

## §17.39.120. Parking Lot Landscaping

### A. Parking Lot Landscaping Standards

Parking lot landscaping standards of this section establish minimum landscaping requirements for the perimeter and interior of off-street parking areas. The general purpose of such landscaping is to reduce the visual impact of parking and pavement.

### B. Applicability to All Off-Street Parking Lots

Parking lot landscaping shall be approved through the Design Review process, and shall not be less than the minimum standards of this chapter.

### C. Standards in Addition to Other Requirements of This Chapter

Landscaping provided to meet the minimum landscaping standards of §17.29.040 shall not be counted towards meeting a project's parking lot landscaping requirements.

### D. Perimeter Parking Lot Landscaping

The parking lot perimeter landscaping requirements apply to all offstreet parking lots that are not otherwise fully screened from view of adjacent public rightsofway.

1. Use of Landscape Perimeter Borders: Required landscape borders shall be used solely for open space and landscaping. No structures or paving shall be located within the border area, with the exception of walls, walkways or other features incorporated into the landscaping.

2. Perimeter Landscape Border Options: Any of the following types of perimeter landscape borders may be used to satisfy parking lot border landscaping requirements of this section.

a. Maximum Parking Depth: The maximum distance a parking lot spans (length or width) from the property line.

b. Minimum Width of the Border: The minimum width of the border shall be in addition to the required setbacks. A parking perimeter border shall be required between the parking area and the property line and does not apply between the parking area and interior structures or areas.

c. Minimum Number of Plant Units: The minimum number of plant units to be located within the parking perimeter border shall be in addition to the requirements for the square footage of the lot. The number of units shall be calculated based upon the basic perimeter of the parking area.

d. Additional Features: Some border types require additional features as integral elements of the screening. These features shall be illustrated on the final revised and approved site plan and installed on the site.

**Table 17.39.120: Parking Lot Landscaping Screening Requirements**

<b>Type</b>	<b>a. Maximum distance from any property line across paved parking area</b>	<b>b. Minimum Border Width</b>	<b>c. Minimum Plant Units per 27 feet of perimeter of parking areas</b>	<b>d. Minimum required site features</b>
A	Applies to any parking <sup>105</sup>	25	10	---
B	150	10	20	---
C	100	8	15	24" – 30" Berm <sup>106</sup>
D	100	5	10	3 ft. Wall <sup>107</sup>
E	Type E border provides an alternative plan option to provide flexibility and the opportunity for creativity. The alternative plan shall accomplish the purpose of this border section and meet or exceed the requirements in this section to the satisfaction of the decision-making body.			

<sup>105</sup> Type A parking borders may be used on any parking lot. If the depth of the parking lot measured from the property line is more than 150 feet,

a Type A parking border shall be required. If the depth is from 100 to 150 feet, a Type A or Type B border shall be required. If the depth is less

than 100 feet, a Type A, Type B, Type C, or Type D border shall be required. The proponent may select the optional border. Depending on site

design, a single site may have more than one landscape parking border type.

<sup>106</sup> Landscaping is required on the berm.

<sup>107</sup> On property line fronting a public or private road as required by the decisionmakers.

Landscaping is required in between the wall and rightofway.

### E. Parking Lot Interior Landscaping Requirements

The parking lot interior landscaping requirements apply to the interior of all offstreet parking lots that contain five or more parking spaces. Interior planting areas are required within all parking lots as specified in this subsection.

1. At least 10 square feet of landscape planting area shall be provided within the interior of an off-street parking area for each parking space contained within the area. For parking areas with more than 20 total parking stalls in a doubleloaded aisle, a ten foot landscaped island shall run the length of the aisle. This island shall be required for each such aisle.

2. Landscaping located on the interior of parking areas shall be dispersed throughout the area. All planting areas shall be protected to prevent damage by vehicles and vehicle overhang.

3. The size of planting areas used to satisfy parking lot interior landscaping requirements shall be sufficient to protect plant materials and ensure proper growth

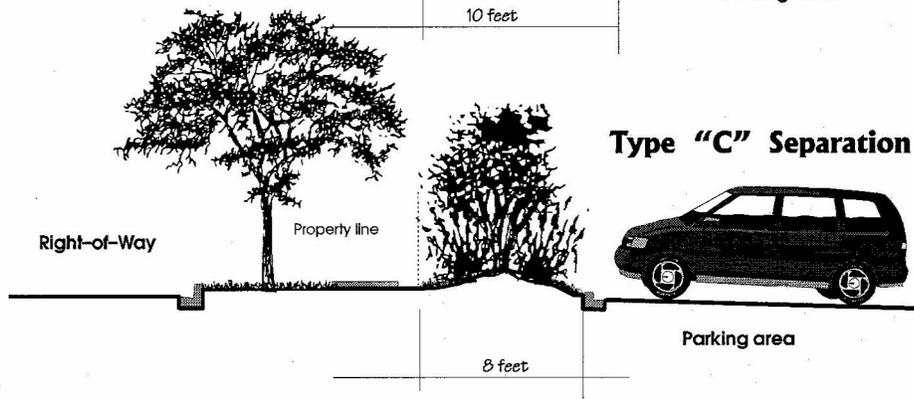
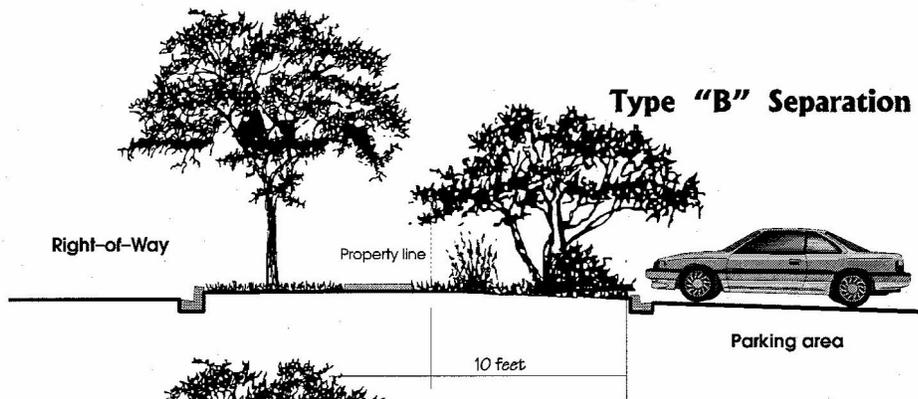
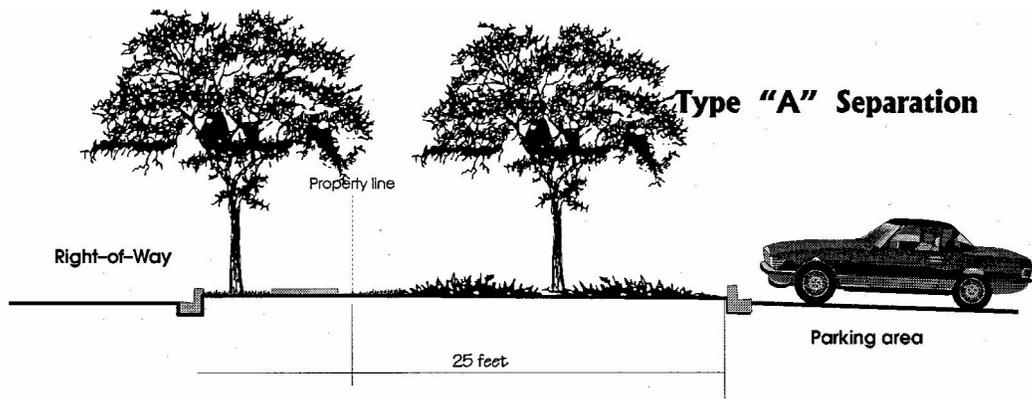
and maintenance.

F. Parking Lot Landscaping Requirements When More Than the Maximum Number of Parking Spaces is Approved

1. When the parking spaces in excess of the defined maximum in Chapter 17.39 are approved, the minimum interior lot landscaping requirements shall be increased to 12.5 square feet of landscaping for each parking space.

2. All aisles shall have landscaped areas at each end of the aisle.

3. Landscaped medians at least ten feet in width shall be required for aisles that align with street access.



**Type "D" Separation**

