



125 SW "E" Street
Madras, OR 97741
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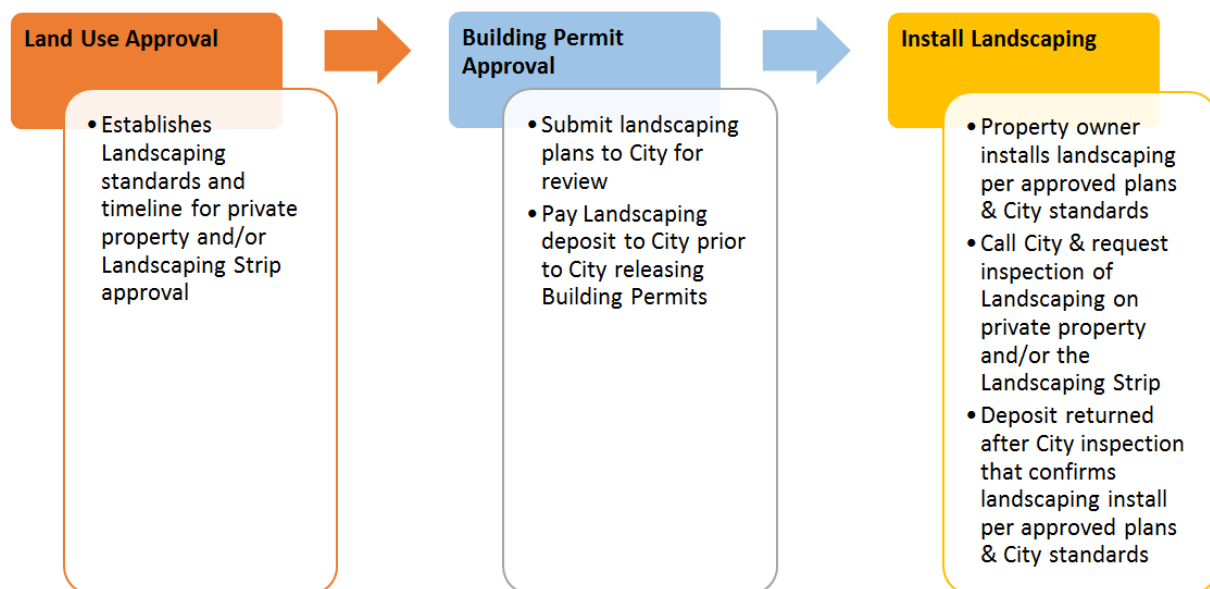
Landscaping Standards & Inspection Guide

The City of Madras requires landscaping to be installed when new residential, commercial, or industrial development occurs. In some cases, property owners are required to install landscaping on their private property and also along the street – referred to as the Landscaping Strip. This guide is to proactively communicate to property owners, developers, contractors and others who are involved in the installation of landscaping on private property and/or in the Landscaping Strip about the standards and permit review process that landscaping improvements need to follow.

Landscaping Review Process and Permits

Landscaping requirements are either established in a land use approval (e.g. Site Plan Review, Subdivision, etc.) or through the Building Permit review process. For all landscaping and Landscaping Strip improvements, please confirm the necessary permits with the Community Development Department (541-475-2344). All landscaping done in the Right-of-Way requires a Right-of-Way permit, and no-fee permits for planting, pruning, and removal may be required.

Figure 1. Landscaping Review Process



Landscaping Standards

Residential:

The following provides an overview of the residential landscaping standards. For more detailed information on the residential landscaping regulations, please review the landscaping standards in the Residential Zones in the City of Madras' Zoning Ordinance which is available on the [City's website](#).

Existing Dwellings, including Duplexes, Triplexes, and Apartments:

- ☐ Landscaping (lawn, flowers, trees, shrubs, etc.) shall be maintained and kept in healthy condition. If the yard(s) are left to weeds and noxious vegetation the City shall enforce based upon its Nuisance Ordinance.

New Single Family Dwellings:

- ☐ Landscaping is required on the front and side portions of the lot adjacent to the dwelling or structure.
- ☐ The developer is required to put up security deposit prior to obtaining the building permit for the dwelling or structure.
- ☐ Once the landscaping has been completed, the City's Finance Department shall release the deposit back to the developer. The developer has one (1) year from the date of final inspection to complete landscaping the lot.
- ☐ Landscaping (lawn, flowers, trees, shrubs, etc.) shall be maintained and kept in healthy condition. If the yard(s) are left to weeds and noxious vegetation the City shall enforce its Nuisance Ordinance.

Duplex, Triplex, or Apartments:

- ☐ Landscaping is required on the front and side portion of the lot adjacent to the duplex, triplex, or apartments.
- ☐ The developer is required to put up security deposit prior to obtaining the building permit for the dwelling or structure.
- ☐ Once the landscaping has been completed, the City's Finance Department shall release the deposit back to the developer. The developer has one (1) year from the date of final inspection to complete landscaping the lot.
- ☐ Landscaping around the perimeter of the development with a combination of lawn, trees, shrubs, flower beds, ornamental yards, etc.
- ☐ Shared areas. Usable outdoor recreation space shall be provided for the shared use of residents in any residential development, as follows:
 - i. Units with one (1) or two (2) bedrooms: 200 square feet of lawn per unit.
 - ii. Units with three (3) or four (4) bedrooms: 300 square feet of lawn per unit.

Commercial & Industrial:

The following provides an overview of the residential landscaping standards. For more detailed information on the landscaping regulations, please review the landscaping standards in the Commercial, Mixed Use Employment (MUE), and Industrial Zones in the City of Madras' Zoning Ordinance which is available on the [City's website](#).

Existing Commercial, MUE, & Industrial Development:

- ☐ Landscaping (lawn, flowers, trees, shrubs, etc.) shall be maintained and kept in healthy condition. If the yard(s) are left to weeds and noxious vegetation the City shall enforce its Nuisance Ordinance.

New Commercial, MUE, & Industrial Development:

- ☐ Landscaping shall be installed in accordance with the applicable landscaping regulations for the property's underlying zoning and in accordance with the conditions of approval established in the Site Plan approval.
- ☐ The City encourages drought-tolerant landscaping (i.e. xeriscape). Xeriscape means the use of all native or low water use plants, resulting hundreds of plant choices including trees, shrubs, evergreens, perennials and grasses that are drought-tolerant.
- ☐ Landscaped stormwater facilities will be considered landscaping and included in the landscaping area requirements for the development.

Landscape Strip Standards

In accordance with the City of Madras Urban Forestry Management Plan, It is unlawful for any person to plant, prune or remove any public tree, without first obtaining a permit from the city. Said permit shall not relieve the applicant of any other legal requirement, including but not limited to, city business license, insurance, or state certification.

Permits:

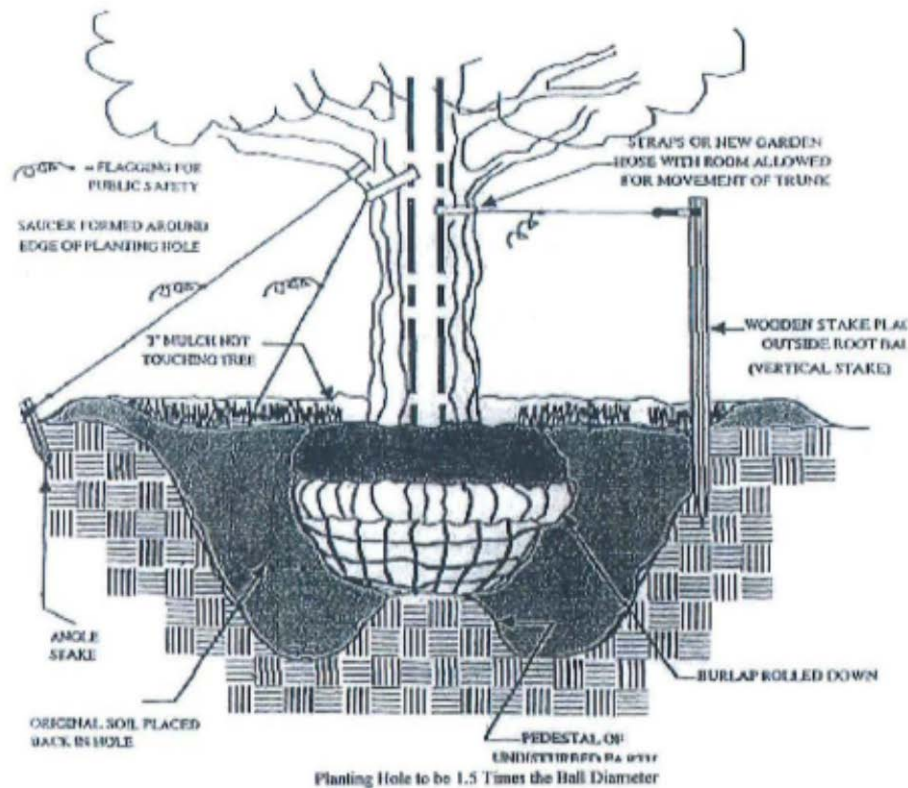
The City of Madras requires a Right-of-Way permit before planting, pruning or removal of landscaping in the landscaping strip. Please contact the Community Development Department at 541-475-22344 to determine if a Right-of-Way permit is require for your proposed landscaping improvements or maintenance in the Landscaping Strip is required.

Planting:

- ☐ For optimal survival, planting should begin in autumn after leaf fall, continuing until early spring before bud break. Soil temperature should be at least 40 degrees Fahrenheit.
- ☐ Coniferous trees must be planted balled and burlapped.
- ☐ The root ball must be protected from drying out or physical damage, and be intact when planted.
- ☐ No balled and burlapped plant should be planted if the ball is cracked or broken either before or during the planting process.
- ☐ Processed balled plants (as defined by ANS1-Z60.1 -1986) must not be accepted as balled and burlapped.
- ☐ Burlapping materials must be biodegradable.
- ☐ "Root Control" bags must be completely removed.
- ☐ All wire, plastic, string or other binding material must be removed from around the trunk and upper 1/3 of the root ball. The burlap or wrapping material is then pulled down around the ball once it is in the planting hole so that it will be completely covered by backfill.

- ☐ All plants must be installed with the root collar at ground level or slightly higher to allow for settling. No air pockets should remain in the planting hold and good contact between the soil and roots should be established. All construction materials or debris must be removed from the planting holes and beds before planting. Pedestal planting is recommended.
- ☐ The planting hole must be at least one and a half times the diameter of the root ball. The sides of the hole should be vertical, and should be scored with a sharp tool to promote root growth into the surrounding soil.
- ☐ Container plants may be used in planters and planting bed, only when the growth medium is removed, and any girdling or circling roots either spread out or pruned.
- ☐ Bare root trees must be planted in the original soil of the site with any girdling or circling roots either spread out or pruned. Allow the root to stay in their natural grown form.
- ☐ Root ball and soil around the plant to the drip line must be thoroughly and deeply watered at the time of planting.
- ☐ A watering saucer should be formed of soil around the planting hole when backfill is returned to planting hole, and before mulching.
- ☐ The American Forestry Association recommends that the soil should be turned over in the planting area five (5) times the diameter of the root ball. Set the tree on undisturbed solid ground in the center of the area so that the upper surface of the root ball is level with the surrounding soil.
- ☐ Pruning at the time of planting is to be avoided unless to correct minor structural problems; no wound "paint" or "dressing" should be applied.
- ☐ Mulch should be placed within twenty-four (24) hours of planting, to a depth of three inches (3"). Use organic material or a permeable fabric with an organic material over it. Hardwood mulch must be well composted, if used. Mulch must be kept three to six inches (3"-6") away from the stems of plants to prevent rot, disease, and insect problems. This also applies to the surface layer of gravel used in vaults, containers, or tree pits.
- ☐ Amended soil is recommended.
- ☐ Planting must be done only when the soil is not excessively wet or frozen.

FIGURE #1: PLANTING & STAKING



Guying & Staking:

- ☐ Stakes must be sturdy, non-rusting metal, or untreated wood installed outside of, and spaced evenly around, the root ball.
- ☐ Guying and staking should be done so that the tree is secured from blow over, but must allow movement of the trunk two inches (2") in any direction.
- ☐ No wires should touch the tree - only broad straps (minimum two inches (2") wide) or new garden hose should be used at the trunk.
- ☐ Guy wires must have provisions for adjustment, such as turnbuckles, and be tagged for visibility and safety.

The Right Tree in the Right Place:

Not all trees are suited for the special demands that streets and rights-of-ways place on them. Pavement, traffic, air pollution, and overhead obstructions all place stress on trees, and in turn the tree has an impact on those things. Because a tree is capable of living for many years, considerations must be given to the special demands of each planting site. The key is to plant the right tree in the right place.

If a tree is to be planted in a paved area such as a sidewalk or a parking lot, then there should be an opening cut large enough to accommodate tree growth. Without an opening, tree growth will result in damage to the paved area or to the tree. At a minimum, four feet (4') should be allowed. Recognize that larger trees will require larger openings.

Other considerations should be the width of the parking strips or parkways where trees are to be planted. Take note of any overhead obstruction that may cause problems later. Different trees are

recommended for different planting situations on the basis of size, branching habit and the potential for damage to the surrounding pavement, water lines, sewers and/or utilities.

Linear Spacing:

Trees with the following crown forms should be spaced as follows:

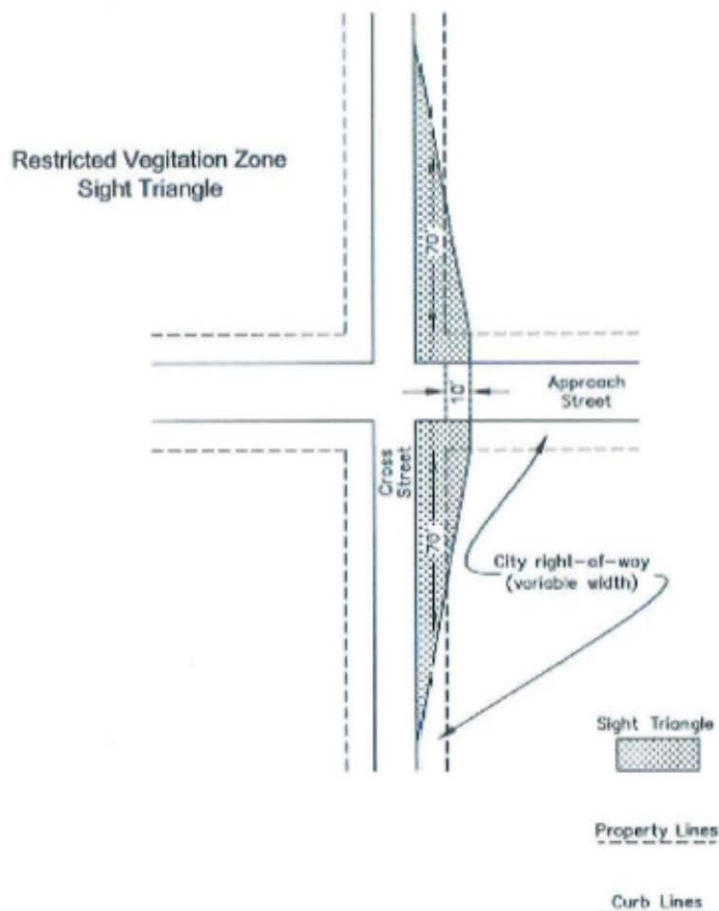
Tree Form	Spreading	Global, Pyramidal	Fastigate, Columnar
Shade	40'	35'	20'
Ornamental Tree	25'	15'	10'

No tree will be planted where the rooting space is less than four feet (4') in width.

Location Standards:

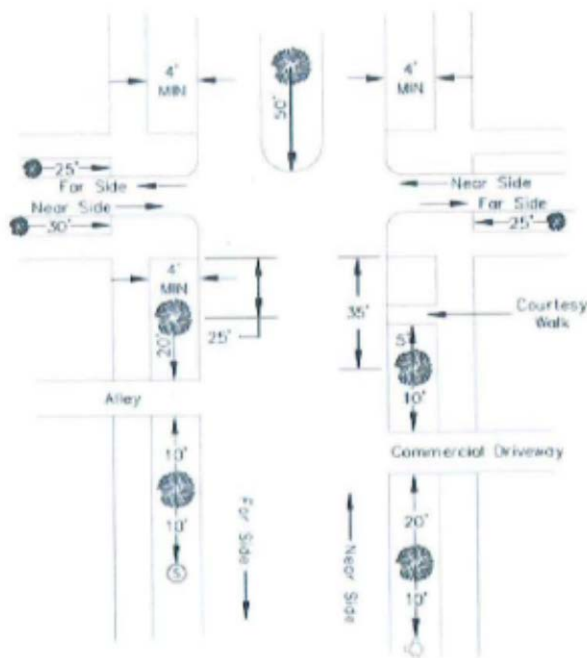
Trees Planted Along the Right-of-Way:

- ☐ On public streets without sidewalks or on major thoroughfares with no or one sidewalk, trees will be located to accommodate future sidewalk placement.
- ☐ Trees should be located in the street right-of-way so as not to interfere with current and future utility line corridors.
- ☐ Trees and shrubs (that may attain a height of three feet (3') or more) that may form a hedge or screen should not be allowed within the "Sight Triangle" so as to obscure the sight distances at intersections. The minimum dimensions of the sight distance triangle are: measure ten feet (10') back from the intersection at the property corner of the approach street, then seventy feet (70') from the intersection of the property corner along the cross street (See Figure #5). Curves in the road, hills, and other site specific factors may require extensions of these dimensions.
- ☐ Minimum distances from intersections, alleys, and driveways shall be measured from the property line and along the property line.



Intersections:

No tree shall be located within thirty feet (30') on the near side and within twenty-five feet (25') on the far side (See Figure #9). Consideration of the mature size and form of the trees planted nearest the intersection should be given so that the trees will not create a visual obstruction. Trees in medians shall be located a minimum of fifty feet (50') from intersections.

**Alleys:**

No tree shall be located within twenty feet (20') on the near side and ten feet (10') on the far side.

Driveways:

Commercial - no trees shall be located within twenty feet (20') on the near side and ten feet (10') on the far side.

Residential - no trees shall be located within ten feet (10').

Minimum Distance from Walks, Curbs, and Utilities:

Sidewalk	2'
Access or Courtesy Walk	5'
Face of Curb	2'
Manholes and Catch Basins	10'
Fire Hydrants	10'
Water Meters and Other Utility Boxes	5'

Buried utility lines that traverse the planting strip:

8"-10" Water and Sewer	10'
12"-16" Water and Sewer	15'
18" + Water and Sewer	20'
All Other Services	10'

Overhead Utility Lines:

No tree with the potential of reaching a mature height of more than thirty-five feet (35') should be planted in the right-of-way under "primary" overhead wires.

Minimum Distance from Structures:

Shade Trees	10'
Ornamental Trees	6'
Shrubs	3'

Minimum Distance from Street Lights:

Shade Trees	Spreading Crown	20'
	Global, Pyramidal	16'
	Fastigate, Columnar	10'

Ornamental Trees	All	10'
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Any tree planted ten feet (10') or closer to a structure should have an impenetrable root barrier installed near the structure. The root barrier should run the length of the planting area or the structure, and reach a depth of four feet (4').

Vehicular Area:

In or next to any vehicular area, provisions should be made to prevent any parts of the vehicles from touching plants. In addition, provision should be made to protect plants from noxious fumes or chemicals by providing sufficient distance or by not allowing back-in parking.

Shrubs Planted along the Right-of-Way:

Shrubs should follow minimum distance requirements for trees, for curbs, sidewalks and utilities. No shrub should be planted within three feet (3 ') of a structure.

City of Madras

Recommended Street Tree List

SMALL TREES (20' OR LESS):

Common Name	Form	Spread	Growth Rate
Olstead Norway Maple	Columnar	10'-20'	Fast
Globe Norway Maple	Rounded	10'-20'	Slow
Bowhall Red Maple	Columnar	10'-20'	Fast
Armstrong Red Maple	Columnar	10'-20'	Fast
California Redbud	Rounded	10'-20'	Medium
Western Redbud	Rounded	10'-20'	Medium
Japanese Oak	Oval	10'-20'	Medium
Gamble Oak	Rounded	10'-20'	Medium
Adams Crabapple	Rounded	10'-20'	Medium
Prairie Fire Crabapple	Rounded	10'-20'	Medium
Profusion Crabapple	Rounded	10'-20'	Fast
Sugartime	Oval	10'-20'	Medium
Kobus Magnolia	Oval	10'-20'	Fast
Southern Magnolia "Victoria"	Rounded	10'-20'	Medium
Kwanza Cherry	V-Shaped	10'-20'	Fast
Amanogowa Cherry	Columnar	10'-20'	Fast
Columnar Sargent Cherry	Columnar	10'-20'	Fast
European Mtn. Ash	Oval	10'-20'	Medium
European Mtn. Ash "Cardinal Royal"	Oval	10'-20'	Medium

MEDIUM TREES (20'-40'):

Common Name	Form	Spread	Growth Rate
Aspen	Columnar	10'-30'	Fast
Chanticleer Pear	Columnar	20'-30'	Fast
Aristocrat Pear	Pyramidal	20'-30'	Fast
Springsnow Crabapple	Rounded	20'-30'	Medium
European Pyramidal Hornbeam	Pyramidal	20'-30'	Medium
Nyssa Sylvatica	Pyramidal	20'-30'	Slow
Little Leaf Linden	Pyramidal	20'-30'	Medium
Green Ash "Summit"	Oval	20'-30'	Fast
Flame Ash "Raywood"	Rounded	20'-30'	Fast
"Accolade" Flowering Cherry	V-Shaped	20'-30'	Fast
Flowering Plum "Thundercloud"	Rounded	20'-30'	Fast
Jacquemonti Birch	Oval	20'-30'	Medium
European White Birch	Oval	20'-30'	Medium
Sargent Cherry	Rounded	20'-30'	Fast
Pacific Dogwood	Pyramidal	20'-30'	Slow
Emerald Queen Norway Maple	Rounded	30'-40'	Fast
Sugar Maple "Green Mountain:	Oval	30'-40'	Fast
Red Sunset Maple	Rounded	30'-40'	Fast

White Ash "Autumn Purple"	Oval	30'-40'	Fast
Green Ash "Patmore"	Oval	30'-40'	Fast
Maidenhair Ginko (Male Only)	Pyramidal	30'-40'	Slow
Paper Birch	Oval	30'-40'	Medium
"Sunburst" Honey Locust	V-Shaped	30'-40'	Fast
Japanese Pogoda Tree	Rounded	30'-40'	Slow
"Shademaster" Honey Locust	V-Shaped	30'-40'	Fast
Glenleven Linden	Pyramidal	30'-40'	Medium
Japanese White Birch	Oval	30'-40'	Medium
Scotch Pine	Pyramidal	30'-40'	Medium
American Sweetgum	Oval	30'-40'	Fast
Pin Oak	Pyramidal	30'-40'	Medium
Northern Red Oak	Pyramidal	30'-40'	Fast
London Plane Tree	Pyramidal	30'-40'	Fast
Dawn Redwood	Pyramidal	30'-40'	Fast

LARGE TREES (OVER 40'):

Common Name	Form	Spread	Growth Rate
Sycamore Maple	Rounded	Over 40'	Medium
October Glory Maple	Rounded	Over 40'	Medium
Bid Leaf Maple	Rounded	Over 40'	Fast
Scarlet Oak	Oval	Over 40'	Medium
"Village Green" Zelkova	V-Shaped	Over 40'	Fast
European Ash "Aurea"	Rounded	Over 40'	Fast
Tulip Tree	Oval	Over 40'	Fast
European Birch	Oval	30'-50'	Medium
Black Hills Spruce	Pyramidal	10'-20'	Medium
Siouxland Poplar	Pyramidal	10'-20'	Fast
Norway Poplar	Columnar	10'-20'	Fast
Prairie Sky Poplar	Oval	10'-20'	Fast
Narrow Leaf Poplar	Pyramidal	10'-20'	Fast
Western Larch	Columnar	10'-20'	Medium
Lodgepole Pine	Pyramidal	10'-20'	Medium
Western White Pine	Pyramidal	10'-30'	Medium
Balsam Fir	Pyramidal	15'-30'	Medium
Fraser Fir	Pyramidal	15'-30'	Medium
Noble Fir	Pyramidal	15'-30'	Medium
Douglas Fir	Pyramidal	15'-30'	Medium
Colorado Blue Spruce	Pyramidal	15'-30'	Medium
Engelman Spruce	Pyramidal	15'-30'	Medium
Norway Spruce	Oval	15'-30'	Medium
Incense Cedar	Oval	20'-30'	Medium
Ashleaf Maple	Oval	20'-40'	Medium
Ponderosa Pine	Pyramidal	20'-40'	Medium

Austrian Pine	Oval	20'-40'	Medium
Giant Sequoia	Pyramidal	20'-40'	Medium
Sugar Maple	Oval	30'-40'	Slow
Sugar Maple "Goldspire"	Columnar	20'-30'	Fast