

**18C-6. Minimum Standards - Off street Parking**

- A. All off-street parking areas or other vehicular use areas which are twenty (20) feet or closer to any street right-of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The minimum width of this landscape area shall be fifteen (15) feet. The minimum landscaping shall consist of the following:
1. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) lineal feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.
  2. In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along one hundred (100) percent of the length of the landscaped area. Shrubs used shall not be less than eighteen (18) inches and not more than forty-eight (48) inches in height at maturity. The remainder of the planting area shall be landscaped with turf grass or groundcovers.
  3. A fence, permanent screen, or wall may also be installed within the landscaping area; however, the non-living screening device shall not exceed four (4) feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.
- B. Off-street parking or other vehicular use areas which are further than twenty (20) feet from any street right-of-way shall also have a continuous landscape area between the edge of parking and the right-of-way. The minimum landscaping shall consist of the following:
1. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) linear feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.
  2. Earthen berms shall be constructed along the landscape area to provide some screening. Berm height may be continuous along the entire length, or vary somewhat to create variety. However, a maximum height of three (3) feet shall be maintained for at least seventy-five (75) percent of the entire length of the landscape area.
  3. In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf grass. The total combined height of earthen berms and plant materials, excluding trees, shall not exceed forty-eight (48) inches. Planting schemes which minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged. The limit of fifty (50) percent of the total site landscaping being turf grass shall still be applicable.
- C. Parking areas within twelve (12) feet of a side or rear lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along one hundred (100) percent of the length of the landscaped area. The minimum width of this landscape area shall be eight (8) feet as specified in this ordinance. Shrubs used shall not be less than three (3) feet in height at maturity. Combinations of shrubs and permanent fences or screens may also be considered by the Planning Commission.
- D. Necessary access ways from the public right-of-way through the continuous landscape area to the parking or other vehicular use areas shall be permitted. The width of said access ways, measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is present) may be subtracted from the overall linear dimension used to determine the number of required trees.

- E. All property lying between the right-of-way and the off-street parking area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or groundcovers.
  - F. Landscape exceptions:
    - A. Existing hedges may be used to satisfy this landscaping requirement, provided they meet the specified requirements of this ordinance.
    - B. Areas where the clear sight distance regulations of this ordinance apply
  - G. Parking areas having more than fifteen (15) spaces shall be required to provide interior landscaping within the boundaries of the parking lot or area that meets the following criteria:
    - A. A minimum of five (5) percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.
    - B. Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.
    - C. Each separate interior landscaped area shall contain a minimum of one hundred twenty (120) square feet and shall have a minimum dimension of five (5) feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement.
    - D. Landscaped areas shall be dispersed throughout the parking area to effectively break up the expanse of paving.
    - E. Landscape treatment shall consist of one (1) tree per each one hundred twenty (120) square feet of the minimum required interior landscape area. A minimum of fifty (50) percent of the ground plane shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two (2) years. Mature shrub or groundcover height shall not exceed four (4) feet as measured from the parking surface. Interior landscaped areas shall be protected by some type of permanent barriers.
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