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Application

1 to 5 parking spaces

Perimeter Landscaping	- N/A
Perimeter Trees	- Required
Tree Islands	- N/A

6 to 20 parking spaces

Perimeter Landscaping	- Required*
Perimeter Trees	- Required
Tree Islands	- Optional

*Limited to between parking lot and streets

21 or more parking spaces/ 2 or more parking aisles

Perimeter Landscaping	- Required
Perimeter Trees	- Required
Tree Islands	- Required

Plant Sizes

Size at installation:

Large Tree	- 3 inch caliper
Small Tree	- 2 inch caliper
Evergreen Tree	- 6 feet in height

Tree Credits

Diameter at breast height of tree*:

More than	Credit
32 inches	5 large trees
24 inches	4 large trees
16 inches	3 large trees
8 inches	2 large trees
4 inches	1.5 large trees
2.5 inches	1 large tree

Other landscaping credited on a one to one basis

*must be healthy, undamaged, and located where the credit is applied

Zoning and Sign Code Brief

Subsection 25.05.090.1 Parking Lot Landscaping

The purpose of landscaping is to mitigate the impact of headlights on streets and abutting residential property, and to reduce the aesthetic impact of parked cars and expanses of pavement on the character of the street.

Perimeter Landscaping

Width - 8 feet, excluding access area and between buildings on the same parcel

Composition— Either...

- ⇒ A 30 inch tall landscape or retaining wall constructed of landscape timbers, masonry, stone
- ⇒ An earthen berm with a maximum 3:1 slope with a minimum height of three feet, provided that shrubs are planted along 15% of the linear dimension
- ⇒ Shrubs planted to form a buffer that is at least 30 inches in height*

***Plantings** — Along drive lanes, property lines, and local streets: 25% of linear dimension
 Collector streets: 35% of linear dimension
 Arterial Streets: 50% of linear dimension
 Highways: 65% of linear dimension

Tree Islands

Area— 162 square feet per 15 parking spaces., minimum of 36 square feet per individual tree island. Larger islands are preferred for snow removal purposes.

Design— must be protected by curb and contain permeable soil surface with ground cover.



Tree Planting

Requirement — one large tree per 15 spaces, 50% of the requirement may be replaced by 2 small trees to 1 large tree.

Location — For parking lots w/20 or less spaces, in perimeter or islands
 For parking lots w/21 or more spaces, up to 50% in perimeter

Contact the Planning Division for exceptions or if the property is adjacent to a residential zoning district. Other standards may also apply for specific properties, uses, or districts.

