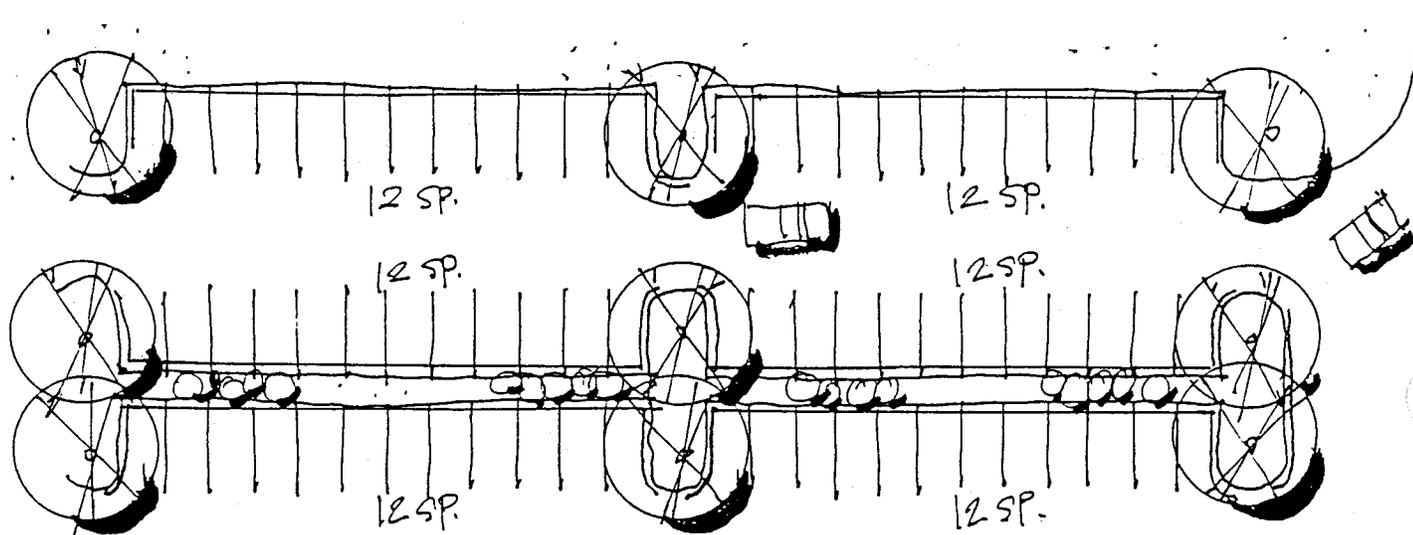


A Planted medians within parking lot

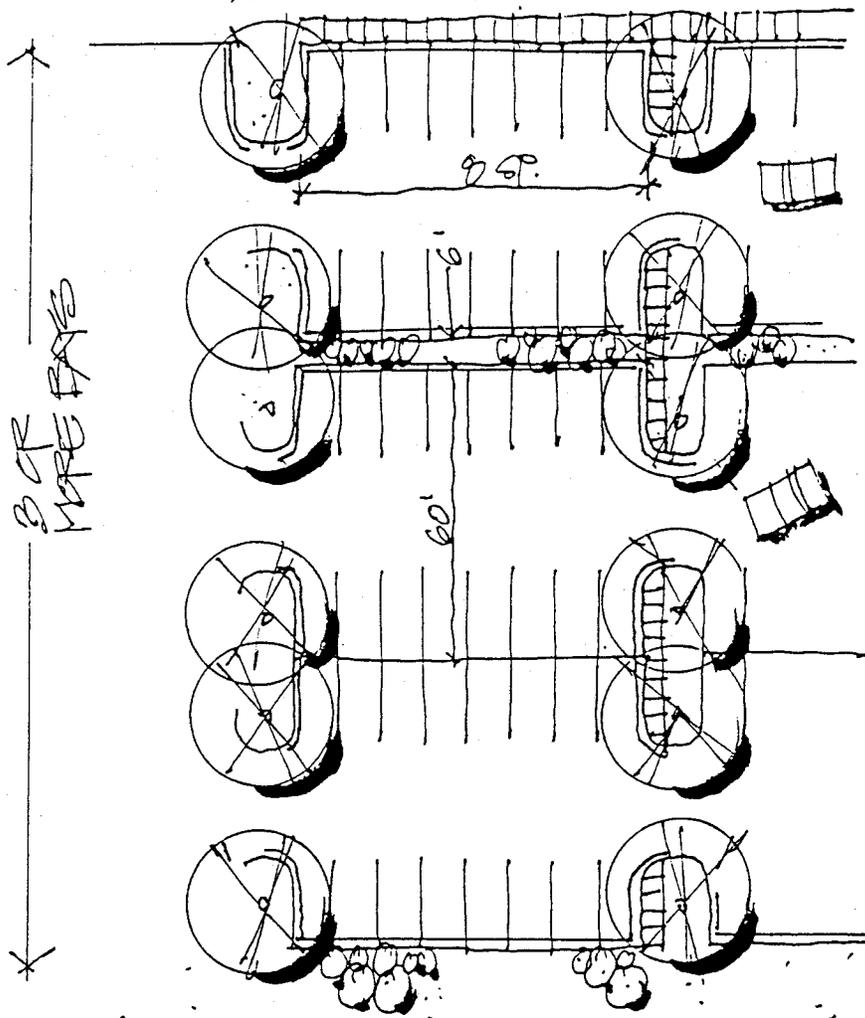


MINIMUM REQUIREMENTS
PRIVATE PARKING LOTS

LANDSCAPE "ISLANDS" OR "MEDIANS" IN PRIVATE PARKING LOTS

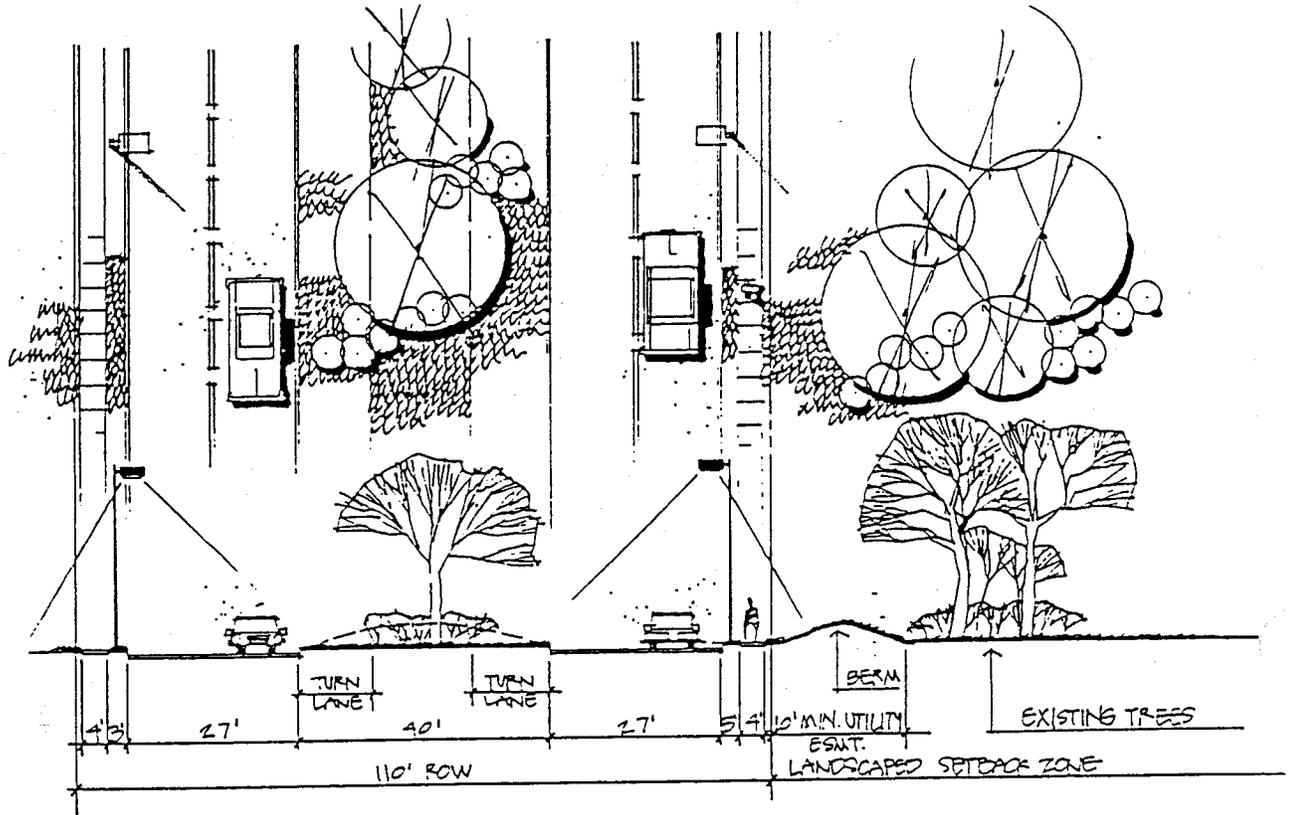


- 1 TREE/8 SPACES
- NO MORE THAN 12 SPACES BETWEEN TREES

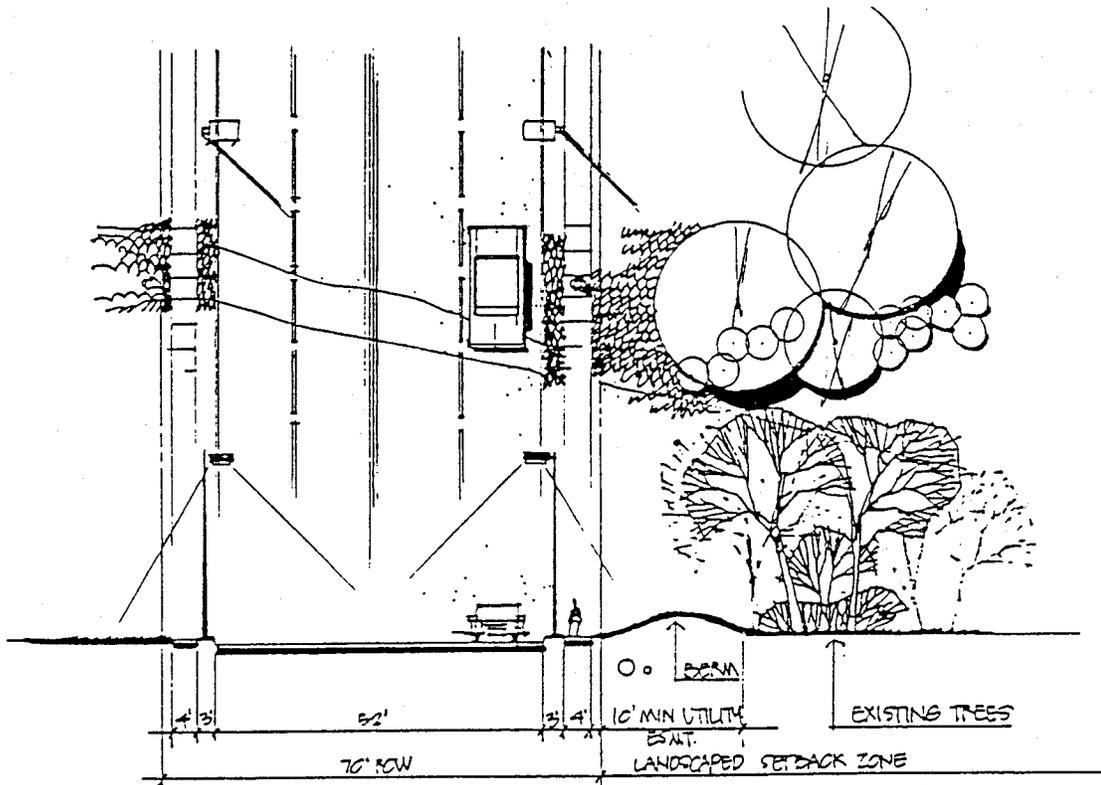


LOTS WITH > 150 SPACES :
REQUIRED TO HAVE 6'
PLANTING MEDIAN @
EVERY OTHER BAY.

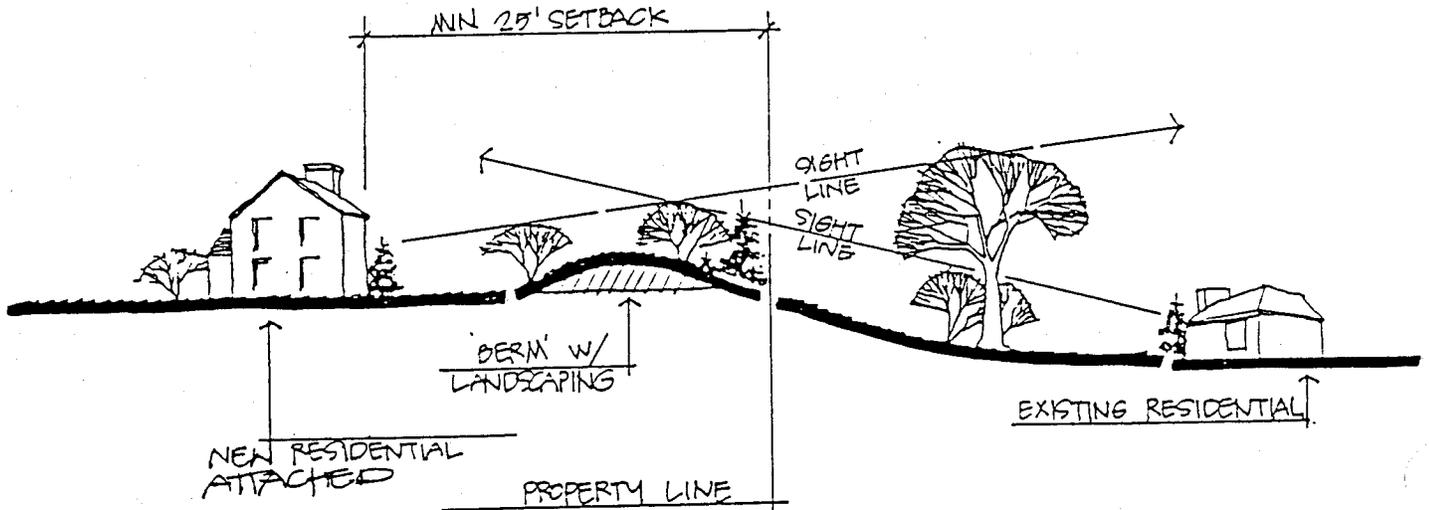
INTERIOR PARKING BAYS
LARGE PARKING LOTS



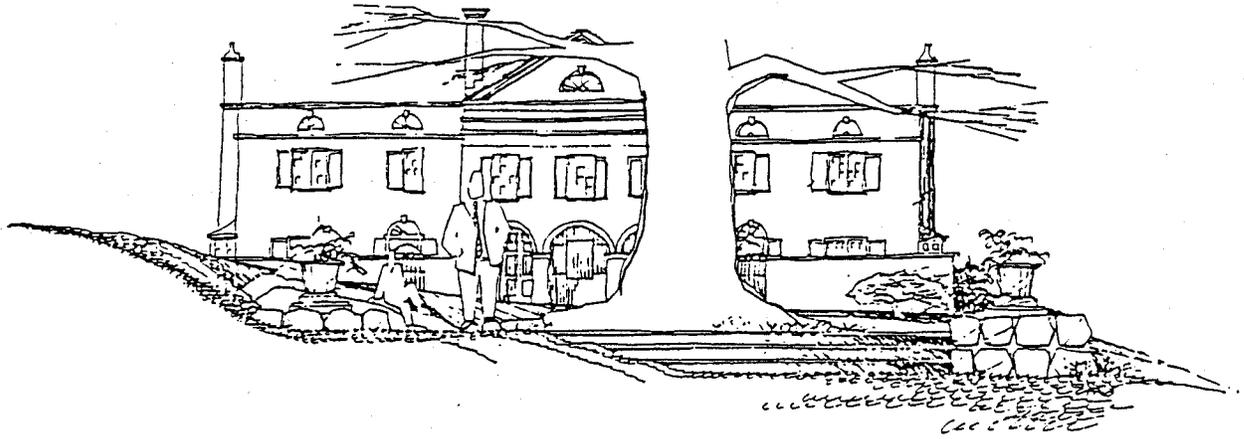
STREET TREE CONCEPTS:
SUBDIVISION DEVELOPMENT



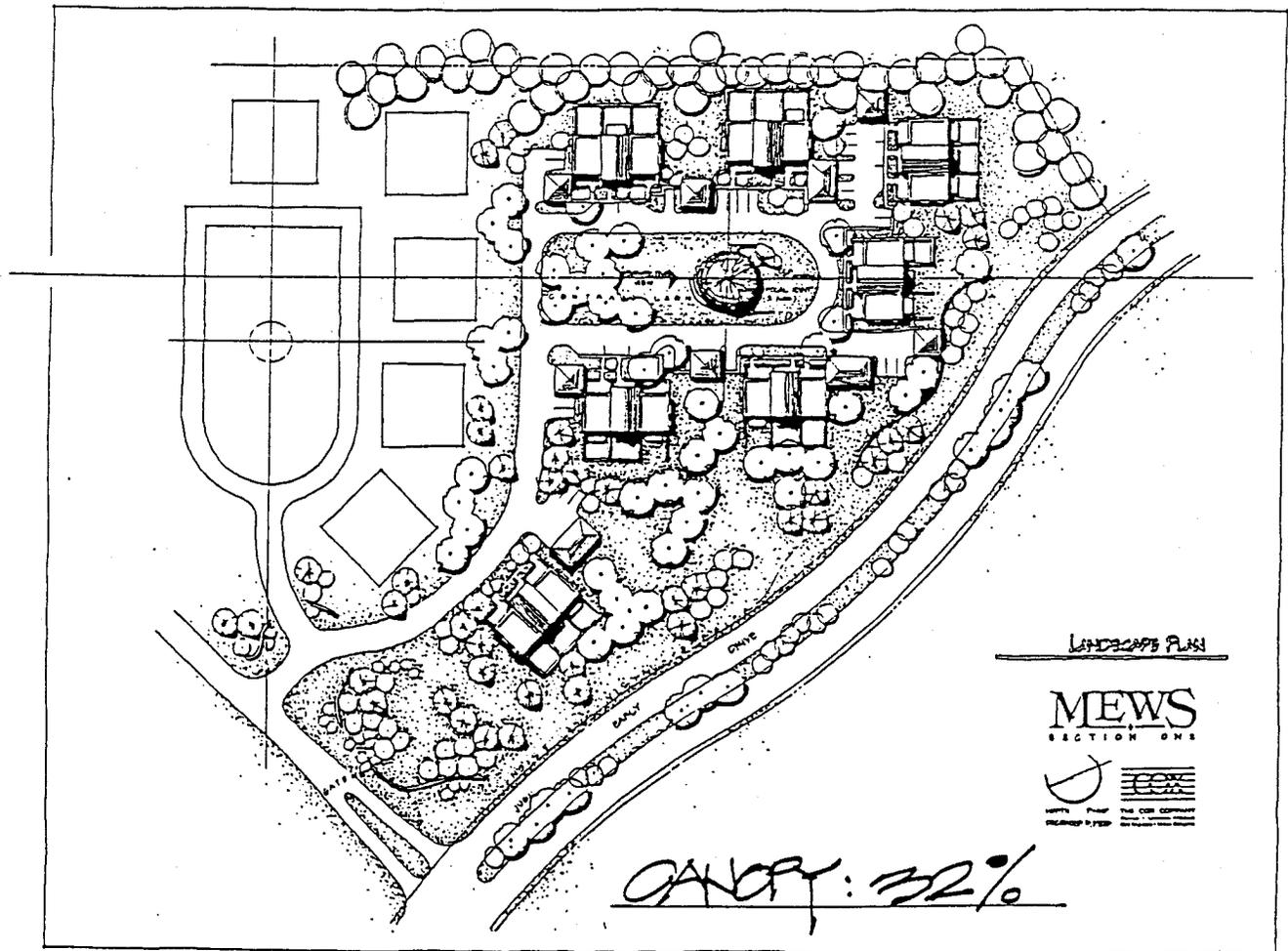
RIGHT-OF-WAY LANDSCAPING
FREE BUFFERS



BUFFER YARDS:
HANDSCAPED BERMS



MULTI-FAMILY PROJECT



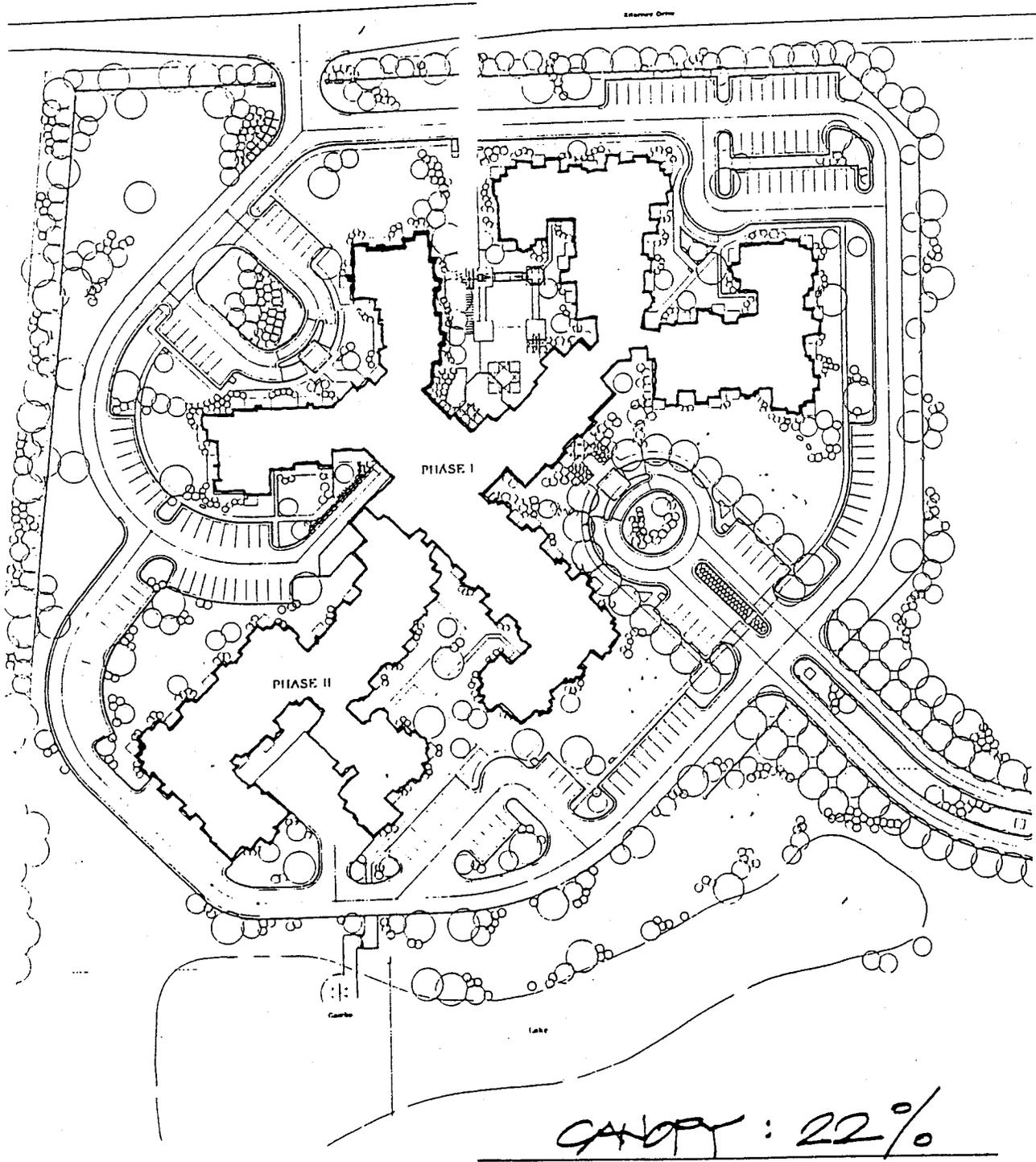
LANDSCAPE PLAN

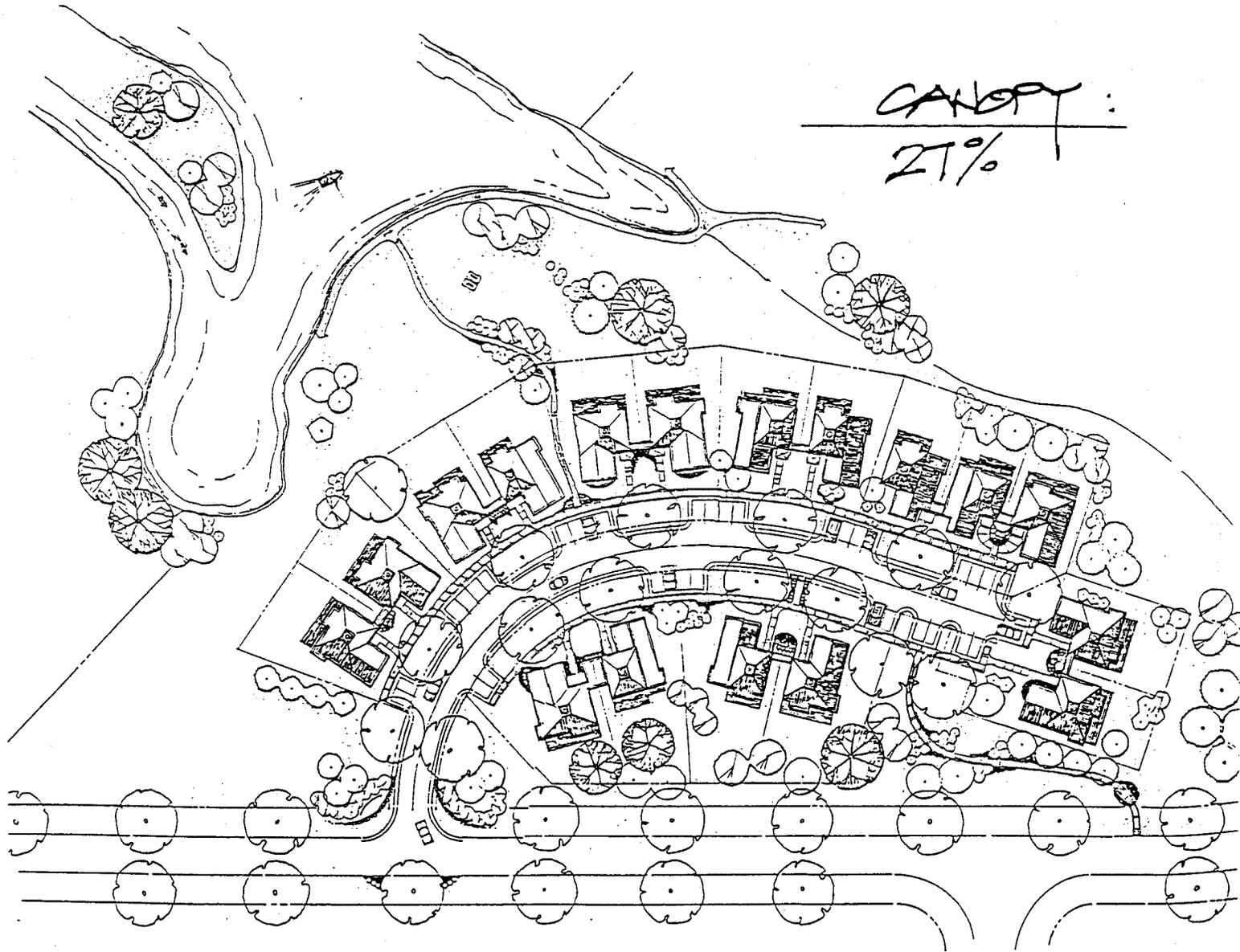
MEWS
SECTION ONE



CANOPY: 32%

RETIREMENT COMMUNITY
7.0-ACRE SITE





CANOPY :
21%

TOWNHOUSE COMMUNITY

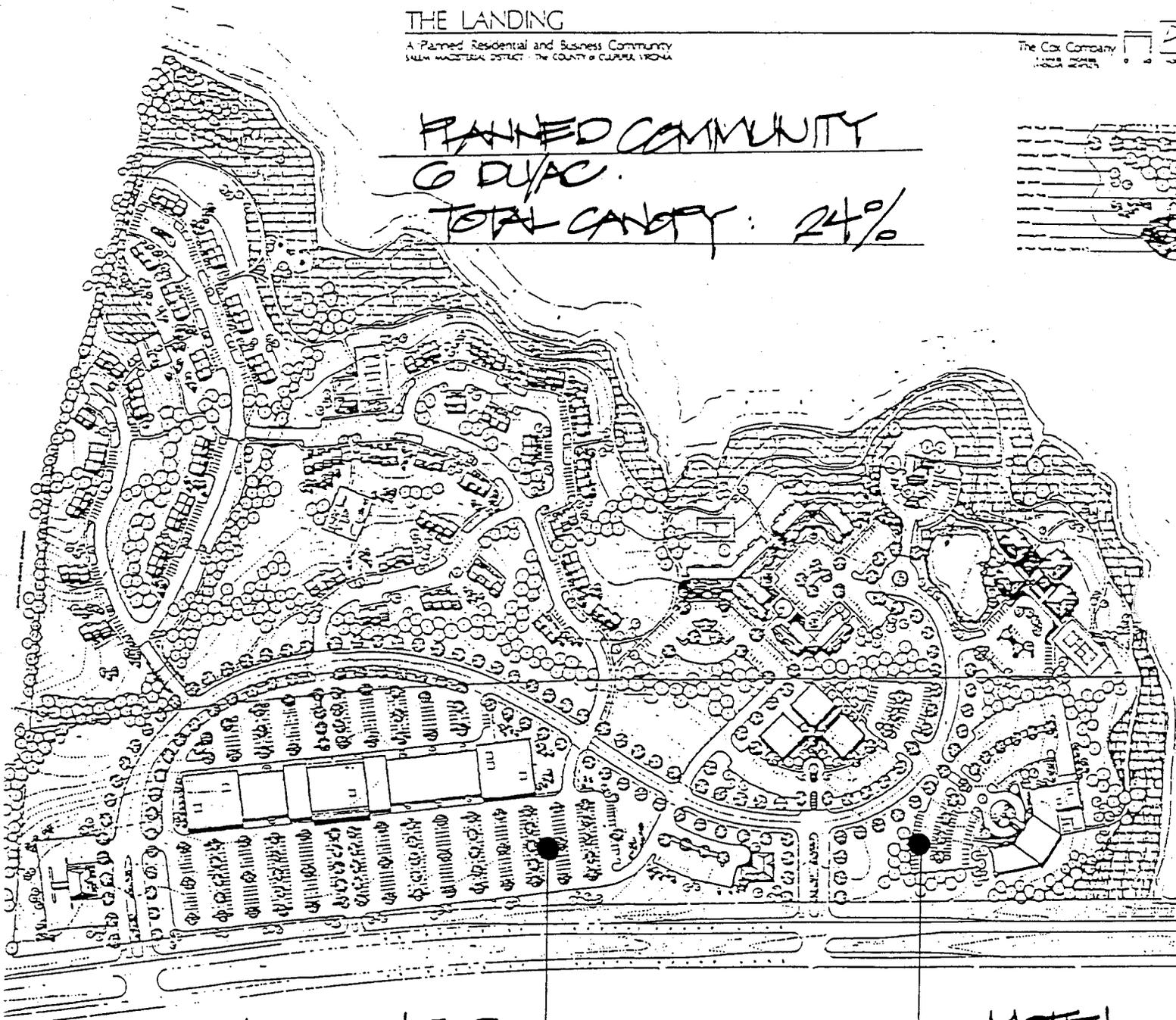
G DU/AC

THE LANDING

A Planned Residential and Business Community
SOUTH MACARTHUR DISTRICT - THE COUNTY OF CLATSOP, OREGON

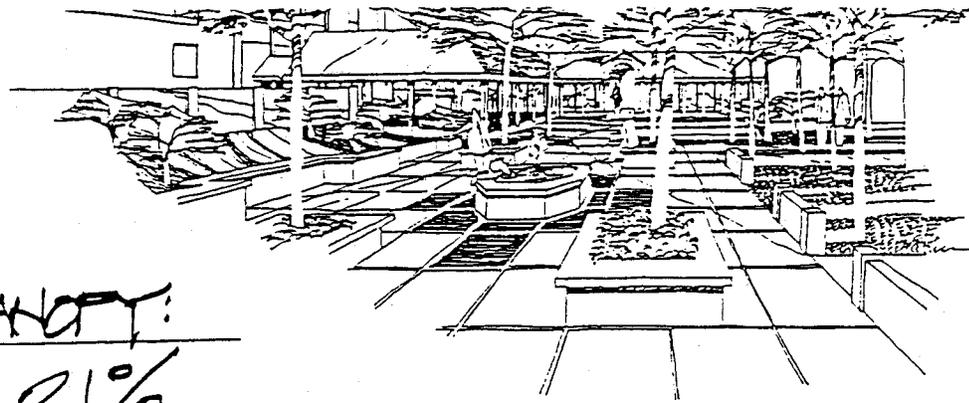
The Cox Company
11000 SW 24th St.
Portland, OR 97223

PLANNED COMMUNITY
0 DU/AC.
TOTAL CANOPY: 24%



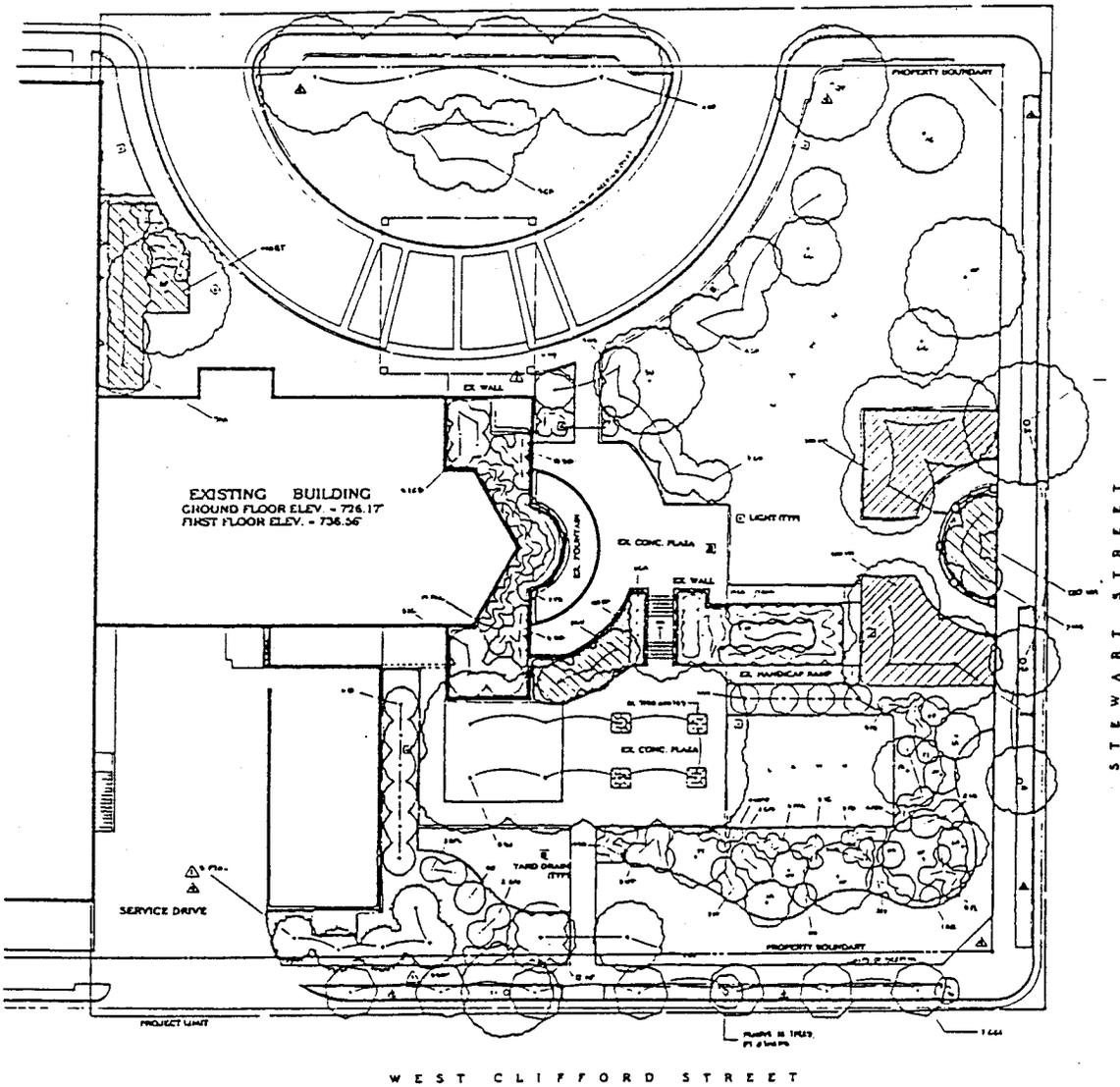
SHOPPING CENTER
22% CANOPY

MOTEL
24% CANOPY



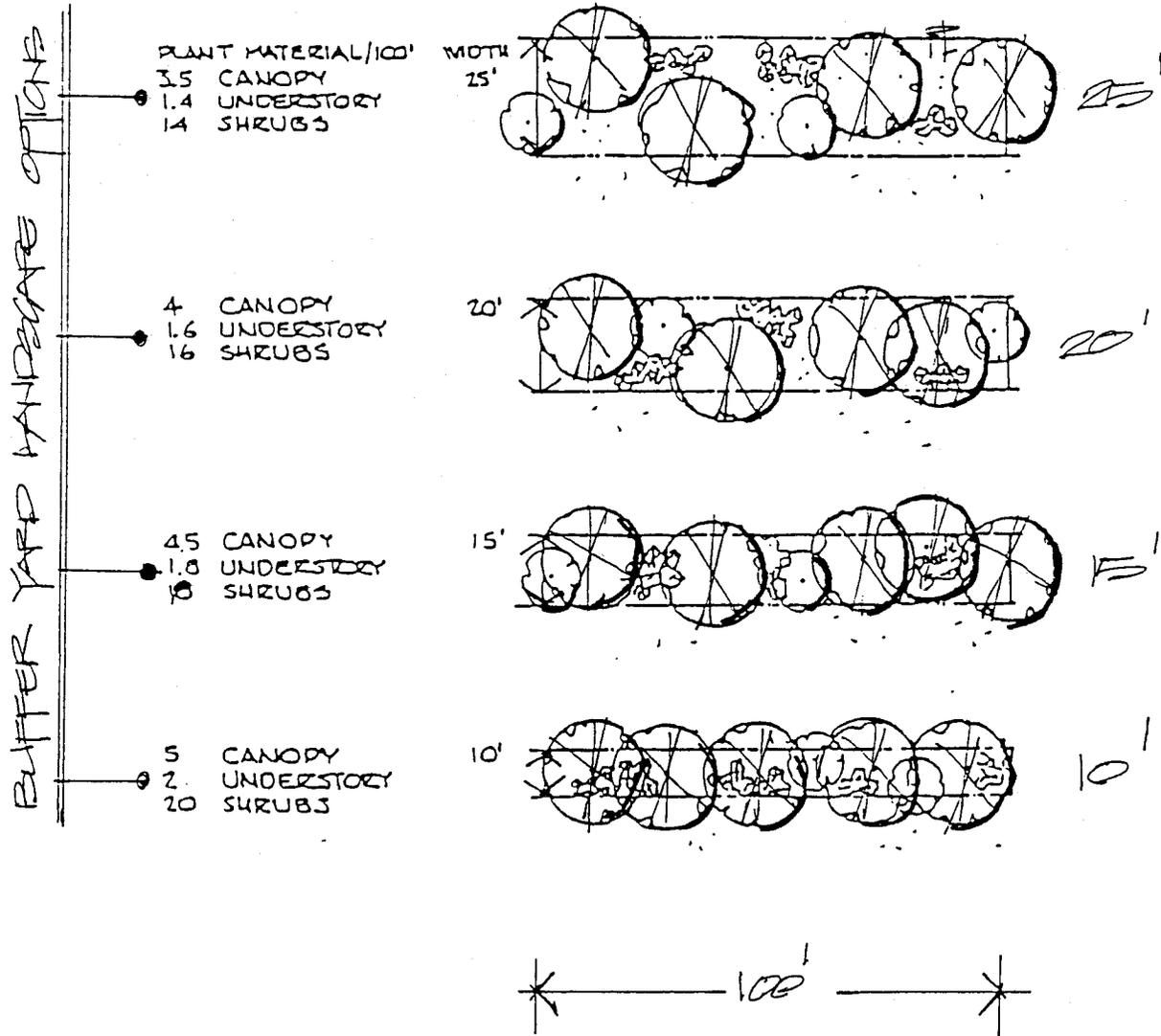
CANOPY:
21%

CORK STREET

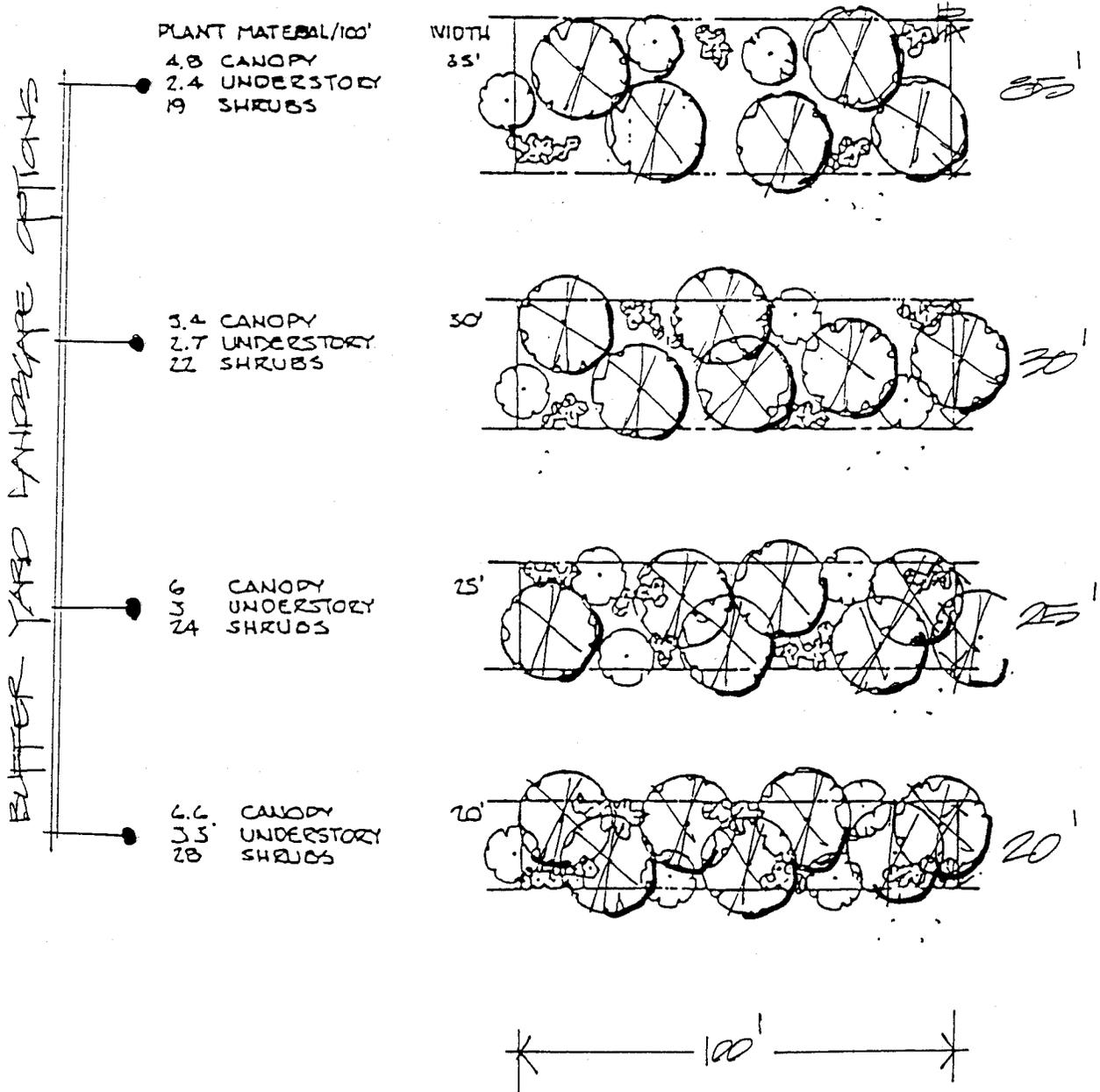


DOWNTOWN COMMERCIAL

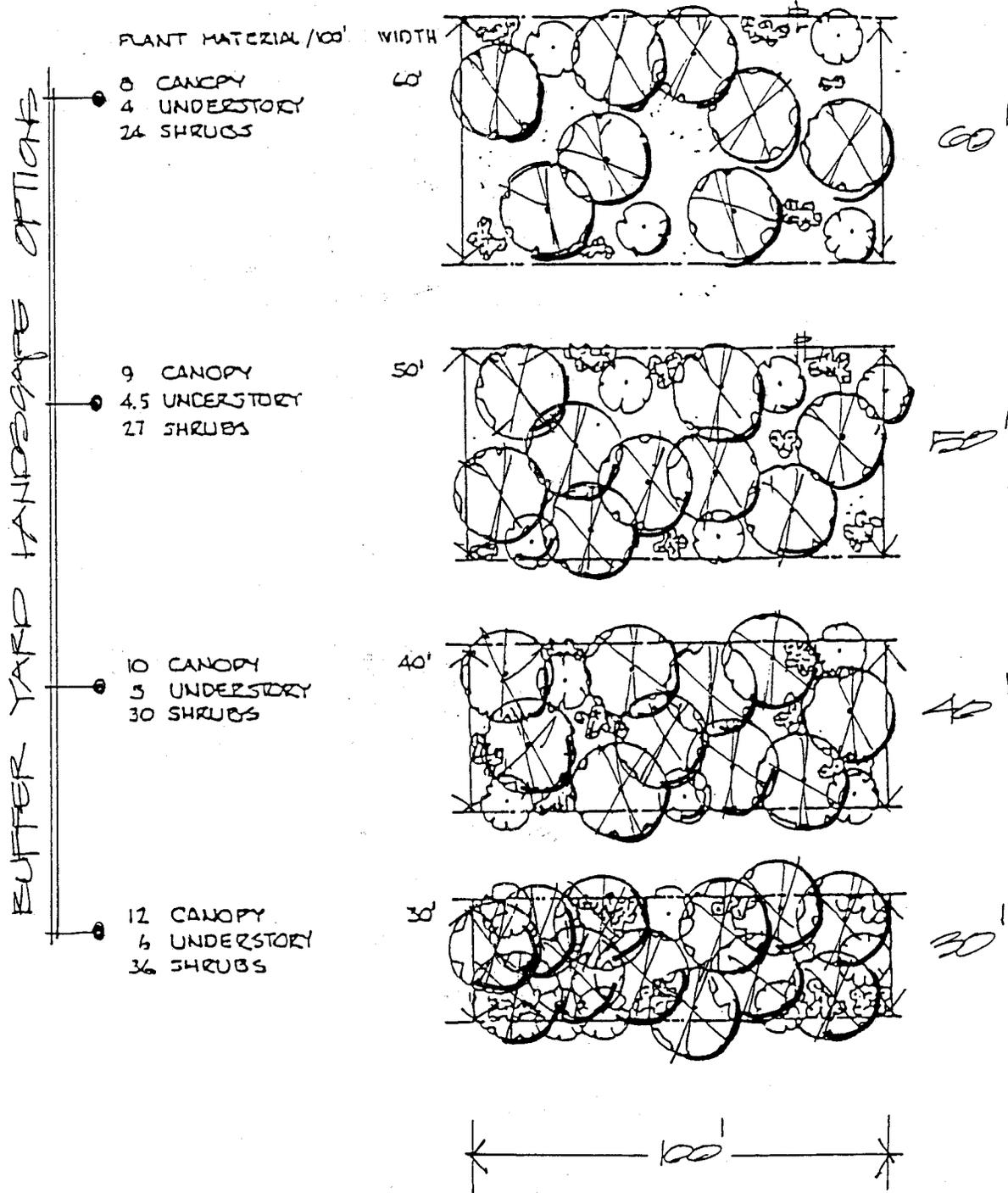
TRANSITIONAL BUFFER YARD SINGLE FAMILY / MULTI-FAMILY



TRANSITIONAL BUFFER YARD RESIDENTIAL/COMMERCIAL



TRANSITIONAL BUFFER YARD RESIDENTIAL/HIGH INDUSTRY



TRADITIONAL BUFFER YARD RESIDENTIAL/HEAVY INDUSTRY

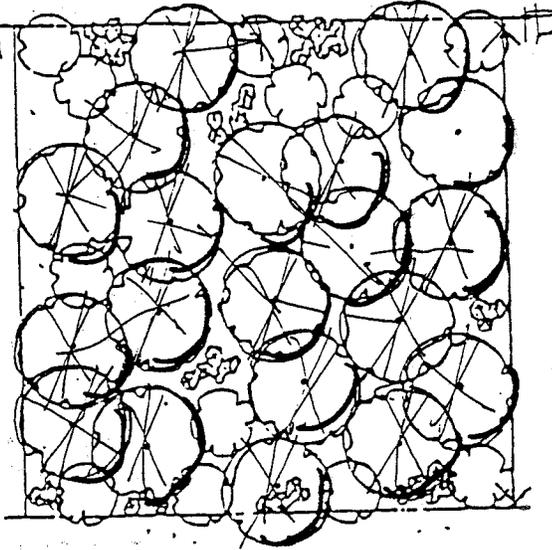
BUFFER YARD LANDSCAPE OPTIONS

PLANT MATERIAL / 100'

- 20 CANOPY
- 12 UNDERSTORY
- 40 SHRUBS

WIDTH

100'



- 25 CANOPY
- 15 UNDERSTORY
- 50 SHRUBS
- 3 FOOT BERM

75'

