

CF Zoning Ordinance Parking Regulations

Definitions

Parking area means that portion of a parcel of land that is improved and designated or commonly used for the parking of one or more motor vehicles.

Parking lot means an area improved and designated or commonly used for the parking of three or more motor vehicles.

Parking space, also Parking stall means an area measuring at least nine feet wide and 19 feet long for all commercial, institutional, or manufacturing uses or eight feet wide and 18 feet long for residential uses only, connected to a public street or alley by a driveway not less than ten feet wide, and so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space.

DIVISION 3. OFFSTREET LOADING SPACE AND PARKING AREA REQUIREMENTS ^[3]

[Sec. 29-176. Offstreet loading spaces.](#)

[Sec. 29-177. Offstreet parking spaces.](#)

[Sec. 29-178. Filling stations; public garages and parking lots.](#)

[Secs. 29-179—29-195. Reserved.](#)

Sec. 29-176. Offstreet loading spaces.

(a)

In any district, except the C-3 commercial district, in connection with every building or part thereof erected having a gross floor area of 10,000 square feet or more which is to be occupied by manufacturing, storage, warehouse, goods display, a retail store, a wholesale store, a market, a hotel, a hospital, a mortuary, a laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one offstreet loading space, plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet.

(b)

Each loading space shall be not less than ten feet in width and 25 feet in length.

(c)

Such space may occupy all or any part of any required yard or court space or such space as specifically provided for in the district in which it is located.

(Code 1971, § 32-43)

Sec. 29-177. Offstreet parking spaces.

(a)

Required, number. In all districts, and in connection with every industrial, commercial, trade, institutional, recreational or dwelling use and similar uses, space for parking and storage of vehicles shall be provided on the same lot or property where said permitted use is established, except as follows:

(1)

For a principal permitted commercial use in the C-3 commercial district; and

(2)

For a residential use established as a permitted secondary, incidental or accessory use to a principal permitted commercial use in the C-3 commercial district, such as for a dwelling unit or units located on the second or higher floor of a building, the first or lower floor of which comprises the principal permitted commercial use, subject, however, to review and approval by the planning and zoning commission and city council. Such review and approval shall include consideration of whether the proposed residential use is indeed secondary, incidental or accessory to a principal permitted commercial use of the structure or property.

Review by the planning and zoning commission and city council shall include consideration of traffic patterns, both pedestrian and vehicular, adequacy of screening, compatibility with adjacent land uses and construction of fixtures in accordance with the aesthetics of the neighborhood and accepted civic design principles. All off-premise parking areas or parking lots shall be located within a reasonable distance from the principal use in question. During the course of review of off-premise parking areas or parking lots the commission may recommend and the city council may require any improvements or fixtures to the parking area or lot, including hard surfacing, landscaping, screening, lighting, stormwater detention, etc. that will help to assure compatibility with adjacent land uses.

In addition, space for parking and storage of vehicles shall be provided in accordance with the following schedule:

(1)

Animal hospitals, kennels and animal grooming shops. One parking space per doctor, plus one parking space for every two employees and one parking space for every 400 square feet of gross floor area excluding dog confinement areas.

(2)

- (3) *Automatic carwash.* Five stacking spaces for each washing bay, one stacking space for each vacuuming unit, plus one parking space for every two employees.
- (4) *Automobile, machinery or equipment sales.* One parking space for every 500 square feet of gross floor area, plus two parking spaces for each service stall and one parking space for every two employees.
- (5) *Banks, businesses and professional offices.* Not less than one parking space for every 300 square feet of gross floor area, but in no case less than five parking spaces. Each drive-up window shall provide three stacking spaces per teller.
- (6) *Barbershops and beauty parlors.* Two parking spaces per operator.
- (7) *Boardinghouse and rooming houses.* Not less than one parking space per guestroom and/or sleeping room.
- (8) *Bowling alleys.* Five parking spaces for each bowling lane.
- (9) *Church or temple.* One parking space for every eight lineal feet of pew seating or for every four potential occupants in the principal auditorium or, where no auditorium is provided, one parking space for every 80 square feet of gross floor area.
- (10) *Community center, museum or art gallery.* One parking space for every 200 square feet of gross floor area, or one parking space for every five potential occupants in the building, whichever is greater.
- (11) *Convenience store.* One space for every 100 square feet of retail floor space plus one space for every two employees. If fuel dispensing pumps or car wash is established in conjunction with said use the stacking space requirements for each use as specified in this article shall apply.
- (12) *Dance, assembly, skating rink or exhibition halls without fixed seats, including auction houses.* One parking space for every four potential occupants in the building as determined by the Uniform Building Code for maximum occupancy load plus one space for every two employees with a minimum of five spaces for employee parking.

- Dwelling, single family, including mobile home units.* Two parking spaces per dwelling unit.
- (12A) *Dwelling, two family, including single family bi-attached dwellings, multi-family dwellings including condominiums and apartments, but not including nursing homes, convalescent homes, elderly housing or housing for handicapped.* Two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms.
- (13) *Fraternity house, sorority house or dormitories.* Not less than five parking spaces plus one stall for every two residents in excess of four residents.
- (14) *Fuel service station.* Two parking spaces for each service stall, plus three stacking spaces for each fuel dispensing pump.
- (15) *Funeral homes and mortuaries.* One parking space for every three potential occupants in the principal auditorium, or, where no auditorium is provided, one parking space for every 50 square feet of gross floor area or five parking spaces for each parlor, whichever is greater.
- (16) *Furniture, appliance, hardware and household equipment stores.* Two parking spaces, plus one additional parking space for every 500 square feet of gross floor area over 1,000 square feet, plus one parking space for every two employees.
- (17) *Game rooms, poolhalls and billiard parlors.* One and one-half parking spaces for every 100 square feet of gross floor area for any establishment other than one with a liquor license or beer permit.
- (18) *Golf courses.* Four parking spaces per hole. All other commercial or recreational land uses established in conjunction with a golf course, not incidental to the sport of golf, shall be subject to the parking regulations regarding that use.
- (19) *Hospitals.* One parking space for every five beds, plus one parking space for every two employees and one parking space for every two staff doctors.
- (20) *Hotels, motels or lodginghouses.* Not less than one parking space for each guestroom, plus one parking space for every 200 square feet of commercial,

assembly or meeting area, and one parking space for every 150 square feet of lounge, coffeeshop or restaurant gross floor area, plus one stall for every two employees.

(21)

Housing for elderly or handicapped. One and one-half parking spaces for every dwelling unit, plus one stall for every two employees.

(22)

Junk yard. Two parking spaces per acre, plus one space for every two employees.

(23)

Libraries. One parking space for every 250 square feet of gross floor area in public use, plus one parking space for every two employees.

(24)

Manufacturing, research and industrial plants. Four parking spaces for every 10,000 square feet of gross floor area, plus one parking space for every three employees.

(25)

Medical or dental clinics. Five parking spaces, plus one additional parking space for each 200 square feet of gross floor area over 1,000 square feet.

(26)

Mini-centers, retail stores, shops, etc., under 2,000 square feet in gross floor area. One parking space for every 200 square feet of gross floor area, but in no case less than five parking spaces

(27)

Miniwarehouse. One parking space for every ten storage units, stalls or lockers equally distributed throughout the storage area, plus two parking spaces located at or near the project office for use by prospective customers. A minimum of 35 feet between warehouse buildings for driveway, parking and fire lane purposes is required. When storage units within warehouses do not front one another, a minimum 25-foot drive for driveway, parking and fire lane purposes is also required.

(28)

Nursing care, retirement or convalescent homes. One parking space for every five beds, plus one parking space for every two non-resident employees and one parking space for every one resident staff.

(29)

Printing, plumbing shop, heating shop or other similar service establishments. One parking space for every two employees therein, plus one parking space for each service vehicle. If retail trade is carried on in the

establishment, one additional parking space shall be provided for every 200 square feet of retail floor area.

(30)

Restaurant, fast food, drive-in or carryout. One parking space for every 100 square feet of gross floor area, plus one parking space for every two employees with a minimum of five parking spaces for employee parking. Where drive-up window facilities are proposed, five stacking spaces shall be provided per window.

(31)

Restaurant (standard eat in). One parking space for every 150 square feet of gross floor area, plus one parking space for every two employees, with a minimum of five parking spaces for employee parking.

(32)

School, college or high school. Each separate building requires one parking space for every five potential occupants in the main auditorium or one parking space for every five students and one parking space for every staff member, whichever is greater.

(33)

School daycare, preschool, elementary or junior high school. One parking space for every ten potential occupants in the auditorium or main assembly room, or one parking space for each classroom, whichever is greater.

(34)

Seasonal camp or cabins. One parking space for every cabin, sleeping unit, campsite lot or two beds, whichever is greater.

(35)

Shopping centers or retail stores, shops or supermarkets over 2,000 square feet in gross floor area. Four and one-half parking stalls per 1,000 square feet of gross floor area.

(36)

Sports arena, stadium, gymnasium, theater or auditorium for other than schools. One parking space for every four potential occupants plus one space for every two employees with a minimum of five spaces for employee parking.

(37)

Taverns, bars and nightclubs. One parking space for every 100 square feet of gross floor area, plus one parking space for every two employees with a minimum of five parking spaces for employee parking.

(38)

Telemarketing office. Not less than one parking space for each 150 square feet of gross floor area, but in no case less than five spaces.

(39)

Tennis and racquetball courts. Two parking spaces per court.

(40)

Union headquarters, private clubs or lodges. One parking space for every five potential occupants of the building.

(41)

Wholesale establishments or warehouses. One parking space for every two employees, but in no case less than one parking space for every 1,000 square feet of gross floor area.

(b)

Rules for computation of required parking spaces. In computing the number of parking spaces required, the following rules shall apply:

(1)

Gross floor area. Gross floor area shall mean the floor area of the specific use and its associated incidental uses within the exterior walls of a building or portion thereof, exclusive of vent shafts, open air courts and any portion of a structure above or below ground used for offstreet parking, loading areas or mechanical equipment not incidental to the specific use such as furnaces, air conditioners, elevators, etc. In addition, other nonessential areas of the gross floor area may be deducted including storage areas, closets, bathrooms, etc. to a maximum of ten percent of the total gross floor area.

(2)

Fractional number of spaces. Where fractional spaces result, the parking spaces required shall be the next higher whole number.

(3)

Uses not specifically provided for. Where the parking space requirement for a use is not specifically mentioned in this section, the required number of spaces shall be that of a similar use as determined by the city planner.

(4)

Joint or mixed uses. In the case of mixed or joint uses, the parking spaces required shall equal the sum of the requirements for each use computed separately.

(5)

Determination of seating capacity. When the unit of measurement determining the number of required parking spaces is based upon the seating capacity of a structure or use, each 24 inches of a pew, bleacher or bench or other seating shall count as one seat.

(6)

Determination of number of employees. When the unit of measurement determining the number of required parking spaces is based on the number of employees, the maximum shift or employment period during which the greatest number of employees are present at the structure or use shall be used in the computation.

(7)

Unknown uses. Where new buildings are proposed but the owner or developer does not wish to designate the type of use that will occupy the building, the most intensive use possible with relation to parking in the zoning district shall determine the parking requirements.

(8)

Potential occupants. The maximum number of potential occupants shall be based upon the assumption that 15 square feet of gross floor area is required per occupant, as documented within the Life Safety Code for places of assembly.

(9)

Stacking space. All stacking spaces shall be nine feet in width and 19 feet in length and shall not prohibit ingress or egress to any driveway, public street, access aisle or parking space at any time. Stacking spaces may include the vehicular space situated at the point of service.

(10)

Tandem parking. Vehicles may be parked in tandem, or one directly behind the other, in conjunction with single-family, duplex and mobile home residences. Parking spaces inside carports or garages may be counted as part of the space requirement and may be used in tandem. Tandem stalls shall mean no more than two stalls arranged one in front of the other.

(c)

Access. Access to all parking areas and lots from streets, alleys and other adjacent areas shall be provided by an access drive not less than ten feet in width for single-family dwellings or one-directional traffic flow and not less than 18 feet in width in all other cases.

(d)

Applicability of section. Whenever a building or use existing prior to September 26, 1983, is enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, the building or use in its entirety shall then and thereafter comply with all the requirements set forth in this section. All new buildings or uses constructed or established after September 26, 1983, shall comply with the requirements of this section prior to occupancy. A change in use shall mean any change where the new use established requires a greater number of on-site parking spaces than was required for the prior use. However, if the prior use did not provide

minimum offstreet parking then parking spaces shall be provided as specified herein before the new use is established.

(e)

General development standards. Every parcel of land used as a public or private parking area, parking space or parking lot, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

(1)

With the exception of parking garages or structures and driveways serving residential uses, all parking lots containing three or more parking spaces shall provide minimum setbacks and landscaping as specified herein. Parking structures or ramps (above or below ground) located on a parcel as a principal permitted use shall meet the minimum building setback requirement of other principal permitted structures within the zoning district where located. When parking spaces are provided within accessory structures, the setbacks for accessory structures shall apply.

(2)

All parking lot setback areas, as specified herein, shall be an open, permeable area consisting of landscaping, natural vegetation ground cover or other type of natural ground cover. No vehicle parked in an adjacent parking space shall be permitted to encroach into any portion of said required setback area.

(3)

Parking lots shall be provided with durable, hard surfaced, dustfree surfaces. Their design shall be based on the amount, type and weight (axle loads) of anticipated traffic, the quality of the surfacing to be used and the supporting strength and character of the subgrade, all applied to a parking lot layout as selected by the designer and approved by the Engineering Division of the Department of Developmental Services.

(4)

Any portion of property that is graded or improved in any fashion to accommodate vehicular parking or is intended or commonly used for vehicular parking shall meet parking lot design standards as specified herein. Any existing parking lot or parking area that does not meet existing standards as specified herein shall not be enlarged or expanded unless the entire parking lot area meets parking lot design standards as specified herein.

(5)

All accessways or driveways to parking areas or parking lots, excluding driveways serving single-family and two-family residences, shall be hard surfaced. Unimproved driveways or accessways in existence at the time of

enactment of this article shall be hard surfaced only in the event that the on-site parking lot is expanded, hard surfaced or otherwise upgraded.

(6)

All parking lots shall be arranged and marked in a manner which provide safe and orderly loading, unloading, maneuvering, parking and storage of self-propelled vehicles. Parking spaces shall be provided in accordance with the following minimum requirements:

a.

Parking spaces shall not be less than nine feet in width and 19 feet in length for all nonresidential uses including hotels and other temporary lodging facilities. All residential uses, including multiple-family residences, shall provide parking stalls measuring not less than eight feet in width and 18 feet in length. Compact car spaces shall not be less than eight feet wide and 16 feet in length. Fifteen percent of the parking space requirement may consist of compact car parking spaces in lots which have more than ten stalls. All compact car spaces shall be clearly identified by signs. Where fractional spaces result, the number of permitted compact car spaces shall be rounded to the next higher number.

b.

Handicapped parking shall be provided in accordance with the requirements of the state. Iowa Code—Section 321.L.

c.

Buildings and facilities required to provide handicapped parking spaces shall set aside at least one such space. Each space shall be clearly designated as a handicapped parking space by the display of the international symbol of accessibility both in front and within the stall. Parking spaces for handicapped persons and accessible loading zones that serve a particular building shall be located on the shortest accessible route to an entrance to the building. Federal ADA requirements, if more restrictive, shall apply.

d.

The property owner shall be responsible for the continued maintenance of the parking lot, including fences, landscaping, all signs, surface material, surface markings and other forms of traffic control.

e.

Maneuvering space required to permit safe and convenient parking of motor vehicles shall be provided in accordance with the minimum requirements of Table 1 for a nine foot by 19 foot stall.

TABLE 1

a	b	c	d	e
Parking Angle	Stall Width	Stall Length (Including 2'0" Overhang if applicable) 19-foot Long	Aisle Width	Curb Length Per Car
0 degrees	9'0"	19.0	12.0	23.0
30 degrees	9'0"	17.3	11.0	18.0
45 degrees	9'0"	19.8	13.0	12.7
60 degrees	9'0"	21.0	18.0	10.4
90 degrees	9'0"	19.0	24.0	9.0

(7)

When an accessway or driveway intersects a public right-of-way or when a parking lot, area or space abuts any public right-of-way, screening or landscaping shall not exceed three feet in height above the driveway surface and no structure, sign or vehicle shall be allowed in the triangular area formed by:

a.

The area of property located at a corner formed by the intersection of two public rights-of-way, excluding alleys, with two sides of the triangle being 30 feet in length along the abutting public right-of-way lines measured from their point of intersection and the third side being a line connecting the ends of the other two lines (see figure 1).

b.

The areas of property on both sides of an accessway, driveway or alley formed by an intersection with a public right-of-way, with two sides of each triangle being formed by lines a distance of ten feet in length from the point of intersection and with the third side being a line connecting the ends of the ten-foot sides (see figure 2).

(8)

All parking spaces shall be designed to prohibit any vehicle from backing into a public right-of-way to obtain ingress or egress, except when the space is used in conjunction with a single-family or duplex dwelling unit.

(9)

Any lighting used to illuminate any offstreet parking area, including any commercial parking lot, shall be provided on private property and shall reflect the light away from adjoining residential premises or from any R district.

(10)

Accessways or driveways shall be situated no closer than three feet from any private property line.

(11)

Curbing. With the exception of driveways or garages that meet the parking requirements for residential uses, all newly constructed parking lots containing ten or more parking spaces shall provide continuous concrete curbing measuring at least six inches in height around the entire perimeter of said parking lot except at points of ingress, egress and drainage locations. Said continuous curbing shall be established at that portion of the parking space to serve as a wheel block or barrier in order to prevent the vehicle from overhanging into the required setback area. Vehicular overhang as measured from the front tires shall be considered to be two feet.

Continuous curbing can be substituted with individual wheel blocks or wheel barriers only in the following situations:

a.

A parking lot is designed to contain fewer than ten parking stalls.

b.

A parking lot containing ten or more parking stalls provides a setback area on all sides at least double the minimum required setback.

(12)

Prior to the installation, enlargement, resurfacing or other improvement of any parking lot a plan shall be submitted for review and approved by the city engineering division and the Cedar Falls Utilities.

(f)

Standards for lots in C or M districts:

(1)

In any C, commercial or M, industrial zoning district abutting an R residence district, offstreet parking lots will be permitted in accordance with the following requirements: A six-foot high screen consisting of a fence, wall or plant material of mature height shall be installed and continually maintained when a parking lot or area abuts an R, residential zoning district, except in any required front yard or along any street or alley, where the screen shall be

no more than four feet in height. All screening shall comply with the landscaping provisions found in this article.

(2)

All parking lots in C or M zoning districts containing three or more parking spaces shall be hard surfaced, shall meet stormwater detention requirements, shall provide a continuous curb (six inches or more) around the perimeter of the parking lot, and shall be marked properly to indicate the location of parking spaces and driveway aisles.

(g)

Standards for R districts. In any R residence district, off-street parking lots shall be developed and maintained in accordance with the following requirements:

(1)

An offstreet parking lot located in an R residence district shall provide front and side yards in accordance with the district in which it is located. Furthermore, the minimum rear yard setback shall be five feet. Front and side yards may be used for vehicular access to the parking lot, for fences, walks or landscaping only, with no vehicular parking in the required yard area. Where a contiguous development of lots is used for parking purposes under one ownership, no side or rear yards shall be required for abutting parking lots on the common lot line.

(2)

Offstreet parking lots in any R residence district shall provide screening on all yards of the abutting lots. The screen shall be six-foot high and consist of a fence, wall or plant material of mature height, except that, when the screen is in the front yard or when the screen is maintained along an alley or street right-of-way line, then the screen shall be no more than four feet in height. All screening shall comply with the landscaping provisions found in this article.

(3)

All parking lots containing three or more parking spaces shall be hard surfaced, shall meet stormwater detention requirements, shall provide continuous curbing or wheel blocks for each parking space, and shall be marked properly to indicate the location of parking spaces and driveway aisles.

(h)

Parking lot setbacks. Where setbacks required by this section impose a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this section shall control.

(1)

Residential districts. Required setbacks for parking lots in residential zoning districts are as follows:

- a. The required setback is three feet along any alley, five feet along any street right-of-way line, and five feet along any adjacent property line.
- b. Front and side yards shall be provided in accordance with the underlying zoning district. Front and side yards may be used for access to the parking lots, for fences, walks or landscaping only, with no vehicular parking in the required yard area.
- c. Individual driveways intended for exclusive use by one family dwellings, duplex, mobile home, townhouse or multifamily dwelling units shall not be classified as parking lots and shall not be required to restrict vehicular parking in front and side yards upon said driveway. However, said driveways serving detached residential structures, detached garages, or parking lots shall provide a minimum three-foot setback from adjacent property lines.
- d. All setback areas shall consist of permeable material (grass, wood chips, loose rock, or other ground cover material) and be screened in accordance with the landscaping requirements found within this section.

(2)

Commercial and manufacturing districts. Required setbacks in commercial and manufacturing districts are as follows:

All parking lots in C or M districts shall provide a minimum setback as measured from the private property line to the edge of the hard surface parking area with no vehicular overhang allowed within said setback area. The minimum setbacks shall be:

- a. Five feet when adjacent to a public right-of-way with the exception when adjacent to a public alleyway in which case no less than three feet setback shall be required.
- b. Three feet when adjacent to an abutting commercial use or commercial property including an adjacent commercial parking lot.
- c. Five feet when adjacent to a residential use in a commercial or industrial district.

d.

Ten feet when adjacent to an R, residential zoning district.

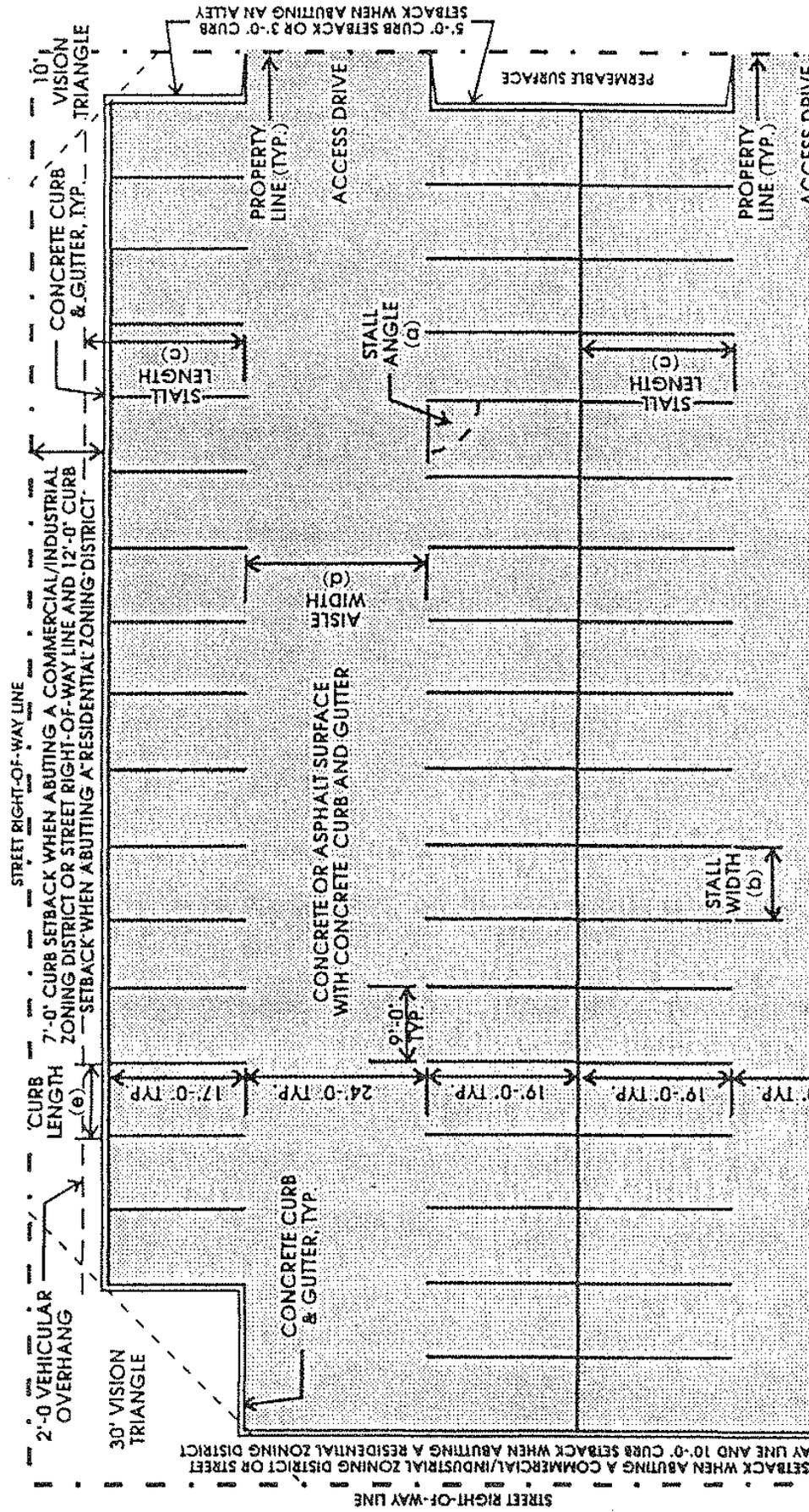
e.

Residential uses established in a C or M district as a principal use shall provide minimum front yard and side yard setbacks as specified in the R-4 zoning district with no vehicular parking permitted in said required yard areas.

f.

All setback areas shall consist of permeable material (grass, wood chips, loose rock or other ground cover material) and be screened in accordance with the peripheral landscaping requirements as stated herein.

TYPICAL PARKING LOT DESIGN COMMERCIAL AND INDUSTRIAL DISTRICTS



(i)

Landscaping generally. Landscaped off street parking lots shall be required within all districts in order to protect and preserve the appearance, character and value of the surrounding neighborhoods, to reduce wind and air turbulence, heat and noise and the glare of vehicular lights, to act as a natural drainage system and ameliorate stormwater drainage problems, to provide shade and to otherwise facilitate the creation of a convenient, attractive and harmonious community.

(1)

Applicability of landscaping requirements. Landscaping requirements contained within this section shall apply to:

a.

New off street parking lots containing three or more parking spaces.

b.

Existing off street parking lots containing three or more parking spaces which are effectively altered or enlarged, in whole or in part, other than normal maintenance, repairs, or resurfacing of an existing lot.

(2)

No parking lot containing three or more parking spaces shall be constructed or enlarged in the city until a landscape plan for the parking lot has been approved by the city planner and the city arborist or their designees.

Landscape plans submitted pursuant to this section shall not be approved unless they conform to the requirements of this section and, where appropriate, may be submitted as part of the site plan submittal required within other sections of this chapter. Landscape plans shall be drawn to scale, including dimensions and distances, and clearly delineate the existing and proposed parking spaces or other vehicular use areas, access aisles, driveways, and the location, size and description of all landscape materials.

(3)

The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping.

Effective use of earth berms and existing topography is also encouraged as a component of the landscape plan. In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements of this chapter.

(4)

Landscaping shall be classified as either internal or peripheral. The following coverage requirements shall pertain to each classification:

a.

Peripheral landscaping. All parking lots containing three or more parking spaces shall provide peripheral landscaping. Peripheral landscaping shall consist of a landscaped strip not less than five feet in width, exclusive of vehicular obstruction, and shall be located between the parking area and the abutting property lines. One tree for each 50 lineal feet of such landscaping barrier or fractional part thereof shall be planted in the landscaping strip. At least one tree shall be planted for every parking lot (such as a 3-stall parking lot) regardless of the lineal feet calculation. In addition to tree plantings, the perimeter of the parking lot shall be screened with shrubbery or similar plantings at least 3 ft. in height as measured from the finished grade of the parking lot at the time of planting for purposes of vehicular screening. The vegetative screen should present a continuous, effective visual screen adjacent to the parking lot for purposes of partially obscuring vehicles and also deflecting glare from headlights. If landscaped berms are utilized, the berm and vegetative screening must achieve at least a 3-foot tall screen at time of installation as measured from the grade of the finished parking lot. Each such planting area shall be landscaped with grass, ground cover or other landscape material excluding paving, gravel, crushed asphalt or similar materials, in addition to the required trees, shrubbery, hedges or other planting material. Existing landscaping upon abutting property shall not be used to satisfy the requirements for said parking lot screening requirements unless the abutting land use is a parking lot.

b.

Exceptions:

1.

Peripheral landscaping shall not be required for single-family or two-family residential structures where the primary parking area is designed around a standard front entrance driveway and/or attached or detached residential garage. However, if an open surface parking lot containing three or more parking stalls is established in the rear yard of a two-family residential structure, the perimeter landscaping/screening requirements as specified herein shall apply.

2.

Peripheral landscaping shall not be required for parking lots that are established behind building structures where the

parking lots do not have any public street or alley frontage or is not adjacent to any open properties such as private yards, parks or similar open areas. Examples of such a parking lot would be one designed with a multiple family apartment facility where the parking lot is encircled with building structures within the project site and where the parking lot is completely obscured from public view by building structures.

3.

Underground or under-building parking lots.

4.

Above-ground parking ramps shall provide perimeter screening as specified herein around the ground level perimeter of the parking structure.

c.

Internal landscaping. All parking lots measuring 21 parking stalls or more shall be required to landscape the interior of such parking lot. At least one overstory tree shall be established for every 21 parking stalls. Each tree shall be provided sufficient open planting area necessary to sustain full growth of the tree. Not less than five percent of the interior of the parking lot shall be provided as open space, including the tree planting areas. These additional open space areas must be planted with bushes, grasses or similar vegetative materials. Each separate open green space area shall contain a minimum of 40 square feet and shall have a minimum width dimension of a least five feet.

d.

Exceptions: Interior landscaping shall not be required for vehicular storage lots, trucking/warehousing lots or for automobile sales lots. However, perimeter landscaping/screening provisions, as specified herein, shall be required for all such parking areas when they are installed or enlarged in area.

e.

Parking garages or parking ramps: All such facilities where one or more levels are established for parking either below ground or above ground and where structural walls provide for general screening of parked vehicles, internal landscaping shall not be provided.

It is the intent of this regulation that in parking development sites open green space and landscape areas should be distributed throughout the parking development site rather than isolated in one area or around the perimeter of the parking lot. Trees and shrubs

planted within parking areas shall be protected by concrete curbs and provide adequate permeable surface area to promote growth and full maturity of said vegetation.

(5)

No materials shall be approved for use in any parking lot landscaping plan unless approved by the city planner and city arborist. A list of generally permissible plants is on file in the office of the city planner and the city arborist. Landscaping plant materials found unsuitable by the city planner and the city arborist for planting in the city shall not be permitted.

(6)

All required screening shall be in place, inspected and approved by the city planner and the city arborist or their staff designees prior to issuance of an occupancy permit. However, installation prior to occupancy may be waived by the city planner and the city arborist if inclement weather conditions or the planting and growing season prohibit installation. In such cases, the owner may be issued a temporary certificate of occupancy by the city planner if the owner enters into a contract with the city to ensure completion of the screening during the next planting season. The performance of such contract shall be secured by the filing of a bond or cash in escrow in an amount not less than the approximate cost of the screening, as estimated by the owner's landscape architect, landscape contractor or nurseryman and approved by the city planner and the city arborist.

(j)

Definitions pertaining to landscape requirements. When computing the type and amount of landscaping required, the following definitions shall apply:

(1)

Tree means any self-supporting woody plant which usually produces one main trunk and a more or less distinct head with many branches that establishes a mature height in excess of 30 feet.

a.

Deciduous trees shall measure a minimum of 1½ inches in trunk diameter for shade type cultivars and one inch in trunk diameter for ornamental type cultivars.

b.

Coniferous trees shall measure a minimum of three feet in height.

(2)

Screening means natural or manmade materials consisting of one or a combination of the following:

a.

Wood or masonry walls or fences when constructed of materials which provide openings of less than 50 percent in area of the vertical surface of the wall or fence.

b.

Plant materials consisting of coniferous material or deciduous materials, or a combination of both. In all cases, plant materials shall measure, at a minimum, as follows:

(1)

Deciduous plants.

i.

Shade trees: One and one-half-inch trunk diameter.

ii.

Ornamentals: One-inch trunk diameter.

iii.

Shrubs: 18 inches in height.

(2)

Coniferous plants.

i.

Large evergreens: Three feet in height.

ii.

Small evergreens: 12- to 15-inch spread.

Materials shall be planted and maintained so as to form a continuous, unbroken visual screen.

(3)

Earthen berms. When earthen berms are provided and the finished elevation of the property is lower at the property line, or within eight feet inside the property line, than an abutting elevation, such change in elevation may be used in lieu of or in combination with additional screening to satisfy the screening requirements for the district.

(4)

Shrub means a woody plant that usually remains low and produces shoots or trunks from the base; it is not usually tree-like or single stemmed.

(Code 1971, § 32-44; Ord. No. 2012, § 2, 5-22-95; Ord. No. 2173, § 1, 12-23-96; Ord. No. 2180, § 1, 3-10-97; Ord. No. 2329, §§ 2, 3, 4-9-01; Ord. No. 2366, § 1, 3-11-02; Ord. No. 2800, § 1, 10-28-13)

Sec. 29-178. Filling stations; public garages and parking lots.

(a)

Location of entrances and exits. No gasoline filling station or commercial customer or employee parking lot for 25 or more motor vehicles, or parking garage or automobile

repair shop, shall have an entrance or exit for vehicles within 200 feet along the same side of a street of any school, public playground, church, hospital, public library or institution for dependents or for children, except where such property is in another block or on another street which the lot in question does not abut.

(b)

Oil draining pits and fuel pumps. No gasoline filling station or public garage shall be permitted where any oil draining pit or fuel filling appliance is located within 12 feet of any street line or within 25 feet from any R district, except where such appliance or pit is within a building.

(Code 1971, § 32-45)

Secs. 29-179—29-195. Reserved. 

FOOTNOTE(S):

--- (3) ---

Cross reference— *Stopping, standing and parking of vehicles generally, § 26-251 et seq.* [\(Back\)](#)