



Summary of Tree Requirements When Development Is Proposed

Existing	Newly Adopted
1. Requirements for Tree PRESERVATION	
Not required, voluntary	NEW Tree Preservation Standards (in Title 11) <ol style="list-style-type: none"> 1. Preserve 1/3 onsite trees 12"+ diameter*, OR pay fee into tree fund, calculated at City cost to plant and establish 2 trees for every required tree not preserved. 2. Exempt: lots < 5000 s.f., lots with \geq 85% existing and proposed building coverage, and sites in some industrial and commercial zones. 3. Creates economic incentive to preserve 4. Standard so no discretionary review or public appeal 5. Fee revenues can be used to plant in tree-deficient neighborhoods (equity benefit) 6. Extra credit for preserving native trees 7. Standard root encroachment allowances into root protection zones increases flexibility in site layout.
2. Requirements for Tree PLANTING - Tree Density Standards	
T1 standards (Title 33) <ol style="list-style-type: none"> 1. Applies only to new single family development 2. Can meet by preserving existing trees, planting new trees or paying into fund Landscaping (Title 33) <ol style="list-style-type: none"> 1. Applies to most other development, but not related to tree canopy targets 2. Can be modified or waived through Adjustment w/out addressing tree targets. 	EXPANDED Tree Density standards (in Title 11) <ol style="list-style-type: none"> 1. Apply standards to all development - requires minimum # of trees per site*; standards tied to UFMP canopy targets 2. Standards can be met by preserving existing trees, planting new trees, or paying into fund. 3. Trees planted to meet other requirements (landscaping, stormwater) also count toward tree density 4. Standards vary by development type 5. Standards, so no discretionary review or public appeal
*on large sites and in streets, applicants may define a "development impact area" where tree requirements are applied.	
4. Other Development Standards	
<ol style="list-style-type: none"> 1. Inflexible development standards can conflict with tree preservation 2. Requires adjustment process 	<ol style="list-style-type: none"> 1. Additional flexibility allows improvements to be located and designed to preserve trees. 2. Flexibility includes limited reductions in parking, housing density, amenity bonus, etc without review process.
5. Land Divisions and Other Land Use Reviews	
<ol style="list-style-type: none"> 1. Land divisions – rigid numeric requirements for # of trees lack flexibility that would preserve quality trees; 2. Land divisions - Tree plans last in perpetuity 3. Trees not explicitly addressed in Design Reviews and Conditional Use/Master Plans 	<ol style="list-style-type: none"> 1. Land divisions - new more flexible criteria focus on preserving large healthy trees, groves, natives. 2. Tree preservation plans expire after 10 years 3. Tree preservation encouraged in Design Reviews and certain conditional uses/master plans 4. Recording tree plans improves property buyer awareness
6. Trees in Environmental Resource Areas and Plan Districts	
<ol style="list-style-type: none"> 1. Regs inconsistent, confusing 2. Stream/wetland setbacks erratically applied 	<ol style="list-style-type: none"> 1. Regs standardized, streamlined 2. Apply setbacks consistently w/in existing e-zones to help protect riparian vegetation



Summary of Tree Requirements When No Development is Occurring

Existing	Newly Adopted
1. City Trees and Street Trees	
<ol style="list-style-type: none"> 1. Permit required to prune, plant, remove trees or branches of <i>any</i> size 2. Planting Nuisance species trees allowed 	<p><u>Removal:</u></p> <ol style="list-style-type: none"> 1. NEW exemption to allow sucker shoots < 1/4 inch diameter removal without a permit. <p><u>Pruning:</u></p> <ol style="list-style-type: none"> 2. NEW exemption for pruning/root cutting permit for branches or roots < 1/4 inch 3. NEW self-issued Street Tree pruning permits <p><u>Planting:</u></p> <ol style="list-style-type: none"> 4. Planting trees on the City's nuisance species plant list is prohibited
2. Removing Trees on Private Property	
<ol style="list-style-type: none"> 1. Permit required to remove trees \geq 12" diameter on commercial, industrial, multi-family and dividable single family lots 2. Mitigation for removal of trees requires caliper inch for caliper inch replacement 3. No replacement for dead, dying, dangerous trees (inconsistent rules for nuisance trees) 4. Non-dividable single family lots exempt 	<ol style="list-style-type: none"> 1. Retain 12" diameter permit threshold for trees on currently regulated lots (6" in e-zones) 2. Mitigation for tree removal simplified – often tree for tree replacement 3. Tree-for-tree replacement of dead, dying, dangerous and invasive/nuisance trees 4. 12" diameter permit threshold for trees on currently exempt lots (6" in e-zones). Removal of one large tree per year does not trigger public notice or allow public appeal.
4. Trees in Environmental Zones	
<ol style="list-style-type: none"> 1. No replacement for non-native trees or trees in e-zone transition areas 2. Pruning native trees triggers land use review 	<ol style="list-style-type: none"> 1. Replacement required for removal of non-native trees (including nuisance species trees) and trees in transition areas. 2. Limited pruning without a land use review – foster tree health, reduced fire risk, improved light and solar access
5. Tree Permit Procedures	
<ol style="list-style-type: none"> 1. Review required for all permits 2. No public notice for public tree removal 3. Appeals to full Urban Forestry Commission 4. Street Tree appeals may be further appealed to City Council 	<ol style="list-style-type: none"> 1. Streamline system – focus reviews/appeals on large healthy trees or multiple trees 2. Consistent notification requirements. 3. Appeals to new UFC Appeals Board 4. Appeals Board is final decision for all appeals.

These tree requirements will be effective July 1, 2013. For additional information, please contact Mieke Keenan at 503.823.5779 or at mieke.keenan@portlandoregon.gov.