

Community Planning and Transportation

Parking Ratios, Parking Lot Design & Landscaping Requirements

City of Norman
February 22, 2024



City of Hanford

Landscaping

HMC § 17.54.180 establishes the tree requirements for parking lots.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation.

Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet. (Ord. 19-10 § 3, 2019; Ord. 17-04, 2017)



City of Norman

Landscaping

(b) Landscaping requirements. For all off-street parking areas, in any zoning district, having at least six parking spaces and/or other vehicular use areas of at least 900 square feet of impervious area to be used as parking, the owners shall provide peripheral landscaping and street landscaping as indicated below.

(1.) Peripheral landscaping requirements.

- a. Peripheral landscaping shall be required along any side of a parking area that abuts adjoining property that is not a street or alley right-of-way.
- b. A landscaping strip no less than five feet in width shall be located between the parking area and the abutting property lines.
- c. At least one tree for each 40 linear feet or fraction thereof shall be planted in each landscaping strip. The required trees may be evenly spaced or grouped. The remaining area must be covered with solid sod or live ground cover.
- d. In addition to the required trees, a wall, fence, hedge, berm, or other durable landscape barrier shall be planted or installed. The height of any such hedge or barrier shall be no less than six feet. Such barrier shall not extend beyond the front setback line established on the adjoining lot, except as necessary to completely screen any parking.
- e. At least one shrub or vine for each ten feet of non-living durable barrier (such as a wall or fence) shall be planted between the parking lot and the barrier.
- f. Peripheral landscaping requirements shall not be applicable in the following situations:
 - 1. To those portions of the property that are opposite a building located on the abutting property line.
 - 2. Where the abutting property is zoned for nonresidential uses or is used for another parking area, only the tree provision and the landscape strip, planted with grass or ground cover, shall be required.
- g. 20 percent of the trees for peripheral landscaping requirements can be evergreens that normally grow to an overall height of a minimum of 15 feet.



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(2.) Street landscaping requirements.

- a. Street landscaping shall be required along any side of a parking lot that abuts the right-of-way of any street, road or highway.
- b. A landscaping strip ten feet in depth shall be located between the abutting right-of-way and the parking lot. For parking lots which are zoned residentially or lie adjacent to or directly across the street from residentially zoned land, a landscaping strip 20 feet in depth shall be provided. If a three-foot to four-foot masonry or rock wall is installed adjacent to the parking area, the required landscaping strip may be reduced to ten feet in depth.
- c. At least one tree for each 40 linear feet or fraction thereof shall be planted in the landscaping strip. The required trees may be evenly spaced or grouped. The remaining area must be planted with solid sod or live ground cover.
- d. A hedge, landscaped berm, or other living durable plant barrier shall extend the entire length of the landscaping strip. The height of any such barrier or hedge shall be no more than three feet. The first ten feet on both sides of any driveway pavement is excluded from this requirement but shall be planted with grass or ground cover.
- e. In lieu of the requirements of subsections (c) and (d) of this section, at least one tree for each 20 linear feet or fraction thereof shall be planted in the landscaping strip. The required trees may be evenly spaced or grouped.



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(c) Landscaping requirements for off-street parking and other vehicular use areas having more than 30 parking spaces. The owners shall provide peripheral landscaping and street landscaping, as indicated above and interior landscaping, as indicated below.

1. Automatic irrigation shall be provided to all required landscape areas.
2. Interior landscaping requirements.
 - a. Off-street parking areas shall have at least 15 square feet of interior landscaping for each parking space excluding those spaces abutting a perimeter for which landscaping is required by other sections hereof and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such a perimeter.
 - b. Each separate landscaped area shall contain a minimum of 200 square feet, shall have a minimum dimension of at least five feet, and shall include at least two trees. The remaining area shall be landscaping material not to exceed three feet in height, except for incidental pathways or sidewalks.
 - c. The total number of trees shall not be less than one for each 100 square feet or fraction thereof of required interior landscaped area.
 - d. Landscaping and islands shall be reasonably dispersed throughout the interior of the parking lot. Each row of parking which terminates within the interior of the lot shall be terminated with a landscaped island. No parking space shall be located more than 85 feet from a portion of landscaped open space required by this section.



Parking Ratios & Parking Lot Design

- Recent parking requirement changes adopted.
- Establishing minimum/maximum?
- Parking lot design requirements?



Direction?

