

Tree and Landscaping Manual - Standard L1



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Standard L1, General Landscaping.

Intent and description

The L1 standard is used where there is enough space that low density plantings are adequate to screen one use or development from another.

The L1 standard consists primarily of groundcover plants and trees. Where a landscaped area is 30 feet or more deep, the L1 standard also calls for a mixture of high screen and low screen shrubs.

Planting and layout

Required plants and spacing

- One large tree per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet.
- If the landscaped area is deeper than 30 feet, either two high screen shrubs or three lowscreen shrubs per 400 square feet.
- Shrubs and trees may be grouped.
- Groundcover plants must be planted to fully cover the ground surface of the area within three years. Mulch does not qualify as ground cover.

Plant Diversity

- If there are more than eight required trees, no more than 40 percent of them can be of one species.
- If there are more than 24 required trees, no more than 24 per cent of them can be of one species.
- If there are more than 25 required shrubs, no more than 75 per cent of them can be of one species.

Plant Selection

- Plants may be selected from the *Suggested Plant Lists for Required Landscaping* or from other sources.
- If plants not listed on the *Suggested Plant Lists for Required Landscaping* are proposed, the mature size, hardiness, and spacing characteristics must be documented.
- Documentation may be from published sources (e.g. the *Sunset Western Garden Book*), or from information provided by nurseries, such as cut sheets.
- Plants on the Nuisance and Prohibited Plant Lists are prohibited in landscaping required by the Zoning Code.

Trees

- Trees may be broadleaf or conifers, and must be fully branched at the time of planting.
- Broadleaf trees must be at least 1.5 inches in diameter at the time of planting.
- Conifer trees at the time of planting must be at least 5 feet tall.

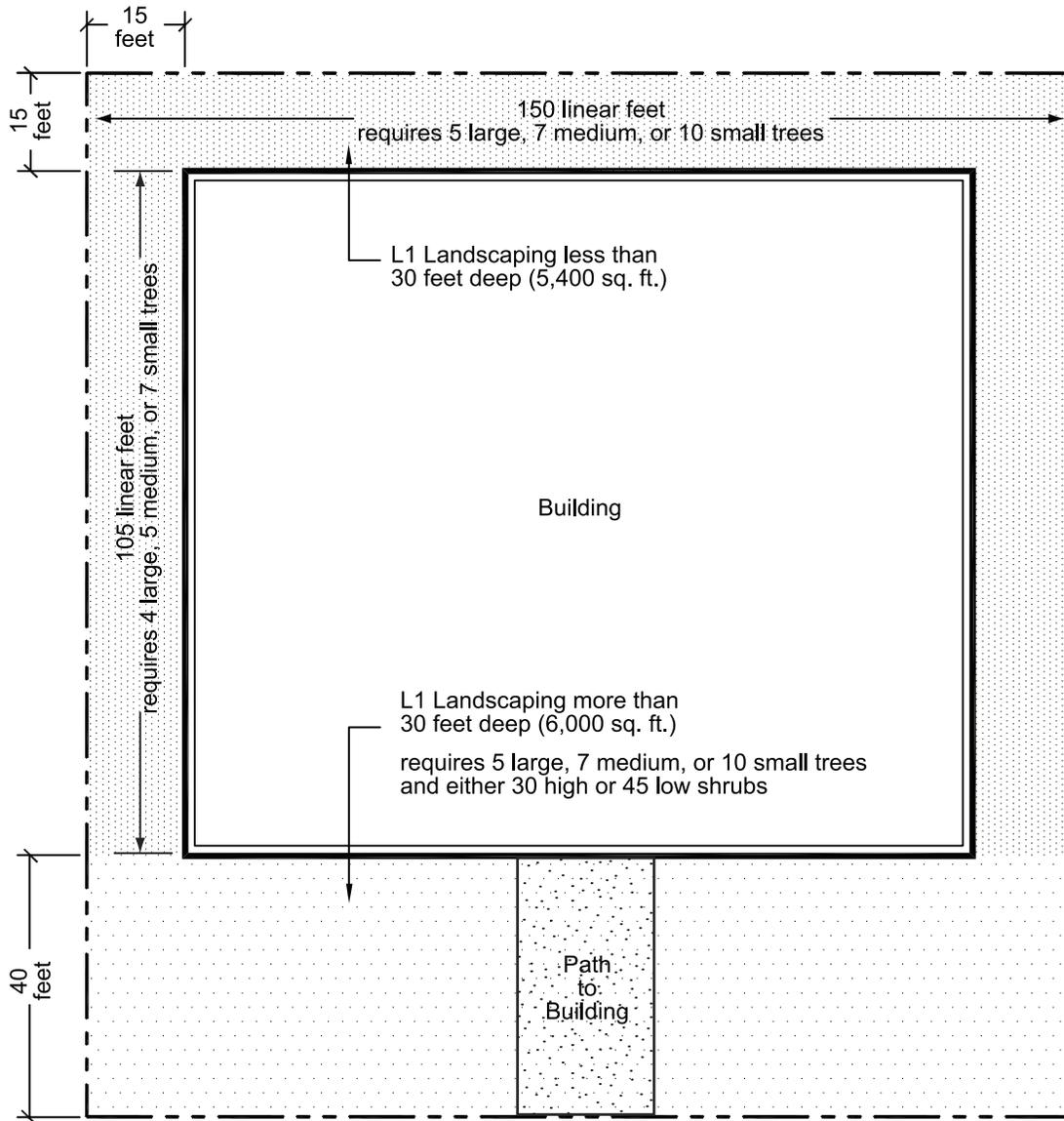
Shrubs

- Shrubs must be at least the one gallon size at the time of planting.
- Shrubs must be of sufficient size and number to meet the standards within 3 years of planting.

Ground cover plants

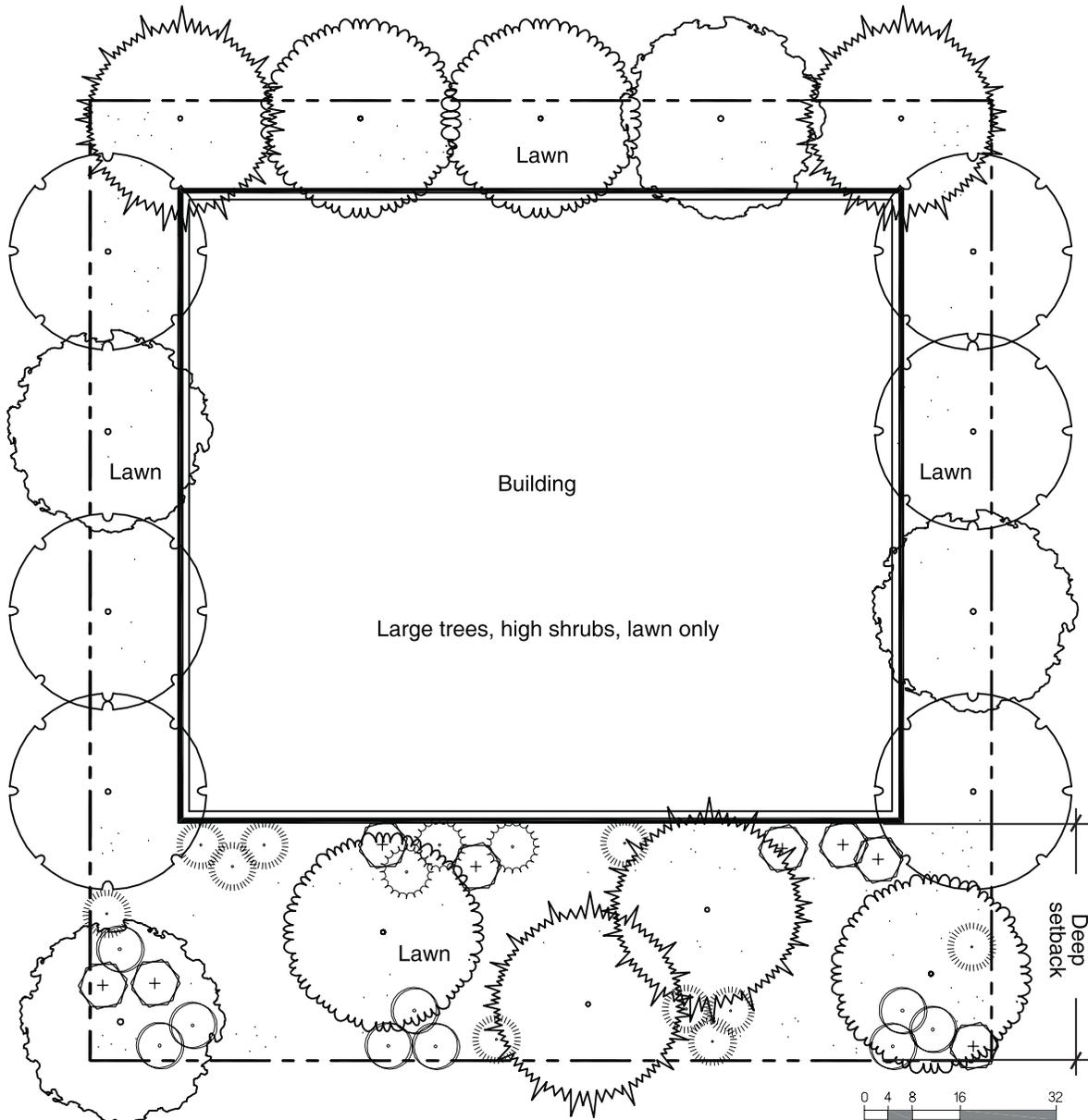
- Ground cover plants other than grasses must be at least the four inch pot size at planting.
- Ground cover plants, including grasses must be planted at a density that will cover the entire area within three years.
- Ground cover plants other than grass seed or sod must be planted in triangular spacing at distances appropriate for the plant species.

Stormwater management requirements are found in the *Stormwater Management Manual*, which is administered by the Bureau of Environmental Services. Erosion control best management practices are found in the *Erosion Control Manual*.



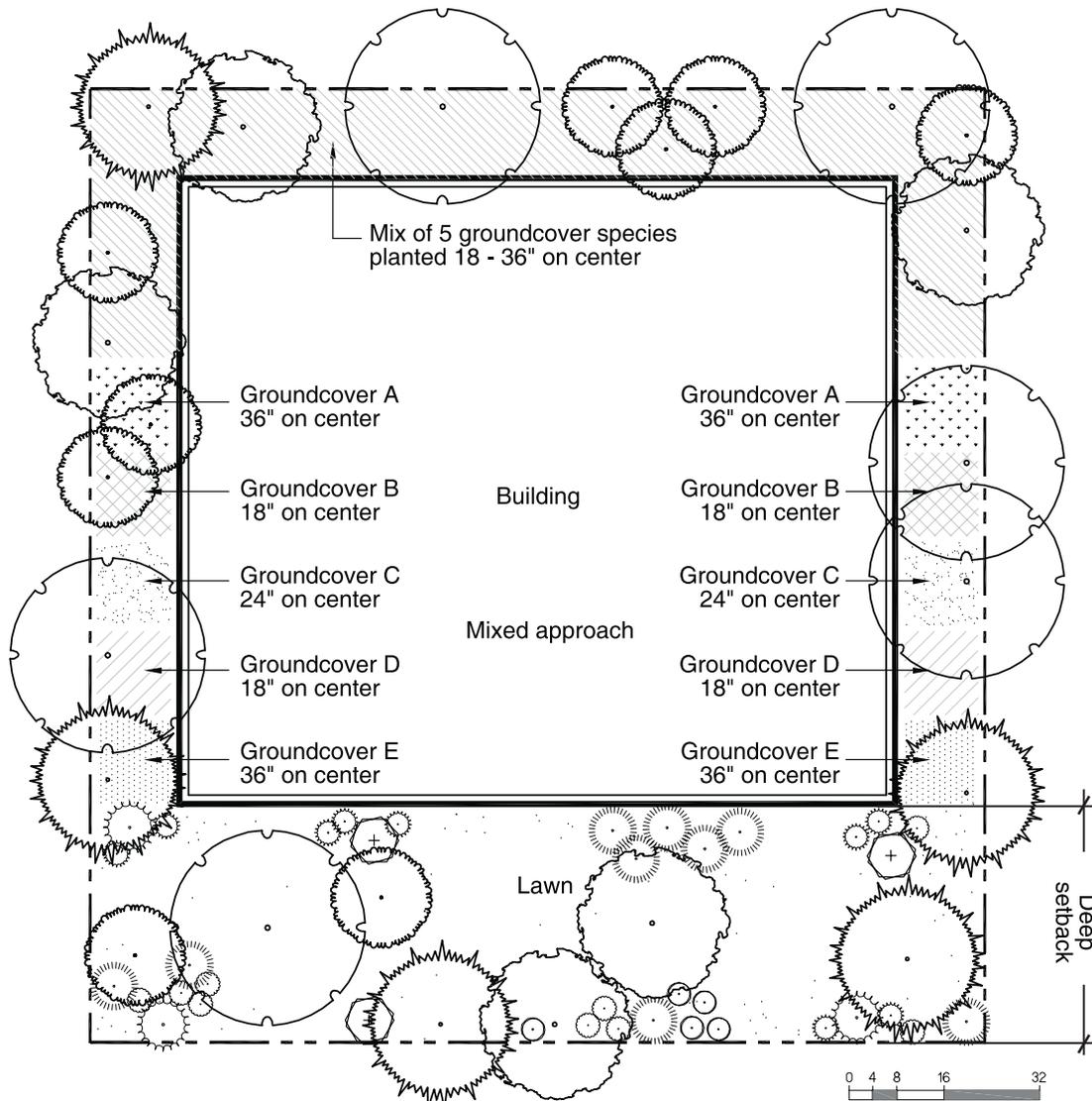
L1 Sample Property Layout Plan





Note that shrubs are required only in the setback that is deeper than 30 feet as in this example

L1, General landscaping using large trees, high shrubs, and lawn



Note that shrubs are required in the setback that is deeper than 30 feet, as in this example. Multiple ground cover species are used, although it is not required.

L1, A mixture of small, medium and large trees



Standard L2, Low Screen, and L3, High Screen

Intent and description.

The L2 standard uses low screen shrubs (3 feet tall) to screen and soften the impacts of use or development while maintaining clear sight lines between areas. It is usually applied along street lot lines or surface parking lots.

The L3 standard uses high screen shrubs (6 feet tall) to provide physical and visual separation between uses or development. The L3 standard eliminates clear sight lines between areas.

Planting and layout

Required plants and spacing

- One large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet.
- Shrubs must be evergreen and be planted in a line to form a continuous screen.
- Low-screen shrubs, L2, must grow to a height of 3 feet within 3 years.
- High-screen shrubs, L3, must grow to a height of 6 feet within 3 years.
- Trees may be grouped.
- Groundcover plants must be planted to fully cover the ground surface of the area within 3 years. Mulch does not qualify as ground cover.

Plant diversity

- If there are more than 8 required trees, no more than 40 per cent of them can be of one species.
- If there are more than 24 required trees, no more than 24 per cent of them can be of one species.
- If there are more than 25 required shrubs, no more than 75 per cent of them can be of one species.

Plant selection

- Plants may be selected from the *Suggested Plant Lists for Required Landscaping*, included in the *Tree and Landscaping Manual* or from other sources.
- If plants not listed in the *Suggested Plant Lists for Required Landscaping* are proposed, the size, hardiness, and spacing characteristics must be documented.
- Documentation may be from published sources such as the *Sunset Western Garden Book*, or from information provided by nurseries, such as cut sheets.
- Plants on the Nuisance and Prohibited Plant Lists are prohibited in landscaping required by the Zoning Code.

Wall Option

A masonry wall may be substituted for the shrubs. The wall must be 3 feet tall for the L2 standard and 6 feet tall for L3 standard. Trees and ground cover plants are still required.

Walls, screens, or fences (whether required or not) on street lot lines must be placed on the interior side of the landscaping. On other lot lines, the walls may be placed on the exterior side of the landscaping.

Trees

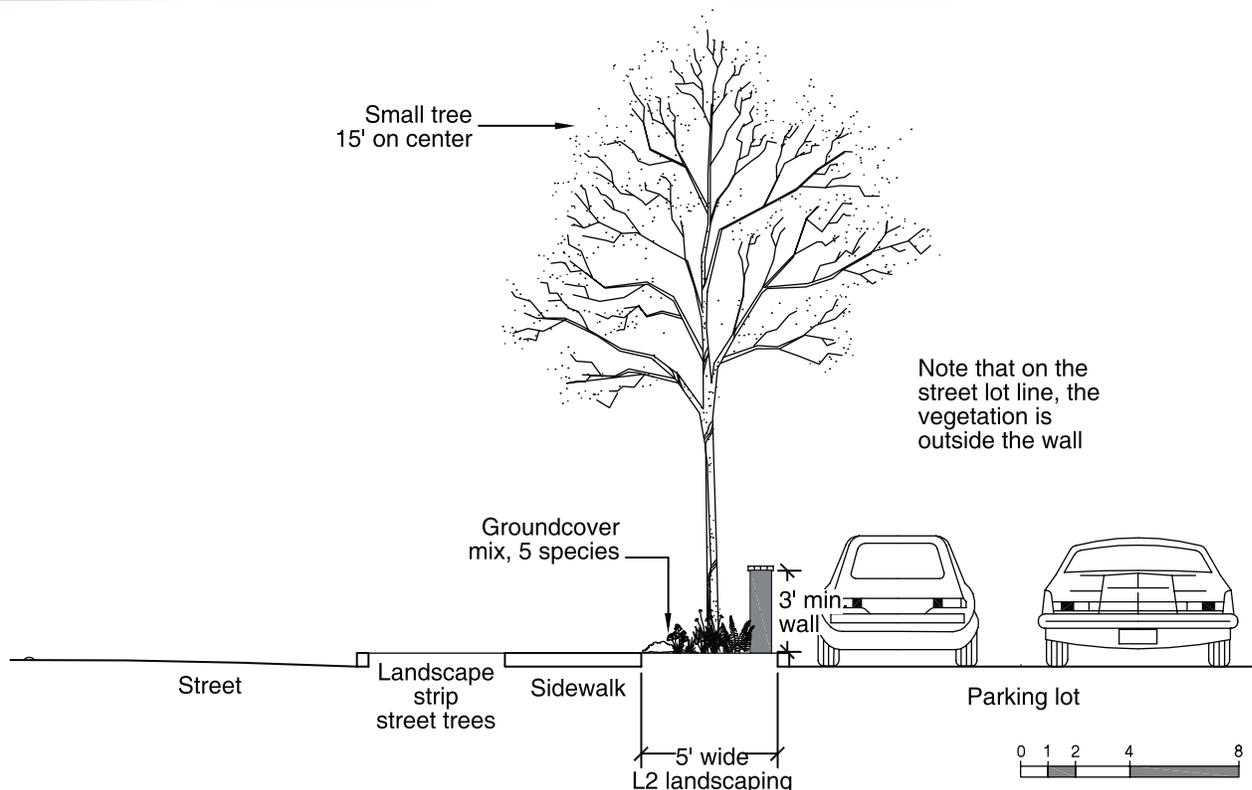
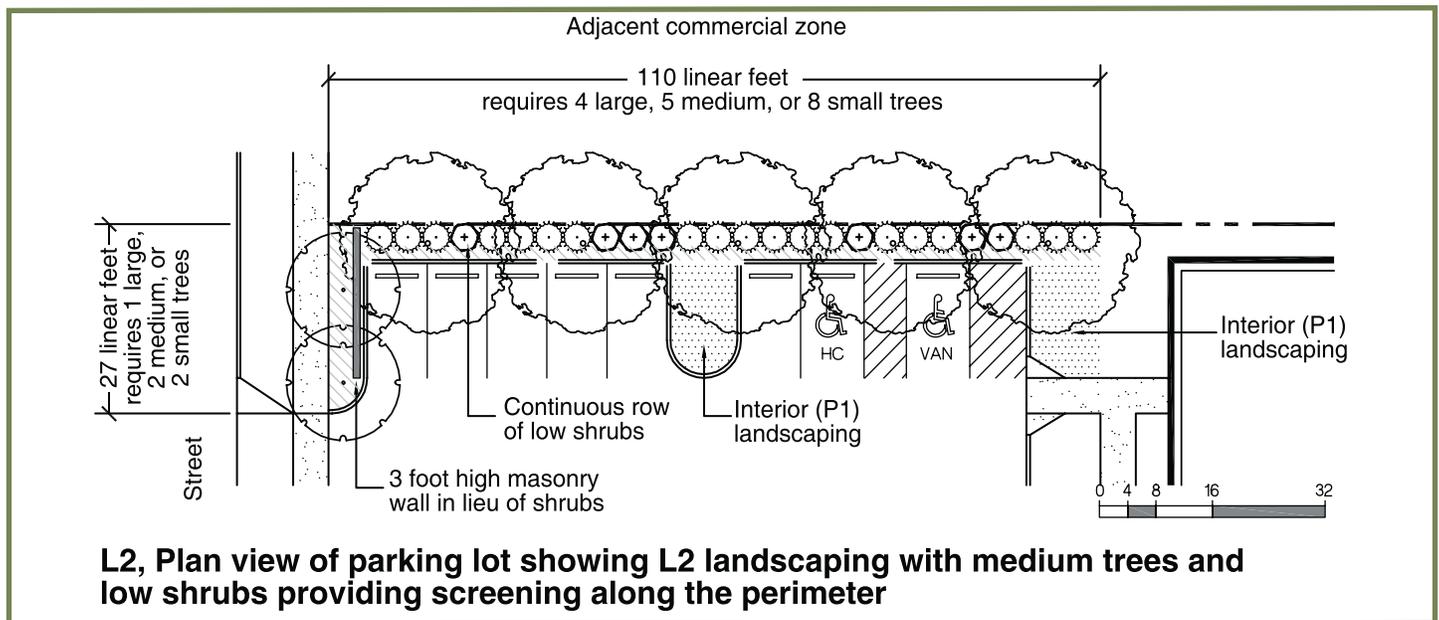
- Trees may be broadleaf or conifers, and must be fully branched at the time of planting.
- Broadleaf trees must be at least 1.5 inches in diameter at the time of planting.
- Conifer trees at the time of planting must be at least 5 feet tall.

Shrubs

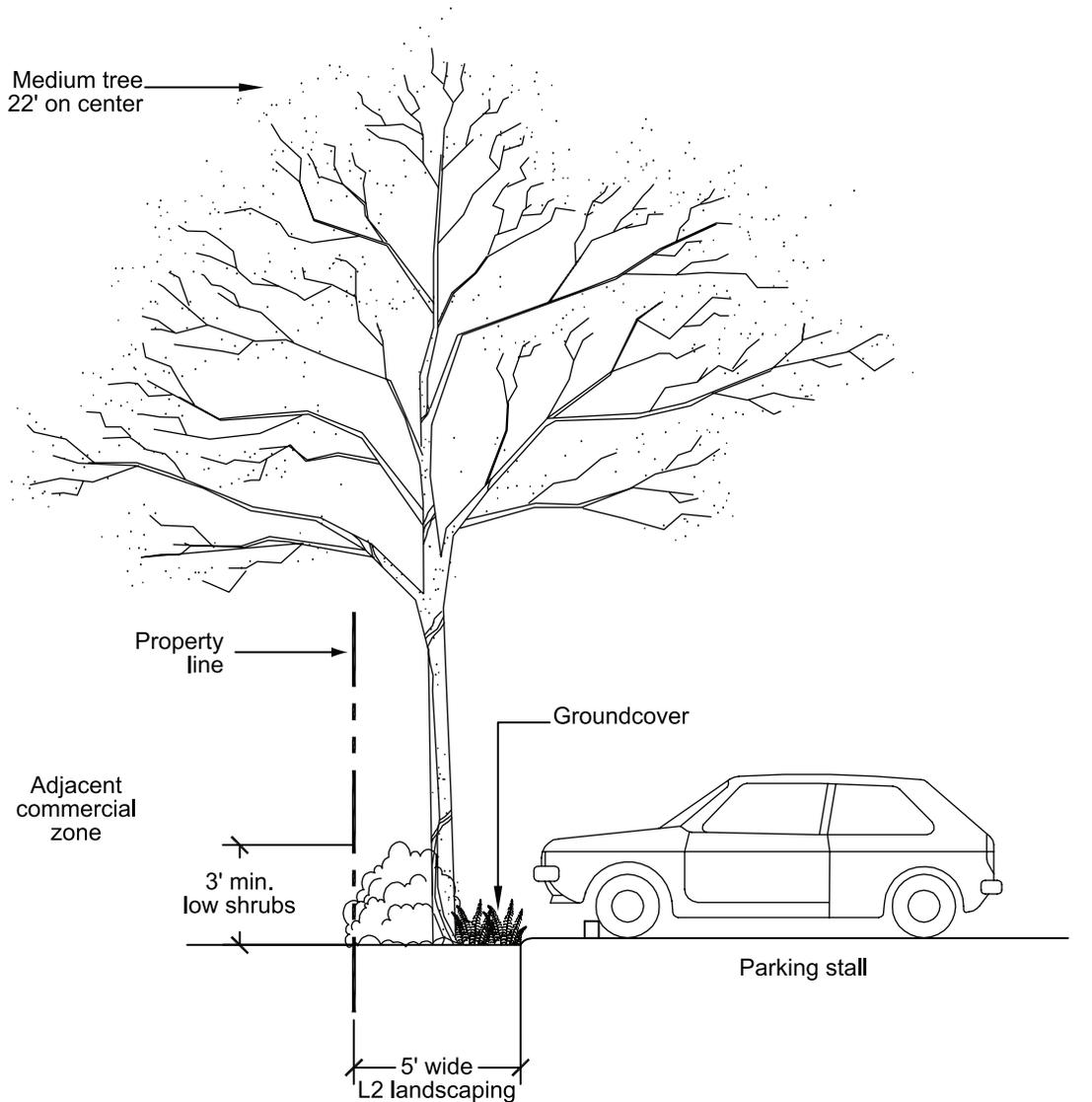
- Shrubs must be at least the one gallon size at the time of planting.
- Shrubs must be of sufficient size and number to meet the standards within 3 years of planting.

Ground cover plants

- Ground cover plants other than grasses must be at least the 4 inch pot size at planting.
- Ground cover plants, including grasses must be planted at a density that will cover the entire area within three years.
- Ground cover plants other than grass seed or sod must be planted in triangular spacing at distances appropriate for the plant species.

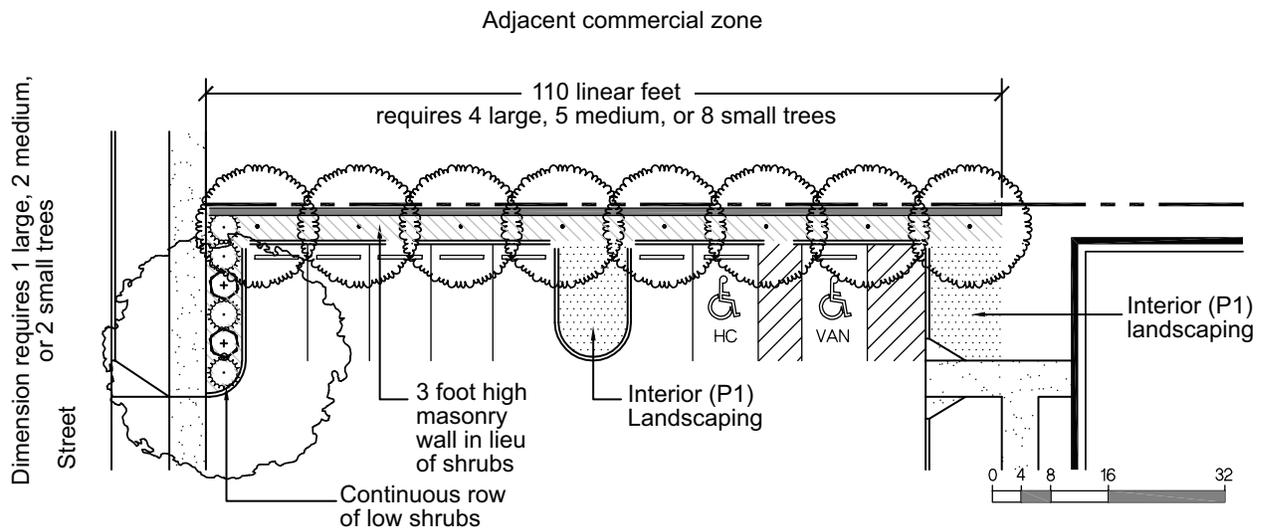


L2, Parking lot perimeter landscaping with low wall along a street lot line

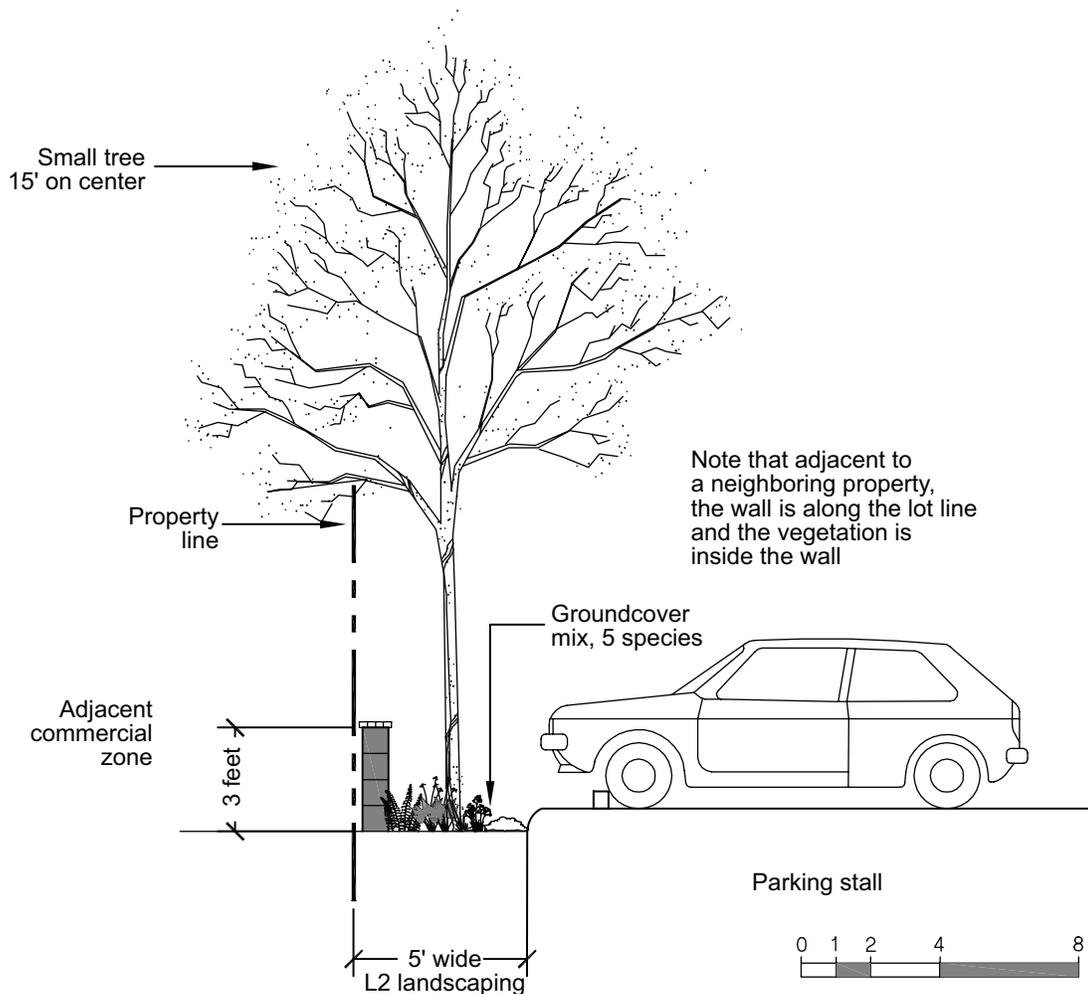


L2 , Parking lot perimeter landscaping showing low screen shrubs

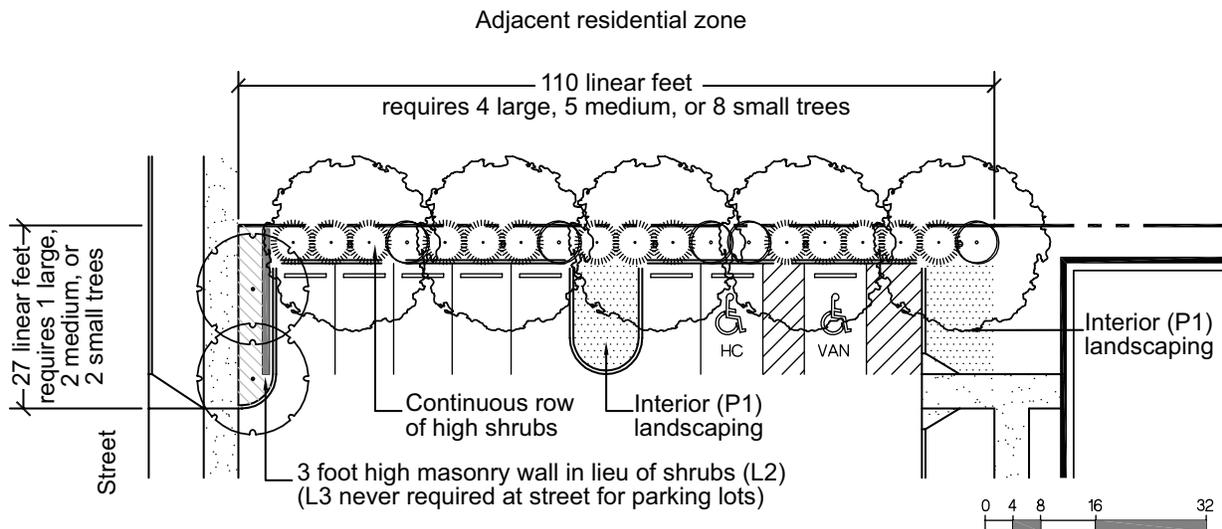




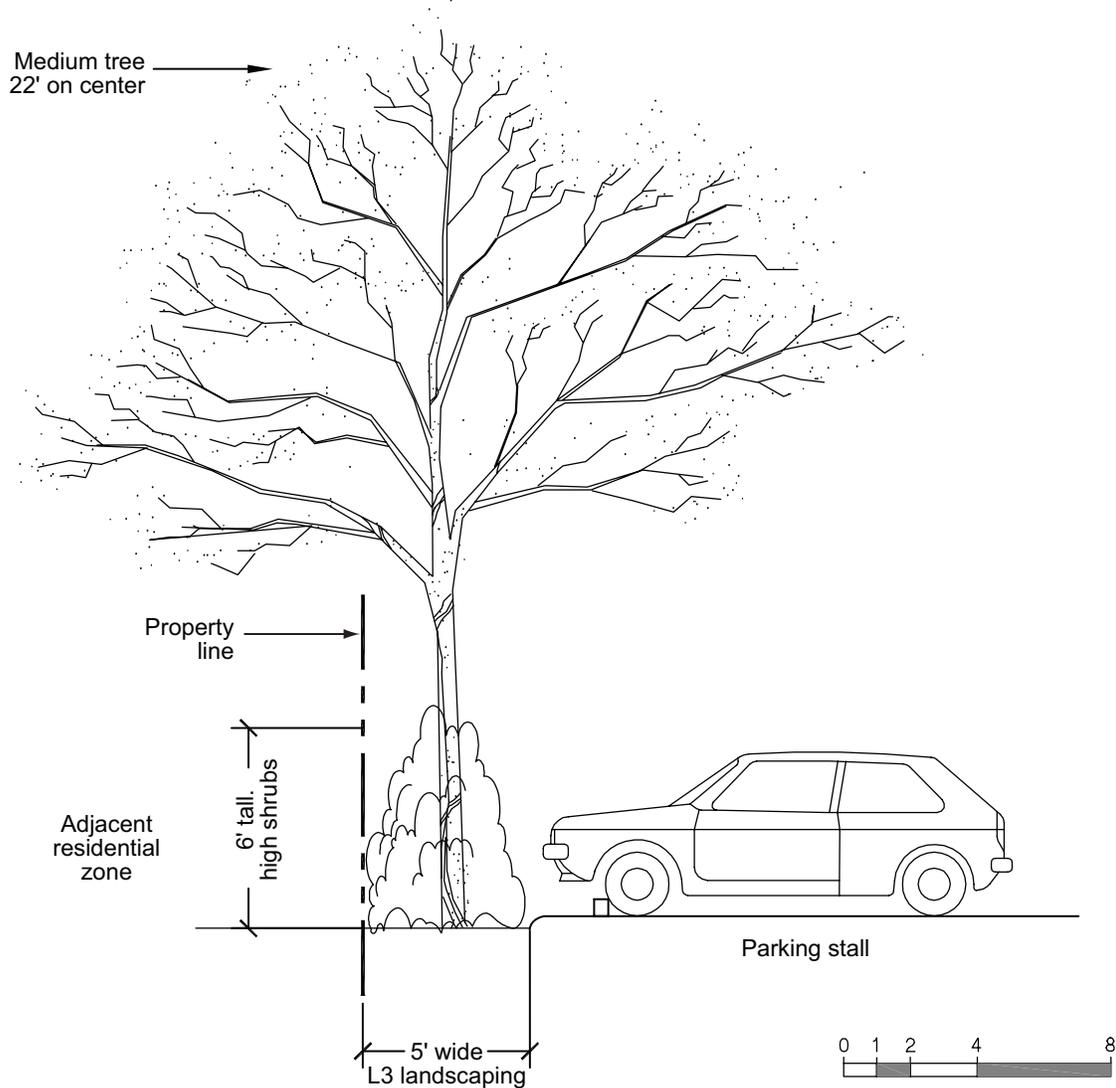
L2, Plan view of parking lot showing L2 landscaping with small trees and using a low wall on a lot line adjacent to a commercial property



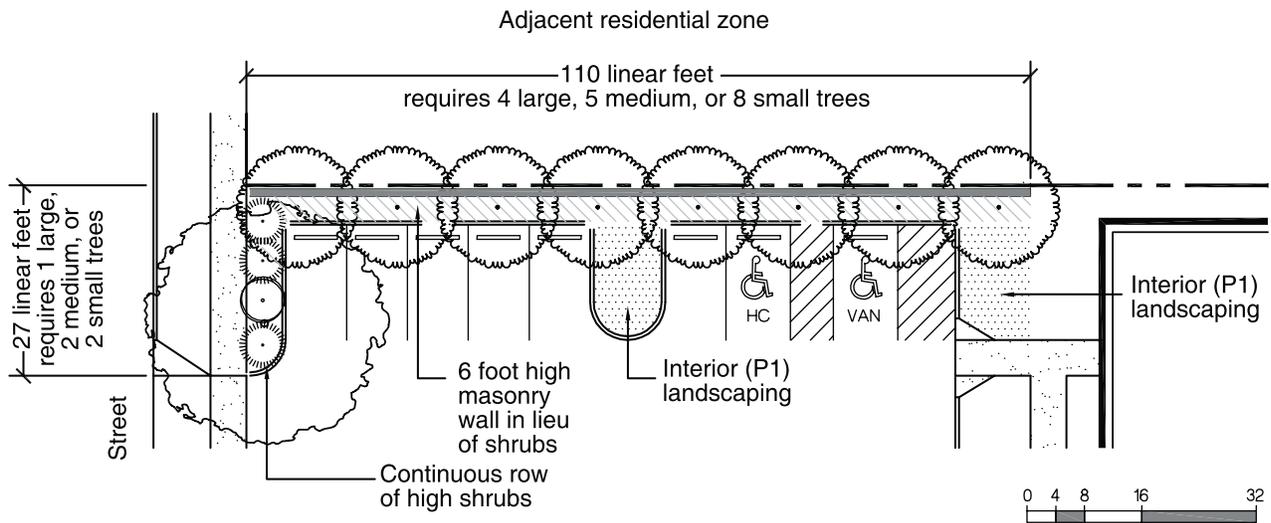
L2, Parking lot perimeter landscaping adjacent to an abutting commercial zone using a low wall



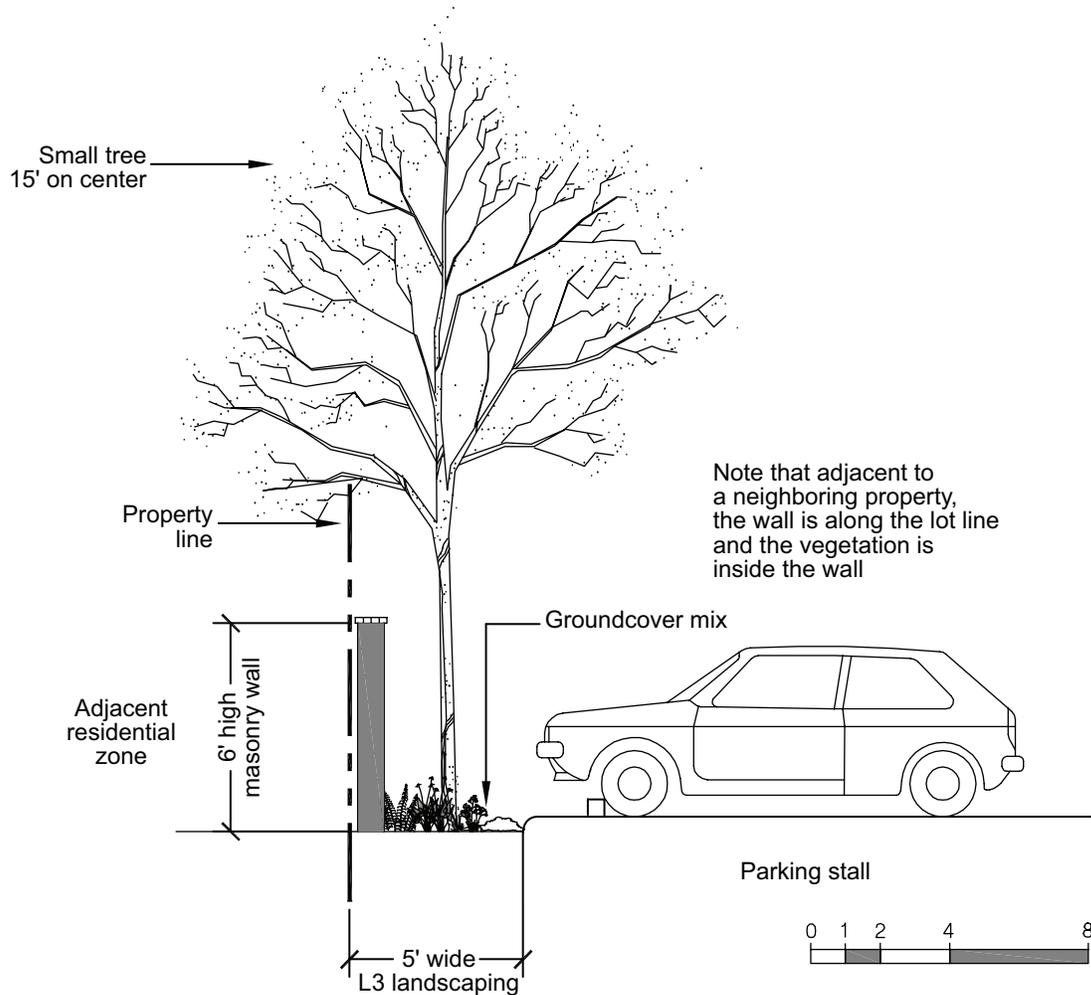
L3, Parking lot perimeter landscaping adjacent to residential zone using high screen shrubs and medium trees



L3, Parking lot perimeter landscaping adjacent to residential property using high screen shrubs



L3, Parking lot perimeter landscaping adjacent to residential zone using high wall and small trees



L3, Parking lot perimeter landscaping adjacent to residential zone using high wall



Standard L4, High Wall, and L5, High Berm

Intent and description.

The L4 standard is used to provide extensive screening of both visual and noise impacts. It requires a 6-foot high wall in addition to plant materials. It is intended to screen adjacent properties where there is little available space and the potential noise or visual impacts are large.

The L5 standard calls for a berm – a raised earthen mound – and plant materials to provide extensive screening of visual and noise impacts and to protect sensitive adjacent uses or development. It requires sufficient space to place the berm, which is much wider than a wall or fence.

Planting and layout

Layout

- The L4 standard requires a 6 foot high masonry wall along the interior side of the landscaped area.
- The L5 standard requires a berm between 4 and 6 feet high.
- If the L5 berm is less than 6 feet high, low-screen shrubs must be planted on top of the berm to assure that the overall screen height is 6 feet.

Required plants and spacing

- Both the L4 and L5 standards require one large tree per 30 lineal feet of wall or berm, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet.
- Trees may be grouped.
- In addition, the L4 standard requires four high shrubs per 30 lineal feet of wall.
- Groundcover plants must be planted to fully cover the ground surface of the area within 3 years. Mulch does not qualify as ground cover.

Plant diversity

- If there are more than 8 required trees, no more than 40 per cent of them can be of one species.
- If there are more than 24 required trees, no more than 24 per cent of them can be of one species.
- If there are more than 25 required shrubs, no more than 75 per cent of them can be of one species.

Plant selection

- Plants may be selected from the *Suggested Plant Lists for Required Landscaping* or from other sources.
- If plants not listed in the *Suggested Plant Lists for Required Landscaping* are proposed, the mature size, hardiness, and spacing characteristics must be documented.
- Documentation may be from published sources like the Sunset Western Garden Book, or from information provided by nurseries, such as cut sheets.
- Plants on the Nuisance and Prohibited Plant Lists are prohibited in landscaping required by the Zoning Code.

Trees

- Trees may be broadleaf or conifers, and must be fully branched at the time of planting.
- Broadleaf trees in must be at least 1.5 inches in diameter at the time of planting.
- Conifer trees at the time of planting must be at least 5 feet tall.

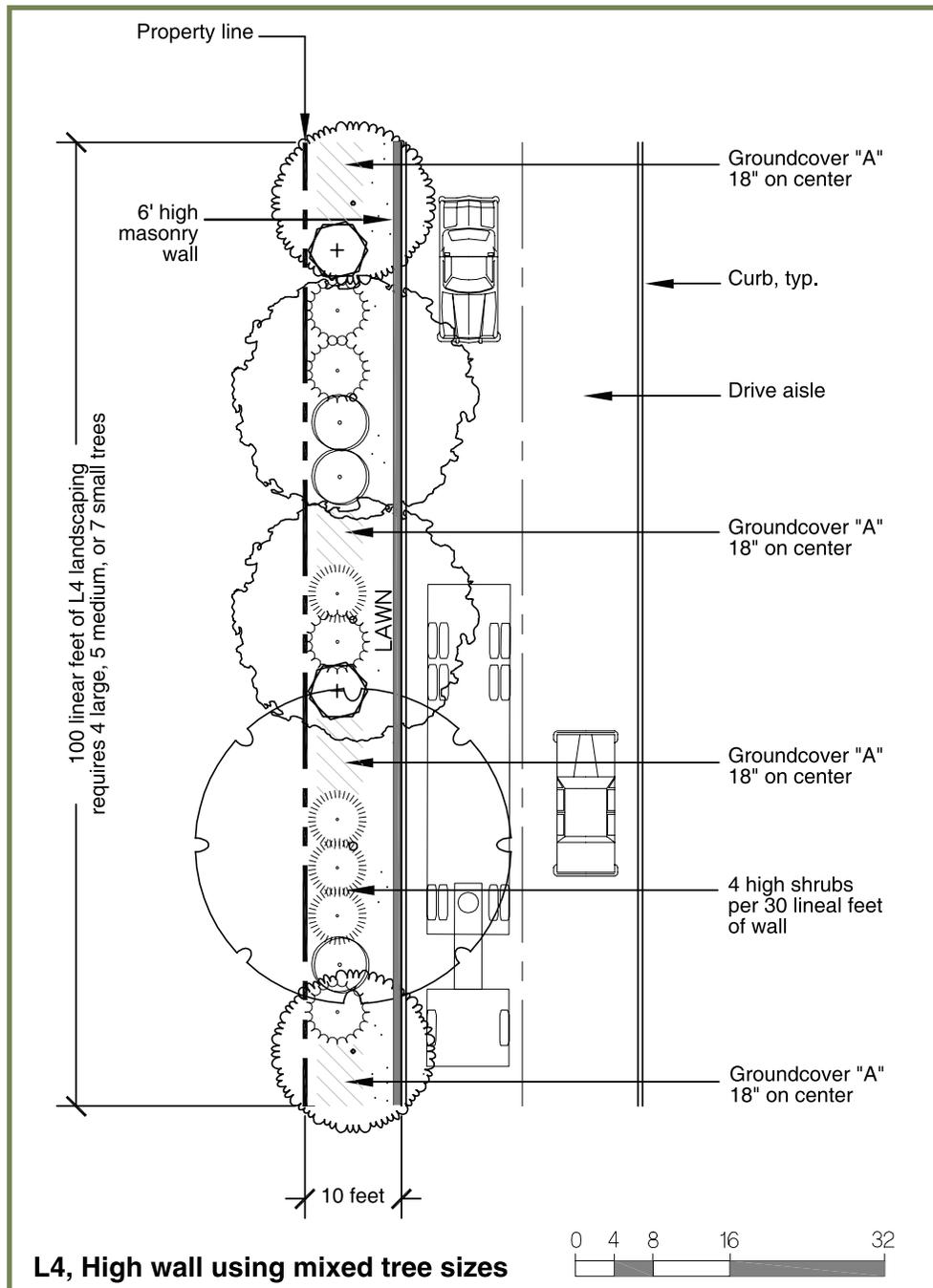
Shrubs

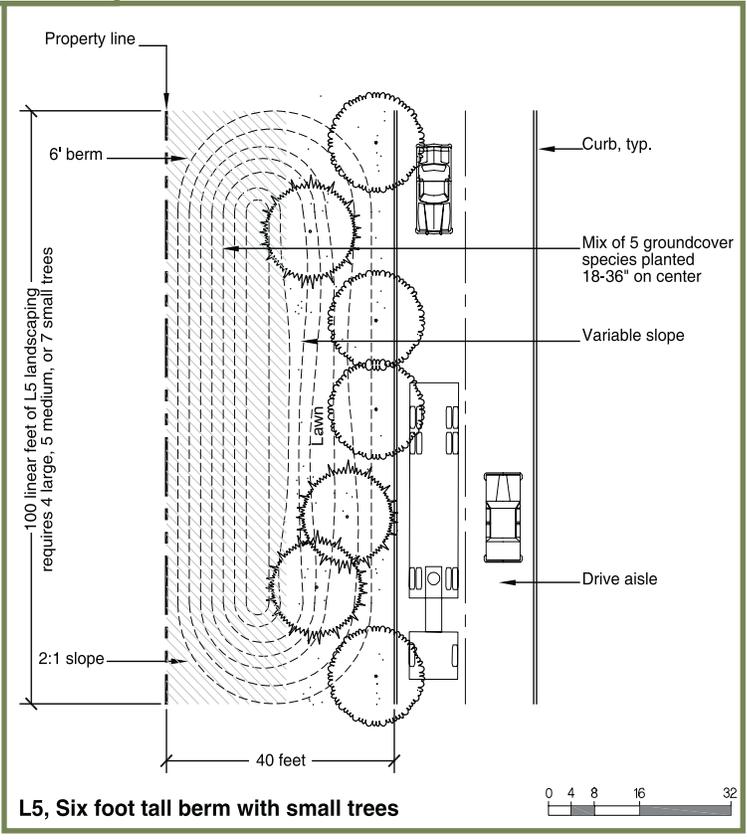
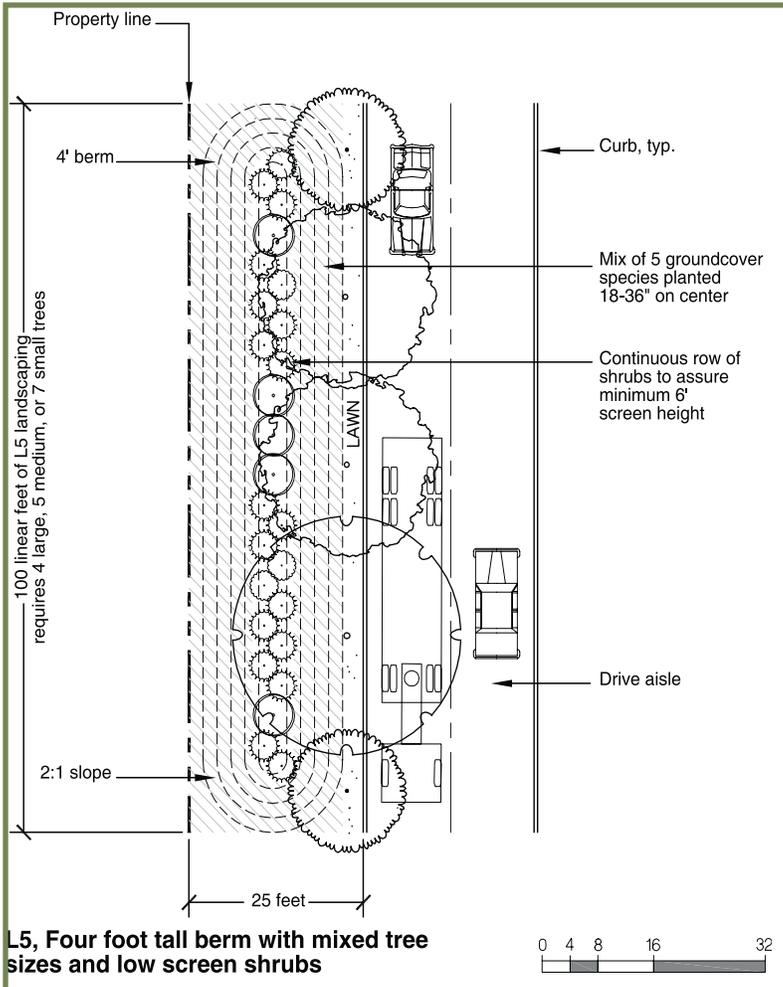
- Shrubs must be at least the one gallon size at the time of planting.
- Shrubs must be of sufficient size and number to meet the standards within 3 years of planting.

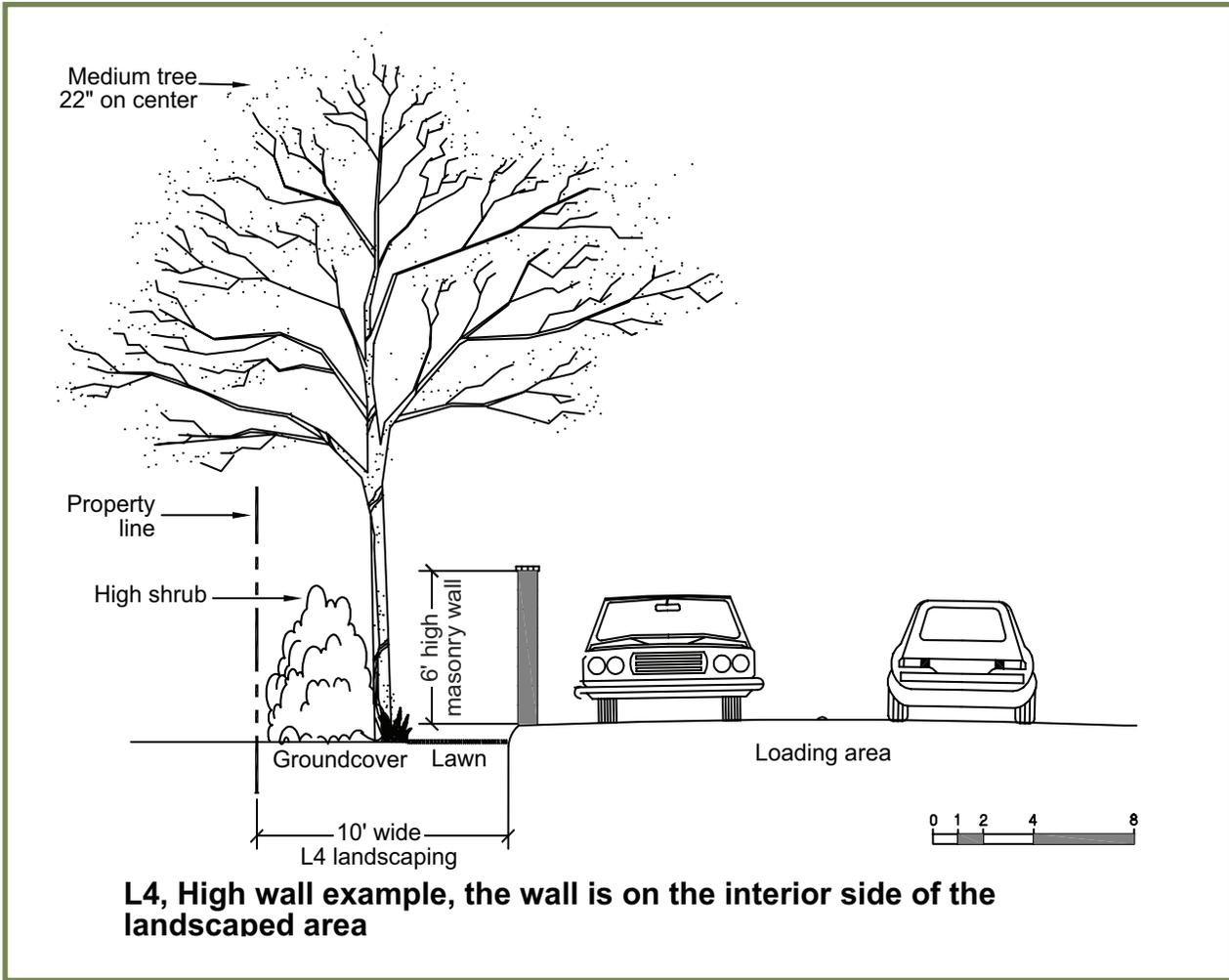
Ground cover plants

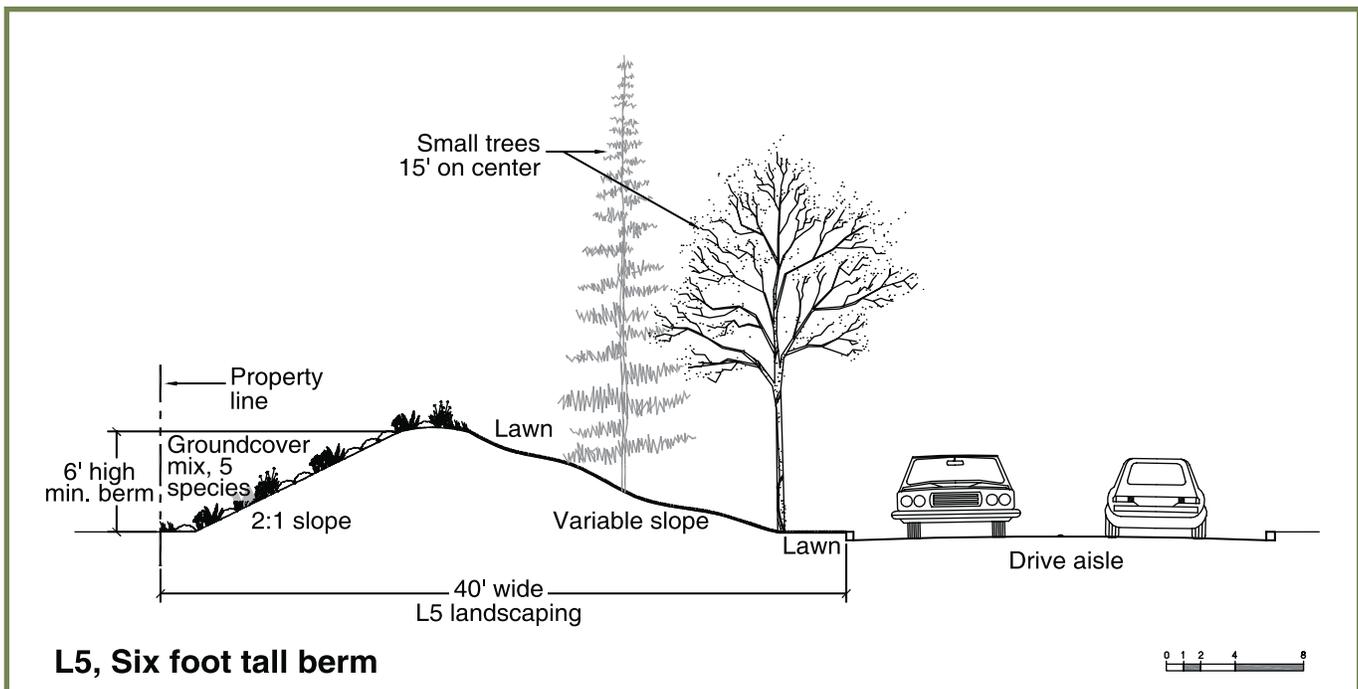
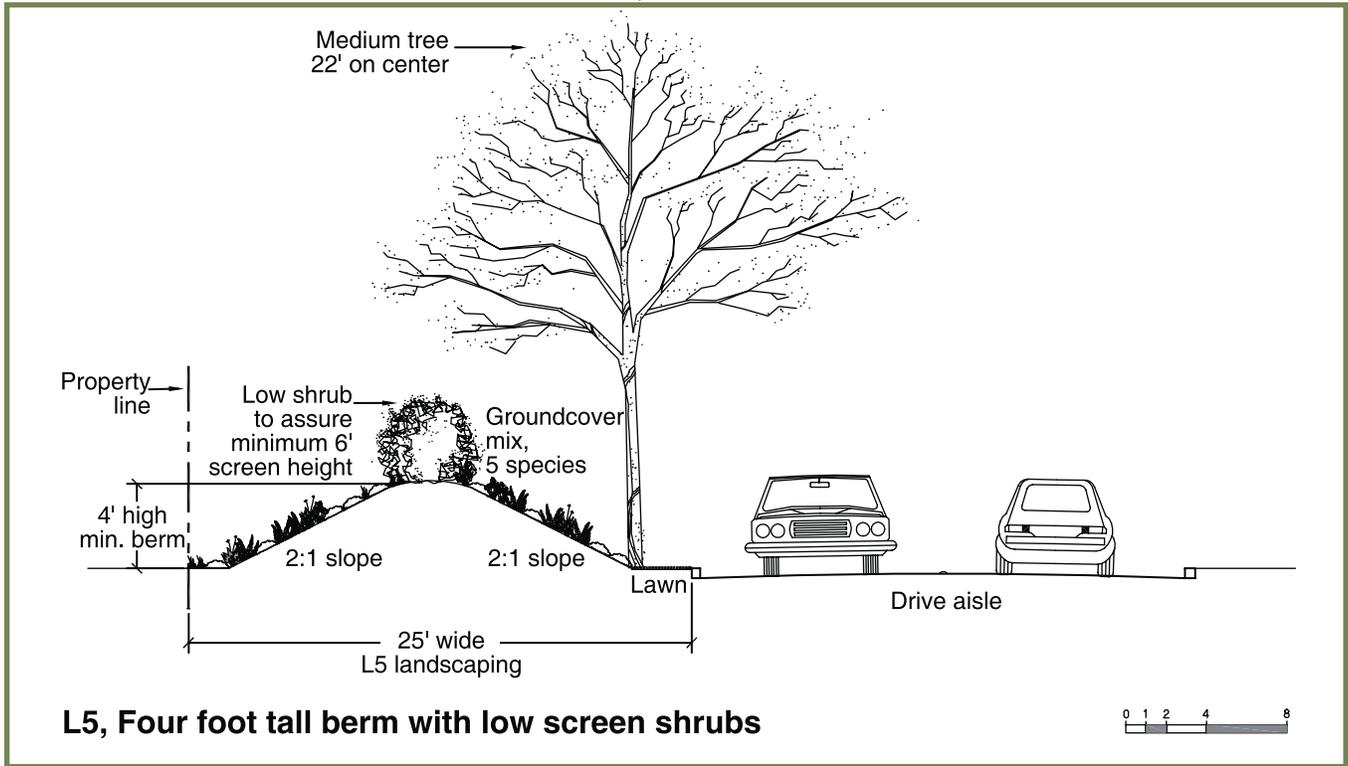
- Ground cover plants other than grasses must be at least the 4 inch pot size at planting.
- Ground cover plants must be planted at a density that will cover the entire area within three years.
- Ground cover plants other than grass seed or sod must be planted in triangular spacing at distances appropriate for the plant species.

Stormwater management requirements are found in the *Stormwater Management Manual*, which is administered by the Bureau of Environmental Services. Erosion control best management practices are found in the *Erosion Control Manual*.









Tree and Landscaping Manual - Standard P1



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Standard P1, Parking Lot Interior Landscaping.

Intent and description

The P1 standard is intended to soften the aesthetic impact of parking areas while providing shade and stormwater management benefits. It is used in the interior of parking lots.

Planting & Layout

Layout

- Plants, including trees, must be protected from damage from vehicles. Bollards, curbs or other measures may be used.
- The Zoning Code requires 45 square feet of interior landscaping for each parking stall, on sites that contain more than 10 parking spaces.

Required Trees and Other Plants

- One large tree is required per four parking stalls, or one medium tree per three stalls, or one small tree per two stalls.
- Tree sizes may be mixed to match the total number of parking stalls.
- One and one half shrubs are required for every stall – resulting fractions must be rounded up.
- The remainder of the area must be planted in ground cover plants. The plants must be spaced to cover the area within 3 years.
- The front two feet of a parking space may be landscaped with ground cover plants only, and this area can count toward the interior landscaped area requirement. For each parking space where this option is used, only one shrub is required.
- Mulch does not count as ground cover.

Plant Selection

- Plants may be selected from the *Suggested Plant Lists for Required Landscaping*, included in the *Trees and Landscaping Manual* or from other sources, such as the *Stormwater Management Manual*, or the *Portland Plant List*.
- If plants not on the *Suggested Plant Lists for Required Landscaping* are proposed, the size, hardiness, and spacing characteristics must be documented.
- Documentation may be from published sources (e.g. the *Sunset Western Garden Book*), or from information provided by nurseries, such as “cut sheets.”
- Plants on the Nuisance and Prohibited Plant Lists are prohibited in landscaping required by the Zoning Code.

Plant Diversity Requirements

- If there are more than eight required trees, no more than 40 percent of them can be of one species.
- If there are more than 24 required trees, no more than 24 percent of them can be of one species.
- If there are more than 25 required shrubs, no more than 75 percent of them can be of one species.

Trees

- Trees may be broadleaf or conifers, and must be fully branched at the time of planting.
- Broadleaf trees must be at least 1.5 inches in diameter at the time of planting.
- Conifer trees at the time of planting must be at least 5 feet tall.

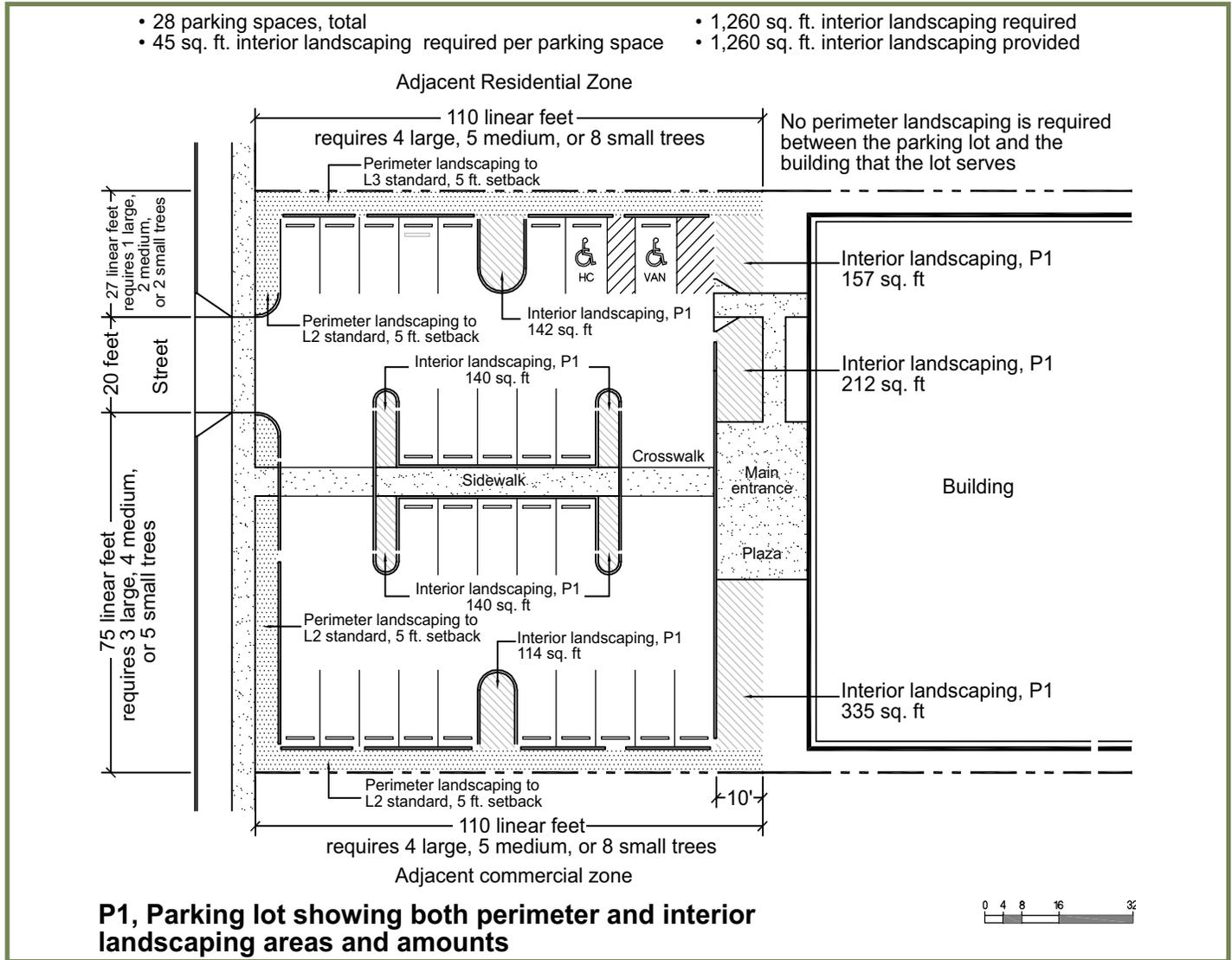
Shrubs

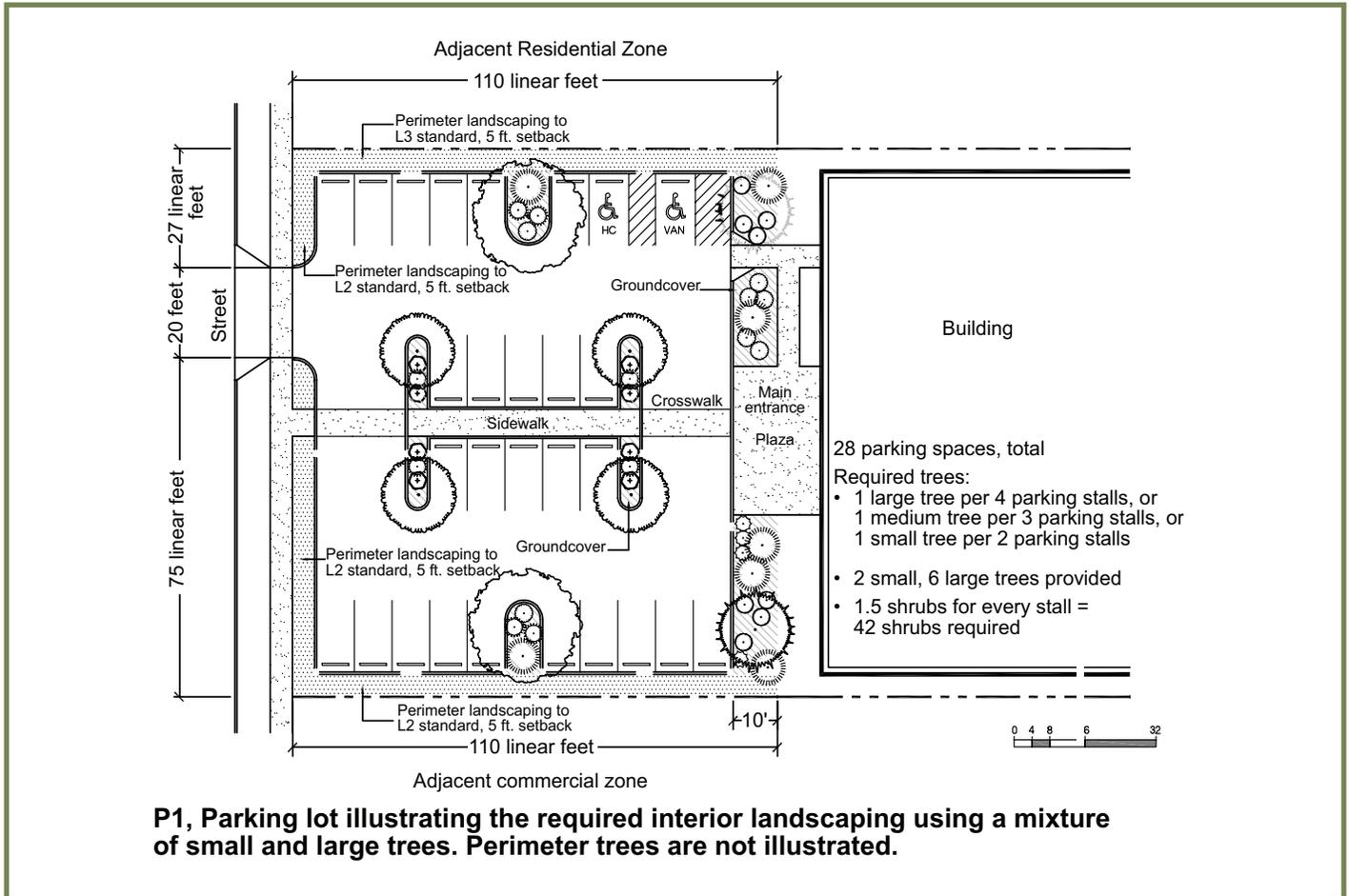
- Shrubs must be at least the one gallon size at the time of planting.
- Shrubs must be of sufficient size and number to meet the standards within 3 years of planting.

Ground cover plants

- Ground cover plants other than grasses must be at least the 4 inch pot size at planting.
- Ground cover plants must be planted at a density that will cover the entire area within three years.
- Ground cover plants other than grass seed or sod must be planted in triangular spacing at distances appropriate for the plant species.

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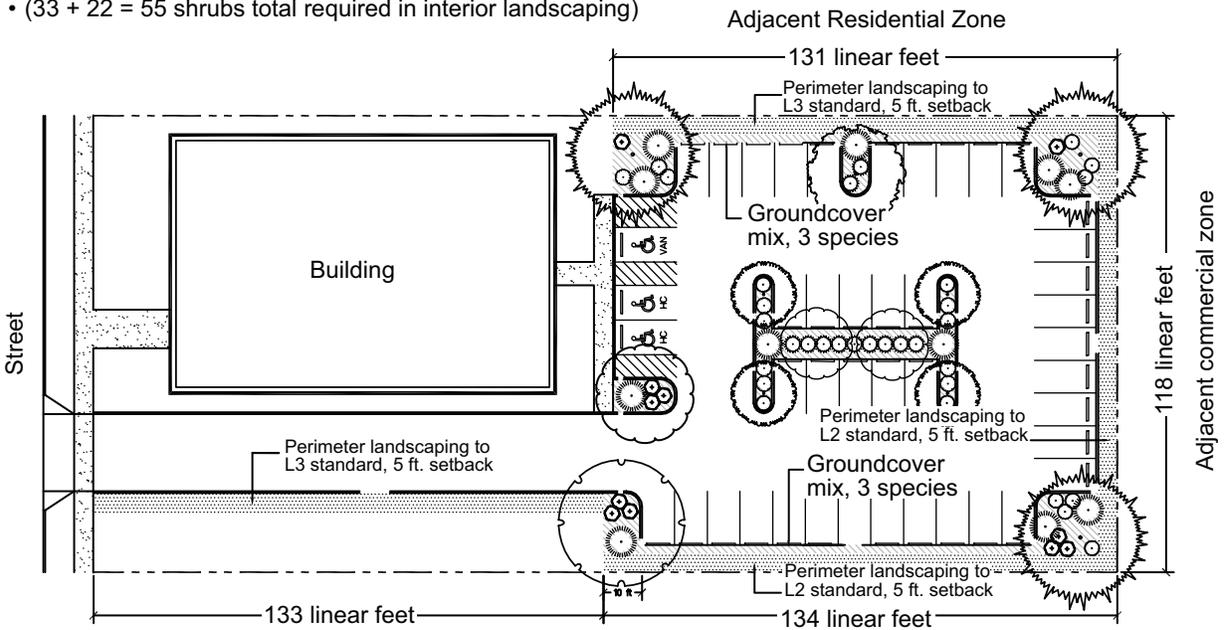




44 parking spaces, total

Required trees

- 1 large tree per 4 parking stalls, or
- 1 medium tree per 3 parking stalls, or
- 1 small tree per 2 parking stalls
- 11 large or 10 large and 2 small trees provided
- 22 parking stalls - regular P1 shrub standards (1.5 shrubs for every stall = 33 shrubs required)
- 22 parking stalls - alternate P1 shrub standards where 2' of interior landscaping abuts perimeter landscaping (1 shrub per every stall = 22 shrubs required)
- (33 + 22 = 55 shrubs total required in interior landscaping)



Note that no perimeter landscaping is required between the parking lot and the building

P1, Parking lot showing interior and perimeter landscaping using a mixture of tree sizes and both L2 and L3 perimeter landscaping. Perimeter trees are not illustrated.

