

8.3.1 Interior Parking Areas

- A. Landscape islands shall be provided within parking areas, except parking garages, as described below to prevent excessively long, contiguous runs of parking spaces. These areas shall use control measures to prevent encroachment or damage to trees and vegetation.
- B. Light poles, fire hydrants, or other necessary features are permitted to be located within landscape islands and parking areas.
- C. Single row terminal landscape island requirements
 - 1) Single row parking terminals cannot extend more than ~~ten (10) contiguous parking spaces or more than~~ one-hundred and twenty (120) feet, ~~whichever is more restrictive.~~
 - 2) Each terminal island must include a minimum pervious area of three hundred (300) square feet with a minimum width of twelve (12) feet.
 - 3) Each single row terminal landscape island shall contain at least one (1) canopy tree.
 - 4) Required maximum two (2) foot high screening shrubs shall be utilized the entire length of the landscape island, or as limited by sight distances.
- D. Double row terminal landscape island requirements
 - 1) Double row parking terminals with head-to-head parking cannot extend more than ~~twenty (20) contiguous parking spaces, ten spaces by two rows (10 x 2), or extend more than~~ one-hundred and twenty (120) feet, ~~whichever is more restrictive.~~
 - 2) Each terminal island must include a minimum pervious area of six hundred (600) square feet and a minimum width of twelve (12) feet.
 - 3) Each double-row terminal landscape island shall contain at least two (2) canopy trees.
 - 4) Required maximum two (2) foot high screening shrubs shall be utilized the entire length of the landscape island, or as limited by sight distances.
- E. Intermediate landscape islands requirements
 - 1) Intermediate landscape islands shall be provided for any parking lot with eighty (80) or more parking spaces. Additional intermediate landscape islands shall be provided for every additional twenty (20) parking spaces in excess of eighty (80).
 - 2) Each intermediate landscape island shall have a minimum pervious area of three hundred (300) square feet and a minimum width of twelve (12) feet, and
 - 3) Each intermediate landscape island shall contain at least one (1) canopy tree.
- F. Required maximum two (2) foot high screening shrubs shall be utilized the entire length of the landscape island, or as limited by sight distances. Alternatively a minimum seven (7) foot wide landscape strip may be provided between head-to-head parking, which may count as the required intermediate landscape island for every three hundred square feet (300) of pervious area provided. If a landscape strip is used, ornamental landscape trees and shrubs shall be planted within the landscape strip on minimum thirty (30) foot centers. ~~With the incorporation of a ten (10') wide landscape strip between head-to-head parking, the strip may count as the required intermediate islands for every three hundred (300') feet of pervious area provided and terminal island spacing can be increased to one hundred fifty (150') feet.~~
- G. Limited Off-Street Paved Parking areas. Interior portions of off-street parking facilities, which are not specifically designed as parking spaces or maneuvering areas, shall not be paved for vehicle use.

- H. Parking Lot Trees and Substitutions. All trees in the parking lots shall be canopy trees, unless otherwise provided.
- 1) Perimeter Trees and Spacing. Canopy trees shall be planted an average of fifty (50) foot centers around the total perimeter of the parking lot and all vehicular service areas. Clustering may be utilized but spacing shall not exceed one-hundred and fifty (150) foot spacing. The canopy trees shall be planted between eight feet (8) and thirty (30) feet from the edge of pavement. Canopy trees within the landscape buffers may be used if they fall within thirty (30) feet from the edge of paving or vehicular service area ~~as shown in Figure C – Perimeter Trees and Spacing~~. Terminal islands can be counted toward the perimeter canopy tree requirement.