

Parking Lot Landscaping

Amendments

Zoning Ordinance Amendment Section 10-3-30.1



To improve and clarify its application toward issues of redevelopment and to provide flexibility for meeting side and rear lot line separation requirements for parking lots adjacent to existing buildings on adjoining lots having established zero lot line setbacks.

Opening Paragraph:

This section is applicable to all uses, and to all parking lots, both required and not required, except single family detached and duplex dwelling units. All developing and redeveloping properties shall conform to all regulations of this section. Reference the Design and Construction Standards manual Example Parking Lot Landscaping drawings 2.6.8 Examples A and B for visual aids of the applied regulations.

Subsection (16):

Nonconforming Landscaping: An existing building/use that has parking lot landscaping that is nonconforming as to the minimum landscaping requirements of this section may be enlarged; however, required landscaping shall be provided at least proportionate to any enlargement of the parking lot. Any enlargement of a parking lot on any property having an existing landscaping border separating parking spaces from public street right-of-way lines, which is five (5) feet or larger, shall provide trees within the border as required by subsection 10-3-30.1 (4). (Note: Repaving, regravelling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.)

Subsection (2)

Parking lots shall be separated from all side and rear property lines by a landscaping border not less than ten (10) feet in width or by a wall or fence of at least three (3) feet in height, except along adjoining lot lines which lie within a shared parking arrangement. or where existing buildings on adjoining lots are located on shared property lines.



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