

**Article VII  
Parking, Loading, Landscaping  
And Buffering Requirements**

**Sec. 701                    Off-Street Parking**

<sup>1</sup>In all districts, in connection with every building or use or part thereof hereafter developed, expanded, or modified, or otherwise established, off-street parking facilities shall be provided, or modified, on the premises as prescribed by this Article. The design and layout of parking and loading facilities shall be approved according to the Site Plan Review procedures of **Section 301-5**.

**Sec. 701-1                    Minimum Dimensions of Off-Street Parking Spaces**

Parking spaces and driveway aisles shall have minimum rectangular dimensions of not less than the following:

	<b>Width</b>	<b>Length</b>	<b>Width of Driveway Aisle</b>
90° parking	<b>9 feet</b>	<b>19 feet</b>	<b>25 feet</b>
60° parking	<b>9 feet</b>	<b>19 feet</b>	<b>16 feet</b>
45° parking	<b>9 feet</b>	<b>19 feet</b>	<b>13 feet</b>
Parallel parking	<b>9 feet</b>	<b>23 feet</b>	<b>12 feet</b>

**Sec. 701-2                    Access to Off-Street Parking Spaces**

Except in the case of single- and two-family dwellings, any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion. The entrances and exits of the parking area shall be clearly marked and parking areas having more than one (1) aisle or driveway shall have appropriate directional signs or markings in each aisle or driveway.

**Sec. 701-3                    Location of Parking Spaces**

Parking shall not be located any closer than thirty feet (30') to right-of-way. No off-street parking facilities shall be located in yards, or required landscape strips, as required by this Resolution, except:

**R-1, R-2, and R-3 Districts:** Parking spaces may be located in a required front or side yard, provided paved driveway or parking area surfaces are not located within one foot

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(1') of the property line. Paved parking or driveway surfaces may also not occupy more than thirty percent (30%) of the required front yard area.

**In R-4 Districts:** In multiple-family developments, off-street parking may be located in enclosed garages or may be in an open uncovered space convenient to each dwelling. Such spaces shall be located so that parked cars will not obstruct views from the dwelling units; will not obstruct pedestrian access to or from the units; and will not prevent vehicle drop-off and pick-up convenient to each dwelling. In multiple-family developments, off-street parking may be located in side or rear yards provided that such parking shall not be closer than ten feet (10') to a side or rear property line adjacent to a Zoning District that allows single-family dwellings, nor be closer than five feet (5') to a side or rear property line in all other cases. Parking spaces for multiple-family uses shall be located not more than one hundred feet (100') from principal buildings.

**B Districts:** Except for within required landscape strips and for specific provisions that may exist in a given zoning district, off-street parking may be located in front, side, and rear yards. In no case, however, shall off-street parking facilities be closer to any property line than five feet (5') and shall otherwise provide space for required perimeter screening according to **Section 702**.

#### **Sec. 701-4                    Off-Street Parking Required**

Required off-street parking is computed through the use of ratios based on variables such as dwelling units, seating capacity, and floor area. In computing the required parking spaces, fractional numbers shall be increased to the next whole number and uses not specifically listed shall utilize the parking requirements for a use most similar.

- A.     **Auditorium, Stadium, and Similar Uses:** One (1) parking space for every four (4) seats based on maximum seating capacity.
- B.     **Bed and Breakfast:** One (1) parking space per guestroom plus two (2) spaces for every permanent dwelling unit.
- C.     **Business and Professional Offices, Banks, and Studios:** One (1) parking space for every two hundred and fifty square feet (250-sq. ft.), or fraction thereof of floor area.
- D.     **Churches or Place of Worship:** One (1) parking space for every four (4) seats in a sanctuary, based on maximum seating capacity.
- E.     **Clubs and Lodges:** One (1) parking space for every three (3) persons allowed within the maximum occupancy load as established by applicable codes.
- F.     **Convalescent Home:** One (1) parking space for every six (6) beds and one (1) parking space per employee on largest shift.

- G. **Convenience Store:** One (1) parking space for every two hundred square feet (200-sq. ft.) of floor area.
- H. **Day Care Center:** One (1) parking space per employee, one (1) parking space per facility vehicle, and one (1) parking space per fifteen (15) children.
- I. **Dry Cleaner:** One (1) parking space per three hundred square feet (300-sq. ft.).
- J. **Dwellings:** Two (2) parking spaces for every dwelling unit.
- K. **Elderly Housing:** One (1) parking space per dwelling unit and one (1) parking space per employee on the largest shift.
- L. **Food Lockers:** One (1) parking space for every two (2) employees plus one (1) parking space for every five hundred square feet (500 sq. ft.) of floor area.
- M. **Funeral Homes:** One (1) parking space for every four (4) seats, plus one (1) space per two (2) employees, plus one (1) reserved space for every hearse, ambulance, or company vehicle.
- N. **Furniture Store:** One (1) space per one thousand square feet (1,000-sq. ft.) of floor area.
- O. **Garage, Auto Service Shop:** One (1) parking space for every employee on the maximum shift, three (3) parking spaces for every service bay.
- P. **General Office:** One (1) parking space per every three hundred square feet (300-sq. ft.) of floor area.
- Q. **Golf Course:** One (1) parking space per two (2) employees and three (3) parking spaces per golf hole.
- R. **Hospitals:** One (1) parking space for every two (2) beds, plus one and one-half (1-1/2) parking spaces for every emergency room examination table or bed, plus one (1) parking space for every employee on the major shift other than doctors, plus one (1) space for every doctor assigned to the staff.
- S. **Hotels and Motels:** One (1) parking space for every one (1) room or suite, plus one (1) parking space for every three (3) employees on the largest work shift, plus one (1) parking space for every three (3) persons to the maximum capacity of every public meeting and/or banquet room, plus fifty percent (50%) of the parking spaces otherwise required for accessory uses (e.g. restaurants and bars).
- T. **Indoor Theaters:** One (1) parking space for every three (3) seats.

- U. **Kennel:** One (1) space per employee plus one (1) space per one thousand square feet (1,000-sq. ft.).
- V. **Libraries and Museums:** One (1) parking space for every four hundred square feet (400 sq. ft.), plus one (1) space per two (2) employees.
- W. **Medical and Dental Offices and Clinics:** Five (5) parking spaces for every physician or dentist, plus one (1) for every two (2) employees.
- X. **Multiple-Family Uses:** One (1) parking space per dwelling unit for one (1) bedroom unit, two (2) parking spaces per dwelling unit, for dwelling units with more than one (1) bedroom.
- Y. **Nursery or Greenhouse:** One (1) parking space per every one thousand square feet (1,000-sq. ft.) of sales area.
- Z. **Park:** Two (2) parking spaces per acre of active recreation space.
- AA. **Research and Development Facilities:** One (1) parking space per employee.
- BB. **Restaurants:** One (1) parking space for every two (2) seats, plus two (2) parking spaces for every three (3) employees on the maximum shift.
- CC. **Retail Stores and Personal Service Shops, Etc.:** One (1) parking space for every two hundred square feet (200 sq. ft.) for the first one thousand square feet (1,000 sq. ft.) plus five (5) parking spaces for every additional one thousand square feet (1,000 sq. ft.).
- DD. **Roadside Stands:** Two (2) parking spaces.
- EE. **Veterinarian:** Four (4) parking spaces for every doctor, and one (1) parking space for every additional employee.
- FF. **Warehouse:** One (1) parking space per every employee on the largest shift.

**Sec. 701-5                    Modifications to Off-Street Parking Requirements**

Off-street parking requirements as defined in **Section 701-4** above may be modified under the following circumstances:

- A. **Mixed Use Developments:** The parking required for mixed uses shall be the sum of the parking spaces required for each use considered separately. However, if the uses in the same development have varying peak demands, a lesser number of spaces may be approved as part of the site plan review process provided that in no case shall the total number of spaces approved be less than fifty percent (50%) of

the total number of spaces required when the required spaces for each are calculated separately.

- B. Joint Use of Parking Areas:** Two (2) or more non-residential uses may propose to jointly provide and use parking spaces when their hours of operation do not normally overlap, as part of the site plan review process. In approving such arrangement, the Board of Zoning Appeals may require a written agreement between involved parties.

**Sec. 701-6 Minimum Loading Spaces Required**

Every building used for non-residential purposes that customarily receives or distributes goods by motor vehicle shall provide space on the premises for loading purposes on the basis of the following regulations:

- A. Every building having over five thousand square feet (5,000 sq. ft.) of gross floor area shall be provided with at least one (1) truck loading and unloading space not less than twelve feet (12') in width, forty feet (40') in length, and fourteen feet (14') clearance. An additional truck space of these dimensions shall be provided for every additional twenty thousand square feet (20,000 sq. ft.), or fraction thereof, of gross floor area in the building.
- B. Access to truck loading and unloading space shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.
- C. Loading space as required under this Section shall be provided as area additional to off-street parking spaces as required under **Section 701-4** and shall not be considered as supplying off-street parking space.

**Sec. 701-7 Supplementary Regulations**

All parking and loading areas shall meet the following supplementary requirements:

- A. **Drainage:** All parking and loading areas shall be of usable shape and graded to provide for adequate drainage of surface water in order to prevent flooding and runoff water onto adjacent properties, rights-of-way, or walkways.
- B. **Lighting:** Any parking area, which is intended for use during non-daylight hours, shall be properly illuminated to avoid accidents. Ground mounted lighting shall be permitted.

1. Light originating on a site shall not be permitted beyond the site to exceed the following values when measured at grade 10 feet beyond the property line for the following adjacent properties:
    - a. Residential = 0.3 foot-candles
    - b. Multi-family = 0.5 foot-candles
    - c. Office/Commercial = 1.0 foot-candles
    - d. Outdoor Sports Facilities = all outdoor recreational/sports facility lighting shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.
  2. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be by cutoff-type luminaires, and shall be so arranged as to reflect the light away from adjoining premises or streets in this district or adjacent districts.
  3. All other exterior lighting including, but not limited to doorways, architectural, accent, landscape, signage, decorative, security, floodlighting, or area lighting shall be by cutoff-type luminaires where no portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield so as to create or allow glare to be visible from offsite.
  4. No open lights, such as strings of light bulbs, shall be permitted.
- C. Surfacing and Striping:** All parking areas with twenty (20) or more spaces, and loading spaces except those provided in conjunction with one- and two-family dwellings, together with driveways, aisles, and other circulation areas, shall be surfaced with bituminous, concrete or equivalent surfacing and shall be striped.
- D. Wheel Guards:** Wheel guards, including bumper guards as may be necessary, shall be provided in connection with any off-street parking area of five (5) vehicles or more, to contain the vehicles on sloping surfaces, prevent overhang or other encroachments into the required or specific setback space.
- E. Landscaping:** All parking areas shall be landscaped in accordance with **Section 702.**

**Sec. 701-8                    Vehicle Stacking for Drive-In Services**

Establishments that include drive-in or drive-through services that create lines of customers waiting to be served within automobiles, shall provide vehicle stacking in accordance with the following requirements:

- A. Photo pickups, restaurants, drive-through beverage docks, and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) stacking spaces per window. Drive-in restaurants and other similar uses that require an additional stopping point for ordering shall provide a minimum of three (3) additional stacking spaces for each such stopping point.
- B. Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) stacking spaces per window.
- C. Self-serve automobile washing facilities shall provide no less than three (3) stacking spaces per stall. All other automobile washing facilities shall provide a minimum of six (6) stacking spaces per entrance.
- D. Motor vehicle service stations shall provide no less than two (2) stacking spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be closer than fifteen feet (15') to any street right-of-way.

**Sec. 701-9                    Handicapped Parking**

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located, designated spaces provided in accordance with applicable federal, state and/or local codes and standards.

**Sec. 702                    Landscaping Requirements**

The intent of this Section is to preserve and maintain the value of the property and to promote public health and safety through the reduction of noise pollution, air pollution, air temperature, and artificial light and glare.

**Sec. 702-1                Application of Landscaping Requirements**

- A.    **New Sites:** No Zoning Certificate shall be issued for any site development or the construction or improvement of any building, structure, or vehicular use except where landscaping for such development or construction has been approved as required by the provisions of this Section.
  
- B.    **Existing Sites:** No building, structure, or off-street parking areas shall be constructed or expanded unless the minimum landscaping required by the provisions of this Section are provided to the property to the extent of its alteration or expansion, and not for the entire property of which the alteration or expansion is a part, unless the alteration or expansion is substantial. An alteration or expansion to an existing property is substantial when the alteration or expansion exceeds twenty-five percent (25%) of the square footage of the existing building, exclusive of the alteration or expansion.
  
- C.    **Existing Landscape Material:** Existing landscape material shown on a site plan that is in satisfactory condition may be used to satisfy any landscaping requirement in whole or in part.
  
- D.    **Planting Season:** Weather permitting, all required grading and landscaping shall be completed within thirty (30) days of all other construction. When construction is completed on or after November 1 of a given year, only mulch may be utilized in planting areas and complete landscaping improvements may be installed by the end of May in the following year.

**Sec. 702-2                Landscape Strip Required**

A landscape strip is required in the B-1, B-2, B-3, and B-4 Districts, and in any other districts where property is developed for the purpose other than single- and multi-family dwellings. A landscape strip is measured from the right-of-way, as illustrated in **Illustration A.**

- A.    This landscape strip shall be provided along the full width of the lot and shall be mounded in accordance with the requirements of **Section 702-12** and unoccupied, except for landscape treatments such as trees, plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).

- B. Within this landscape strip, there shall be at least one (1), three-inch (3") caliper deciduous tree or small flowering trees with creative placement for every fifty feet (50') of road frontage, along with random shrub plantings.
- C. Earth mounds and decorative landscape treatments shall not block adequate safe distances at driveway locations and intersections.
- D. The width of the landscape strip shall be no less than thirty feet (30'). Corner lots shall have a landscape strip of required width on both frontages.

**Sec. 702-3                    Buffer Strip Required**

In all side and rear yards in the B-1, B-2, B-3, and B-4 Districts that adjoin a residential district, there shall be a buffer strip as defined in **ARTICLE II**, that is not less than ten feet (10') in width and running the length of the side and/or rear yards adjacent to the residential district.

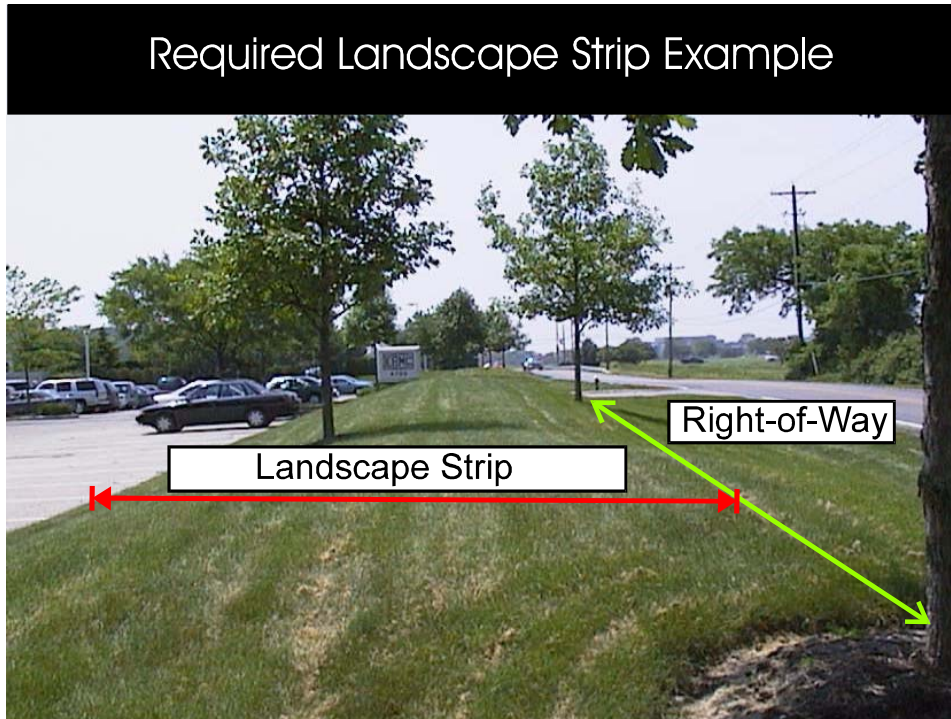
- A. Side yard buffer strips shall begin at the front yard setback line and extend the full length of the side lot line.
- B. Required buffer strips shall consist of maintained living vegetative material such as trees, shrubs, ornamental plants; earth mounding or fencing made of wood that results in one hundred percent (100%) opacity to a height of six feet (6') or more within one (1) year of planting. Fences shall not exceed a maximum height of 6'.

**Sec. 702-4                    Interior Parking Area Landscaping**

- A. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading, and storage areas) that contains more than six thousand square feet (6,000 sq. ft.) of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping. Refer to **Illustration B**.
- B. The amount of this interior parking area landscaping shall be not less than five square feet (5 sq. ft.) of landscaped area for each one hundred square feet (100 sq. ft.), or fraction thereof, of off-street parking area.
- C. Landscaped areas shall be dispersed throughout the parking area in peninsulas and islands, provided that each island or peninsula is not less than sixty-four square feet (64 sq. ft.) in size.
- D. Landscaped islands or peninsulas shall be vegetated with grass or similar plant material not to exceed two feet (2') in height and for each three thousand square feet (3,000 sq. ft.) of open parking area, there shall be not less than one, three inch

(3") caliper deciduous tree placed in landscaped islands or peninsulas. Trees shall have a clear trunk of at least five feet (5') above the ground.

**Illustration A**



**Illustration B**



**Sec. 702-5                    Perimeter Parking Area Landscaping**

- A.     When a parking area is located within twenty feet (20') of a side or rear lot line, perimeter screening shall effectively conceal parking areas and interior driveways from adjoining property with the use of earth mounds, a planting strip, hedge, or fence material for visual separation from adjoining property. (Refer to **Illustration C**).
- B.     A planting strip at least five feet (5') in width shall be located along the perimeter of a parking area (along a side or rear lot line).
- C.     Landscape materials shall be installed to provide a minimum of fifty percent (50%) winter opacity and a seventy percent (70%) summer opacity, to a height of four feet (4') within four (4) years after installation.

**Sec. 702-6                    Landscaping for Service Structures**

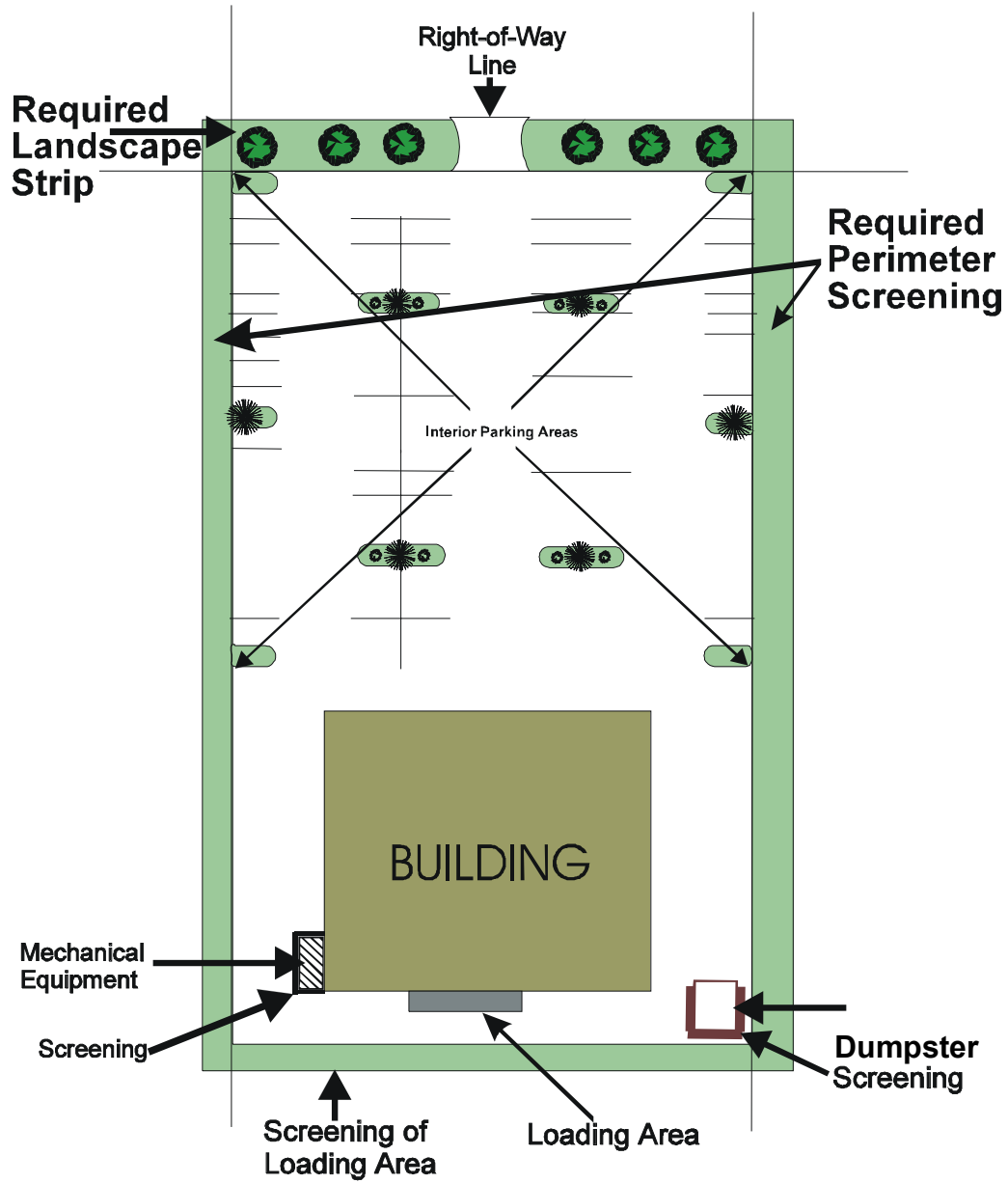
Service structures shall be screened in all zoning districts. For the purposes of this Section, service structures shall include, but not be limited to, loading docks, propane tanks, dumpsters, electrical transformers, and other equipment or elements providing service to a building or a site.

- A.     Required screening shall include a continuous planting, hedge, fence, or similar feature that will enclose any service structure on all sides, unless such structure must be frequently moved, in which case screening on all but one side is required.
- B.     Screening established with plant materials shall provide seventy-five percent (75%) opacity within two (2) years of planting. All other types of screening shall completely screen service structures.
- C.     The minimum height of the screening material shall be one foot (1') more than the height of the enclosed structure but shall not be required to exceed ten feet (10') in height.
- D.     Whenever a service structure is located next to a building wall, perimeter landscaping material, or off-street parking area landscaping material such as walls or screening material may fulfill the screening requirement for that side of the service structure if that wall or screening material is of an average height sufficient to meet the height requirement set out in this Section.
- E.     Whenever a dumpster or similar waste collection unit is designed to be removed or emptied mechanically on a regular basis, a curb to contain the placement of the unit is required.

**Illustration C**

**Illustration of Landscape Requirements**

Not to Scale



**Sec. 702-7                    Landscaping at Driveway and Street Intersections**

Trees and other plant materials or landscape elements are permitted near structures and driveway intersections provided such trees, plant materials, or landscape elements do not present a traffic visibility hazard (refer to **Section 301-4.N**).

**Sec. 702-8                    Minimum General Landscaped Areas**

In addition to any other specific landscaping requirements defined elsewhere in this Resolution, (such as landscaping within off-street parking areas, landscape strips, or screening), general landscaped areas shall be provided on a lot where a principal building (other than a single- or two-family dwelling) is constructed or enlarged. This general landscaped area shall contain ornamental trees, shrubs, decorative fences, hedges, earth mounds, or similar features designed as foundation plantings, or similar landscape features designed to complement the architecture of the building(s). The size of this general landscaped area(s) shall not be less than one square foot (1 sq. ft.) of general landscaped area for each one hundred square feet (100 sq. ft.) of gross floor area of new principal building space.

**Sec. 702-9                    Minimum Tree Coverage**

Along with any other requirements for tree planting or preservation that may be described elsewhere in this Resolution, a minimum amount of tree coverage must be provided on a lot where a principal building is constructed or enlarged. This minimum amount of tree coverage shall be provided by new tree plantings, preservation of existing trees or a combination thereof, at a ratio of not less than one tree for each one thousand square feet (1,000-sq. ft.) of gross floor area of new principal building space. For the purposes of this section, a tree is defined as having two inches (2") or more of trunk diameter measured four and one-half feet (4½') above ground level.

**Sec. 702-10                    Preservation of Existing Trees and Wooded Areas**

As part of the review of any site plan submitted pursuant to **Section 301-5**, the proposed location of buildings, off-street parking areas, and other disturbed surfaces shall be accomplished with the desire to minimize the removal of individual trees having a trunk diameter of six inches (6") or greater as measured four and one-half feet (4½') above ground level. Proposed site plans shall also demonstrate consideration toward placing structures and off-street parking areas to avoid the destruction of heavily wooded areas or outstanding tree specimens.

**Sec. 702-11                    Landscape Materials**

The proposed landscape materials should complement the form of the existing trees and plantings, as well as the general design and architecture. The type of shade or sun should be considered in selecting plant materials.

**Sec. 702-12**                    **Earth Mounds**

Earth mounds shall block or screen the view of any adjacent off-street parking areas and shall be constructed with plant material to prevent erosion. Slopes on earth mounds shall be no greater than three to one (3:1) with a generally flat crest. Earth mounds shall also vary in height and alignment with random plant material placement.

**Sec. 702-13**                    **Plant Materials**

Artificial plants shall not be used to meet landscaping requirements, and all plant materials used to comply with provisions of this Section, shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.

**Sec. 702-14**                    **Maintenance and Installation**

All landscaping materials shall be installed in a sound, workmanship-like manner, and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a relatively weed-free condition, clear of undesirable undergrowth, and free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one (1) year or by the next planting period, whichever comes first, while other defective landscape material shall be replaced or repaired within three (3) months. Replacement plants shall conform to the standards that govern original installation. Pruning, trimming or other suitable methods shall control all plant growth in landscaped areas, so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.