

20-1004 PARKING LOT PERIMETER LANDSCAPING

(a) **Purpose**

The parking lot perimeter **Landscaping** standards of this section are intended to **Screen** views of parking lots from streets and roads.

(b) **Applicability**

- (1) The parking lot perimeter **Landscaping** standards of this section apply to all off-street parking lots containing 5 or more off-street **Parking Spaces**.
- (2) The parking lot perimeter **Landscaping** standards of this section shall apply to all new development and to redevelopment of existing parking lots which result in an increase of 20% or greater of the number of spaces in the existing parking lot.

(c) **Landscape/Screening Material**

Parking lots shall be landscaped and screened from view of street rights-of-way with a minimum of one **Shade Tree** or **Ornamental Tree** per 25 linear feet of parking lot **Frontage** (required Street trees may be counted toward satisfying this requirement) and at least one of the following:

- (1) a solid masonry wall ~~or fence~~ with a minimum Height of three feet (3') and a maximum Height of four feet (4'); or

~~(2)~~ a **Berm** with a minimum height of two feet (2'), a maximum height of three feet (3') and a maximum 3:1 slope. The **Berm** shall be located entirely on the property with the parking lot. Where Parking is allowed on a site and it is impracticable to provide a 15-foot wide buffer on a side adjoining residential uses or across an **Alley** from residential uses, with the approval of the **Planning Director** as part of the Site Plan Review process, a solid fence or wall at least six (6) feet in Height may be substituted for the buffer on the side adjoining or across the **Alley** from the residential uses; ~~or~~

~~(2)(3)~~ a continuous row of evergreen Shrubs with a minimum height of three feet (3').

~~(3)(4)~~ Provided that, the **Planning Director** may waive this parking lot perimeter **Landscaping** and **Screening** requirement if the Director determines that the purpose of this requirement is otherwise met or that the overall spirit and intent of this Development Code is not undermined by granting the waiver.

(d) **Landscape Area**

Required landscape/**Screening** material shall be located between the street right-of-way and the parking lot. This landscape area shall have a minimum width of ten feet (10'), although a buffer width of five feet (5') is permitted if it is provided in conjunction with a solid masonry wall of a minimum height of three feet (3').