

17.15.100: PARKING LOT LANDSCAPING:

A. All parking lots designed for six (6) or more parking spaces shall provide landscaping in accordance with the provisions of this section. Smaller parking lots shall not be required to provide landscaping other than yard area landscaping and landscaped buffer requirements as specified in other sections of this chapter.

B. Parking areas shall be landscaped at a rate of at least four (4) square feet of landscaping per required off street parking stall. Landscaping areas located along the perimeter of a parking lot (beyond the curb or edge of pavement of the parking lot, up to a depth of 10 feet) may be included toward satisfying this requirement. Deciduous trees shall be planted within said parking area landscaping in a manner such that, at maturity of said trees, at least twenty five percent (25%) of the paved surface area of the parking area will be shaded when the sun is directly overhead.

C. Landscaped areas shall be improved in conformance with the following requirements:

1. Interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls.
2. Interior parking lot landscaping areas shall be a minimum of one hundred twenty (120) square feet in area and shall be a minimum of five feet (5') in width, as measured from back of curb to back of curb.

D. The plants used to improve the landscape areas defined above shall conform to the following:

1. Primary plant materials used in the interior parking lots shall be deciduous shade tree species in conformance with applicable provisions of section [17.15.070](#) of this chapter. Ornamental trees, shrubbery, hedges, and other plants may be used to supplement the shade tree plantings in perimeter planting areas, but shall not be the only plants used in such landscaping.
2. One shade tree shall be provided for every one hundred twenty (120) square feet of landscaping area.
3. A minimum of fifty percent (50%) of every interior parking lot landscaping area shall be planted with ground cover at a density that will achieve complete cover within two (2) years.

E. Six inch by six inch (6" x 6") minimum poured concrete curb controls shall be constructed around all required landscaping within the interior of parking lots for the protection of the landscaping, except as follows:

1. In the I&M-1 zone, hard surfaced areas used as operational yard areas for trucks, trailers and other incidental vehicles, other than passenger automobiles and light trucks, and which are not parking lots for employees, clients, and customers, shall be exempt from parking lot interior landscaping requirements. (Ord. 2002-26, 12-4-2002)