

§ 152.197 INTERIOR PARKING LOT LANDSCAPING.

Interior parking lot landscaping is the planting area within and adjacent to parking areas.

(A) *Purpose.* The interior parking lot landscaping requirement serves several purposes:

(1) It provides necessary green space to give relief to expansive parking areas with nothing but asphalt.

(2) Trees provide shade and serve as windbreaks.

(3) Planting islands assist with vehicular circulation.

(B) *Applicability.* Interior parking lot landscaping requirements apply to all parking lots that are required in the zoning code to have **+4 80** or more parking spaces.

(C) *Requirement.* The site plan shall show interior parking lot landscaping. A sliding scale to determine the amount of landscaping area per lot has been included in order for the applicant to include these landscaping requirements as an integral part of the site development.

(1) *Standard.* Percent of the total area of parking lot dedicated to interior planting shall be as follows:

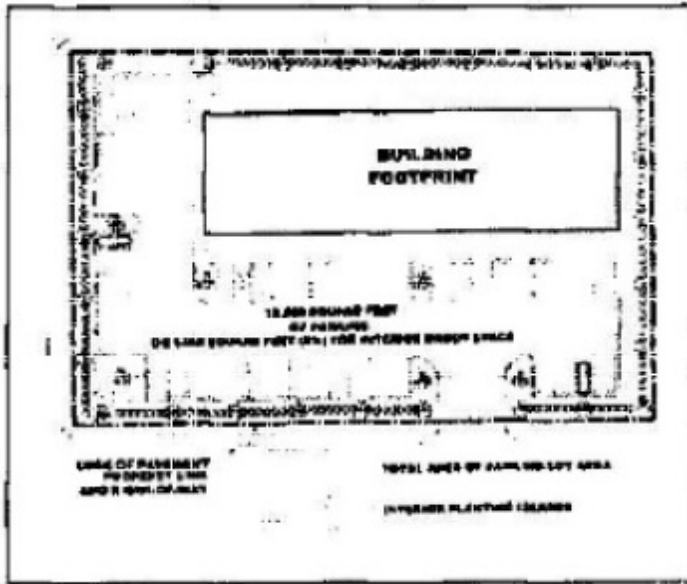
<i>Interior Landscaping Requirements</i>	
<i>Total Area of Parking Lot</i>	<i>Minimum % Dedicated to Interior Landscaping</i>
3,000 - 49,999 sq. ft.	8%
50,000 - 149,000 sq. ft.	10%
150,000 sq. ft.	15%

(2) *Calculating lot area.* Diagram A, Calculating Lot Area, illustrates what areas of the lot are considered when determining the total area of the parking lot. The total amount of landscape area for the interior lot is determined by figuring 8%, 10%, or 15% of the total parking lot area as explained below.

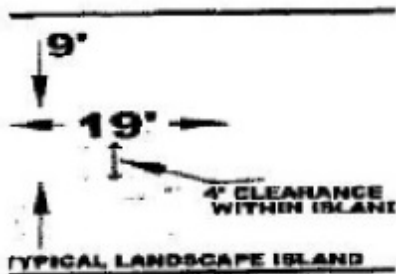
(a) *Included in calculation.* The square footage of all areas within the parking lot's perimeter are counted, including the planting islands required, curbed areas, corner lots, parking spaces and interior driveways and aisles.

(b) *Excluded from calculation.* Driveways and aisles with no parking spaces located on either side, buildings, street frontage buffer, and perimeter strips are not counted. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement.

(3) *Planting islands.* Planting islands are required as a part of the landscape area percentage in the interior parking lot area.



(a) *Dimensions.* The dimensions of a parking island must be a minimum of nine feet by 18 feet, the same as a parking space, and must be curbed to protect landscaping and trees.



(b) *Minimum number required.* No more than 15 parking spaces shall be permitted in a row without interruption by a parking island. If 13 or more spaces remain, a parking island is required. In parking lots over 150,000 square feet, the number of parking islands can be reduced but the total square footage of landscape area must remain according to the requirements.

(4) *Trees.* Trees are required to be planted in the interior parking area to offer shade from the heat and sun.

(a) *Minimum number required.* One shade tree per planting island is required for the interior parking area.

(b) *Location.* These trees shall be planted within the island.

(c) *Clearance.* Four-foot clearance shall be left for car doors to open from adjacent parking spaces.

(5) *Groundcover*. All interior parking lot landscaped areas not dedicated to preservation of existing vegetation shall be landscaped with groundcover. Weed barrier shall be required.

(a) *Living material*. Living materials, such as grass, shall make up a minimum of 60% of the groundcover for the interior parking lot landscaping. One hundred percent of living materials is strongly encouraged.

(b) *Non-living material*. Non-living materials, such as wood mulch or decorative rock (3/4" or smaller gravel in a natural color tone), may make up 40% of the groundcover for the interior parking lot landscaping. Weed barrier shall be required.

(c) Brick pavers or other pavement is not appropriate non-living groundcover.

(D) *Vehicular display areas*. Applicants shall select one of the following options for vehicular display areas:

(1) *Compliance with standard*. Comply with the interior parking lot landscaping requirements described in this section and the required street frontage requirements in § [152.196](#); or

(2) *Increase street frontage buffer*. In lieu of the interior parking lot landscaping requirements, increase the required street frontage buffer to 15 feet wide and install the number of trees required for the interior landscape requirements within the street frontage buffer.

(Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-440, § 152.1300.08, passed 9-3-13; Am. Ord. 2014-12-488, passed 12-2-14)