

21-0007M-
Amend Section 146-135
(Landscape Requirements)

Planning and Zoning Commission

August 24, 2021

Summary of Proposed Amendments

- 1) Reorganize existing provisions pertaining to required landscaping for non-residential and multi-family parking lots into new sub-section.
- 2) Introduce new “alternate compliance” language for parking lot landscape design.
- 3) Clarify where necessary driveways may be allowed within required landscape areas.

Section 146-135(f)(6-12), existing

- (6) Landscape areas within parking lots must be at least one parking space in size (162 square feet).
- (7) No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.
- (8) For all non-residential and multiple family parcels, internal landscape areas shall:
 - a. Have a landscaped area with at least one tree within 65 feet of every parking space; and
 - b. Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.
- (9) Within parking lots, landscape areas with curbs and gutters must be provided to define parking areas and assist in clarifying appropriate circulation patterns.
- (10) A landscape island shall be located at the terminus of each parking row and shall include the following:
 - a. A minimum of one canopy tree at the terminus of each parking row;
 - b. A minimum of 50 percent of the island covered with living plant material; and
 - c. A maximum of 50 percent of the parking island covered with bark mulch or decomposed granite material.
- (11) All existing trees that are to be considered for credit shall be provided with a permeable surface (a surface that does not impede the absorption of water) within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface within a minimum 2½-foot radius from the trunk of the tree.
- (12) At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should be accompanied with landscape planting in the form of low shrubs and groundcover to soften the appearance of the wall.

*related to
parking lot
landscape
design*

Section 146-135(f)(7), proposed

(7) Parking Lot Landscaping for Non-Residential and Multi-Family Uses Required.

- a. Parking lot landscape areas shall be provided as follows:
 1. terminus islands with a minimum of one canopy tree shall be provided at the end of each parking row; and
 2. landscape islands with a minimum of one tree shall be provided within 65 feet of every parking space.
- b. Parking lot landscape areas shall:
 1. be at least one parking space in size (minimum 162 square feet);
 2. include a minimum of 50 percent of its area dedicated to living plant material;
 3. not have more than 50 percent of its area covered with bark mulch or decomposed granite material; and
 4. include vertical curbs and gutters to define parking areas and assist in clarifying appropriate circulation patterns;
- c. In parking lots with more than 20 spaces, a minimum of one tree shall be planted in the parking area for every 10 parking spaces within the parking lot.
- d. At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should be accompanied with landscape planting in the form of low shrubs and groundcover to soften the appearance of the wall.
- e. Alternate Compliance. When strict compliance with the requirements of this section cannot be met, the Director of Planning or their designee may approve an alternate parking lot landscape design, so long as:

1. the total number of trees otherwise required per this section are still provided on the site;
2. no more than 10% of the trees otherwise required per this section are relocated outside of the limits of the parking lot;
3. the alternate design meets the spirit and intent of this section regarding tree coverage, living landscape, and impervious surfaces
4. the alternate design does not have an adverse impact on adjacent existing or future developments;
5. the alternate design does not have an adverse impact on public health, safety and general welfare; and
6. the alternate design is not only serving to reduce the financial obligations of the minimum landscape requirements.

The decision of the Director of Planning or their designee may be appealed to the planning and zoning commission for action according to the procedures in Section 146-45 (a)(2)c.

Section 146-135(f)(14)

Existing

- (14) *Necessary driveways from the public right-of-way and shared drives shall be allowed through all required landscaping areas in accordance with city regulations. Shared driveways shall be allowed through perimeter landscape areas.*
-

Proposed

- (11) *Necessary driveways from the public right-of-way and shared drives shall be allowed to intersect perpendicularly with required landscaping areas in accordance with city regulations, so long as it does not overly degrade the function of the required landscape area.*

Questions?









