

PARKING LOT CHECKLIST

FOR PARKING LOTS WITH 16 AND MORE SPACES

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Parking Lots with 16 or more spaces (existing or proposed) | Section 158-30

- a. Application** — Requirements apply to new parking lots, and those being expanded or undergoing renovation that involves removal of paving, excavation, or alteration of the grade. Plans must show and label all features.
- b. Planting** — Planting requirement: One tree for every eight parking spaces (planted and retained within 10 feet from edge of lot in same development) and no parking space is further than 45 feet from a tree. Show calculations.
- c. Landscape area** — There must be a minimum of 10% landscape area inside the parking lot.
- d. Species** — All plantings must be overstory or mid-story trees, with at least 50% of the total number of trees being overstory species, and at least 50% of the trees planted in the in the interiors of parking lots also being overstory species. Understory trees may be approved for use in parking lots below overhead utilities, or after requirements for number of trees is satisfied.
- e. Barrier curbs and wheel stops** — Barrier curbs or wheel stop (6 inches x 6 feet) required at a minimum of two feet from the landscaped area where parking is adjacent to parking area. The two-foot area may be comprised of a pervious material. Show and label.
- f. Ground cover of landscaped areas** — Landscaped areas shall contain one or more of the following types of ground cover to protect tree roots and prevent erosion including shrubs, non-invasive herbaceous plants, organic mulch, pine straw, or other similar landscaping materials. Must be maintained at all times and mulch shall not exceed three inches in depth. Plants shall not be planted within the structural root plate of trees and plantings within the critical root zone of trees shall be dug by hand.
- g. Tree plantings adjacent to sidewalks and other rights-of-way** — Landscaped areas of at least six feet in width shall be constructed and maintained along sidewalks and public rights-of-way that are adjacent to the surface parking lot, except at points of a facility's ingress and egress. Trees planted in this area may count toward the requirements of this article.
- h. Replacement of trees** — All plantings must be maintained as necessary to keep the trees healthy for the life of the parking lot, and any tree that is dying, dead, or missing must be replaced with one new tree of a similar type during the next planting season.
- i. Bus and truck parking** — Buses and semi-trailer parking lots also have landscape/tree requirements.
 - i. One tree for every 4,000sf of paving, excluding driveways.
 - ii. Trees should be planted on the perimeter or landscape islands within the paving area.
 - iii. Must also meet the requirements of article 158-30b(2) through (8).
- j. Minimum soil area and volumes** — Soil area or minimum width of tree islands must meet the requirements in section 158-103(j).
 - i. Overstory trees — 6 feet minimum width
 - ii. Midcanopy and understory trees — 5 feet minimum width
- k. Minimum open square footage** — Section 158-103(j) (2)
 - i. Overstory trees — 400sf
 - ii. Midcanopy trees = 250sf
 - iii. Understory trees = 100sf
- l. Tree planting in constrained areas where soil cells are used** — Section 158-103(j) (2) for soil volume

