

§ 86-109. Landscaping of parking lots. (Ord. No. B-726(A0310), § 1, 3-15-2010)

It is the purpose of this section to require incorporation of landscaping into the design and construction of parking areas while maintaining standards necessary for safe parking and maneuvering space. Within parking lots, landscaping shall be provided as follows:

- (a) New trees from the approved tree list contained in section 86-106.
- (b) Parking lot landscaping shall be provided as specified by Table 1, Summary of Landscape Requirements for Nonresidential Uses.
- (c) Unless otherwise approved by the planning director, trees planted to satisfy parking lot landscape requirements shall be chosen from the species specified by section 86-106.
- (d) Existing, onsite trees of any species that are of six inches minimum caliper, measured 12 inches above grade may be counted towards landscaping requirements established for parking lots.
- (e) An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the state commission on environmental quality, in 30 Tex. Admin. Code ch. 344, landscape irrigation.
- (f) Landscaping adjacent to public rights-of-way:
 - (1) A five-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than one acre but less than five acres.
 - (2) A ten-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than five acres.
 - (3) Within landscaped strips adjacent to rights-of-way, landscaping shall be required as follows:
 - a. One canopy street tree or two ornamental trees, for each 60 linear feet of frontage, at a minimum three-inch caliper.
 - b. An average density of one, five-gallon evergreen shrub for each five linear feet of frontage provided however, that any landscaping materials that will be located within ten feet of any public right-of-way shall not, at ultimate growth, exceed 30 inches in height above street grade unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design.
 - c. A landscaped berm may be provided in lieu of required shrubs. The berm must be an average height of three feet, but in no case less than 18 inches, above the average grade of the street and parking lot curbs, and must be planted with evergreen groundcover and/or shrubs to provide full plant coverage of the berm surface area. A variation in height of the berm is encouraged. Shrubs may be grouped to provide variety in design. The combined height of the berm and ultimate height of plant materials shall not exceed 30 inches in height from street grade in any area that is within ten feet of a public right-of-way.

(g) Parking lot interior:

- (1) Developments with an area less than five acres shall be designed with a maximum of 20 parking spaces between landscape islands. Parking aisles of 20 or more spaces in length shall terminate in landscape islands.
- (2) Developments with an area five acres or greater shall provide a 162-square-foot landscaped island for each 12 parking spaces.
- (3) Within parking lot interiors, landscaping shall be provided as follows:
 - a. One canopy tree or one ornamental tree at a minimum three inches in caliper.
 - b. Evergreen ground cover or shrubs to a maximum ultimate height of 30 inches from parking lot grade, of a type that will provide full coverage of the landscape island shall be provided. Planted area shall be exclusive of the area within 18-inch radius from each required tree.
 - c. Areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials.
- (4) Exception: accessible parking - the design and location of accessible parking spaces shall comply with the State of Texas Architectural Barriers Act. A landscape island may be omitted at an aisle termination for the purpose of providing required access to accessible parking spaces.
- (5) Landscape material which is located within the interior of a parking lot shall not create a visibility obstruction. A visibility obstruction within a parking lot is defined as landscaping between 24 inches in height and seven feet in height. No shrubs shall exceed 24 inches in height. Tree canopies shall be at least seven feet in height.
- (6) For large existing trees located in the parking area, which are being retained and incorporated into the landscaping plan, an appropriate aeration system or an alternative method of protecting the tree must be provided and detailed in the landscape plan.
- (7) For each landscaped island of at least ten feet by 20 feet located within a parking lot, credit for four parking spaces will be provided. Credit for parking spaces cannot reduce the overall parking requirement by more than ten percent or to less than ten total spaces.