

## 30-10-2.6 Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

### A. Required Landscaping

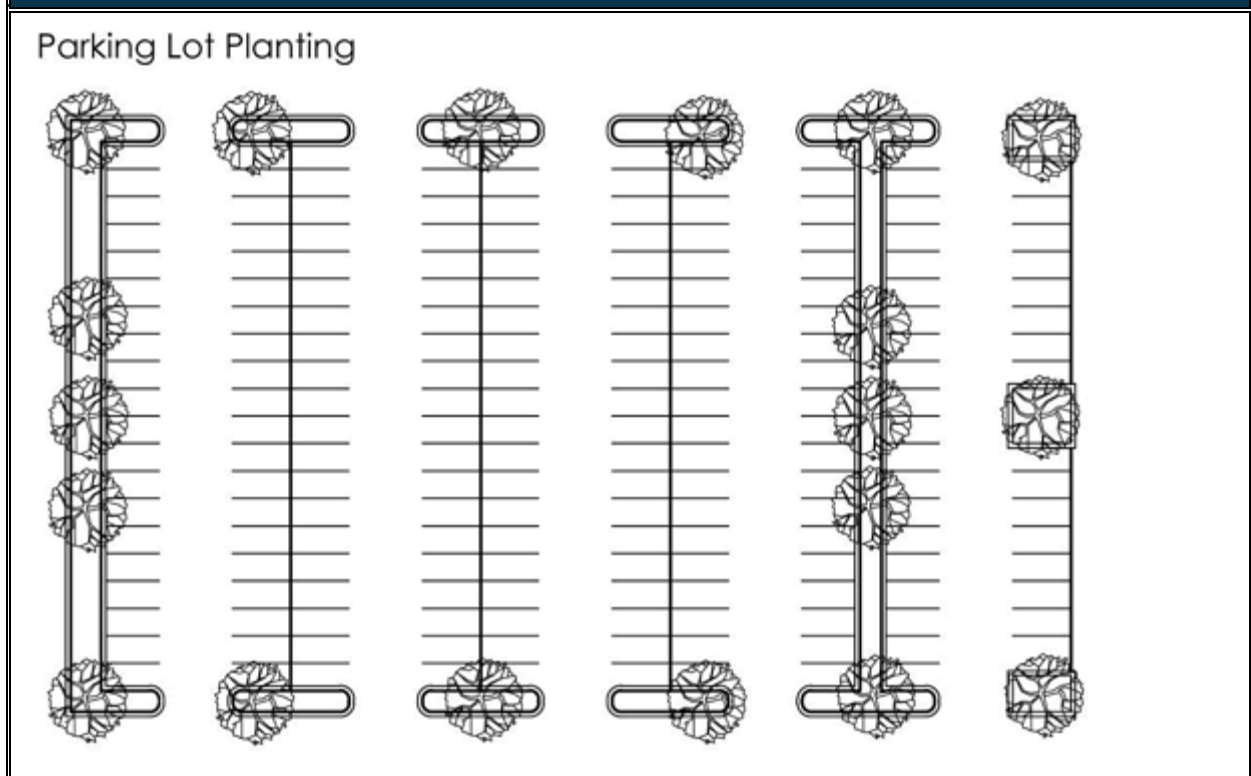
1. Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.
2. Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.
3. Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.
4. The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

| Size of Parking Lot Planting Area (sq. ft.) | Number of Trees In Planting Area |         |
|---|----------------------------------|---------|
| 200-499                                     | 1                                | 100 (1) |
| 500+  | 3                                | 130     |

(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance

5. Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.
- B. When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.
- C. Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Figure 10-4, Parking Lot Planting



### 30-10-2.7 Tree Conservation and Parking Lot Plantings

For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a Tree Conservation Area (TCA) and within 8 feet of the parking lot may be used to satisfy up to 50% of the required number of parking lot trees. Tree conservation areas that are “notched into” corners or edges of a parking lot are deemed to be within the parking lot, not adjacent to it. Trees in the adjacent TCA counted toward planting yard requirements may not also be counted for required parking lot trees. Extra trees in such locations may be counted. It is the landowner’s option to save trees within the parking lot. In order to do so, the critical root zone must be preserved. Credits for preserving parking lot trees are determined by the critical root zone preserved for the tree being saved (See [Article 12](#)). One tree for every 400 square feet of critical root zone preserved may be used to satisfy up to 50% of the required number of parking lot trees.

*There are additional landscaping requirements under Section 30-10-3, Urban Landscaping Requirements. Because the zoning districts to which these requirements apply are geared toward specific urban uses, they appear relatively*

*infrequently on our Zoning map, and likewise these requirements are infrequently used. See below:*

### 30-10-3 Urban Landscaping Requirements

#### 30-10-3.1 Applicability

Multi-family, nonresidential and mixed-use development in RM-40, MU-M, MU-H, TN, C-N districts and any parcel adjacent and accessible to an existing or planned greenway as described in Table 7-14 of 30-7-5.1 are subject to the urban landscaping requirements of this section.

#### 30-10-3.4 Surface Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

##### A. Required Landscaping

Parking lot planting yards are required in parking lots containing 10 or more spaces. Parking lot planting yards must include at least one canopy tree for every 10 parking spaces.

1. Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, in driveway medians, or at the end of parking bays.
2. The landowner may provide required landscape islands or planting areas using one or more of the planter sizes below. Each parking space must be entirely within the designated distance of a parking lot planting areas, as specified below:

| Size of Parking Lot Planting Area (sq. ft.) | Number of Trees In Planting Area |     |
|---|----------------------------------|-----|
| 200-499                                     | 1                                | 100 |
| 500-899                                     | 3                                | 130 |
| Over 899                                    | 5                                | 150 |

3. Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot. The Planning Director is authorized to grant a Type 1 Modification to the standards of Table 10-5 in accordance with 30-4-11.
4. Trees used to satisfy the planting requirements for parking lot areas may not also be counted toward the planting requirements for other required plantings on the site.