

Chapter 26 – OFF-STREET PARKING AND LOADING REGULATIONS

Section 26.05. Parking lot site requirements.

Whenever the required off-street parking requires the building of a parking lot, and whenever a parking lot is built, such parking lot shall be laid out, constructed, and maintained in accordance with the following requirements:

[1] Lighting facilities shall be so arranged that light is reflected away from adjacent properties.

[2] The parking lot shall be adequately drained.

[3] Parking Lots shall be bounded by a raised curb of at least six (6) inches along all property lines, except for driveway openings.

[4] No sign, whether permanent or temporary, shall be placed within the public right-of-way. Signs and planting strips shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

[5] In parking lots for shopping centers and large-scale retail, as well as in any commercial parking lots of twenty (20) spaces or more, the following standards shall apply:

(a) *Parking Islands*. Parking islands shall be provided throughout a parking lot and located no more than one hundred (100) feet from another parking island and at the terminus of all rows of parking. Each parking island shall:

(i) Be at least five (5) feet wide and a minimum of two hundred (200) square feet in area for single parking rows, and four hundred (400) square feet for double parking rows; and

(ii) Contain at least one (1) shade/canopy tree or two (2) intermediate trees per 200 square feet of area.

(b) All landscaped areas in or adjacent to a parking lot shall be protected from vehicular damage by either a raised curb at least six (6) inches in height, or a wall at least thirty (30) inches in height.

1 (c) All interior landscaped areas of the parking lot not dedicated to trees or to
2 preservation of existing vegetation, including parking islands, shall be landscaped
3 with grass, ground cover, shrubs, or other appropriate landscape treatment.

4 (d) Sand or other pavement shall not be used as landscape treatment.
5

6 [6] *Alternative Interior Landscape Option.* If a parking lot that was in existence
7 prior to [effective date of these amendments] needs to be expanded but cannot
8 reasonably comply with the requirements of this subsection, an alternative design
9 may be submitted to the Commission for approval.
10