

Section 130-030 Parking Lot Landscaping Requirements

A. Front Landscape Areas

The purpose of a front landscape area is to enhance the appearance of the subject property and the street in all Business Zones (B-1, B-2, B-3, B-4), Industrial Zones (I, IC, RI), Multiple-Residence District (MR), Active Adult Community Zone (AACZ), and Major Planned Residential Development District (MPRDD). Front landscape areas, where required by these regulations, shall extend across the full width of the lot along the interior side of the front lot line except where driveway entrances and exits are located. The depth of the front landscape area shall be the depth of the required front setback, with the exception that in the Industrial (I) and Restricted Industrial (RI) Zones the depth of the front landscape area shall be at least 50 feet. Access driveways may traverse the front landscape area only to gain access to the site, and may not horizontally or near horizontally traverse the front landscape area so as to decrease the depth of the required front landscape area. No structures, including but not limited to septic systems, stormwater detention basins, stormwater retention basins, water quality basins or infiltration systems may be located in any required front landscape areas, with the exception that the Commission may allow those items noted in Section 020-030(3). Every required front and street side landscape area shall be planted in lawn and/or ground cover and shall also contain at least one (1) deciduous canopy shade tree at least two and one half inches (2 ½") in caliper for each fifty feet (50') or part thereof of street frontage. For each canopy shade tree so planted, one (1) understory deciduous shade tree at least two inches (2") in caliper, one (1) evergreen tree at least six feet (6') in height, and six (6) shrubs shall also be required. A designed landscape berm of a height and configuration approved by the Commission shall be located within this front landscape area as a visual and traffic safety barrier.

(Amended Effective: July 23, 2014)

B. Landscape Islands

Any lot which contains parking facilities for more than ten (10) motor vehicles shall also provide landscaped areas within the parking lot equal to at least twenty five (25%) of the gross parking lot area. Each island shall have a suitable curb of concrete or granite. If the landscaped islands are proposed to be depressed to allow infiltration of parking lot stormwater runoff, the Commission may waive the curbing requirement. The landscaped islands shall conform to the following:

1. Landscaped End Islands shall be a minimum of 10' x 20' containing one (1) canopy tree and two (2) shrubs.
2. Landscaped Center Islands shall be a minimum of 15' x 20' to be placed at locations at the discretion of the Commission within the parking area, containing a minimum of one (1) canopy tree and other trees and shrubs, as appropriate. Larger islands are encouraged to create a more suitable growing environment for the trees, and for enjoyment of the public. Picnic tables or benches are

encouraged on these larger islands.

3. In addition to the canopy trees, these islands shall be planted in a mixture of lawn, ground cover and low lying shrubs and may contain mulch and/or pavers at locations approved by the Commission. The level of mulch or grass within the curbed islands shall be 2-3 inches below the height of the curb. This is necessary for effective rain interception.

C. Stormwater Management

A storm-water-management plan shall be submitted with each application that encourages infiltration and incorporates the landscaping islands and vegetated areas in storm water management.