

ORDINANCE ADDING SECTION
10-3-30.1
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-3-30.1 be added as follows:

Sec. 10-3-30.1 Parking Lot Landscaping.

This section is applicable to all uses, and to all parking lots, both required and not required, except single family detached and duplex dwelling units. Reference the Design and Construction Standards Manual Example Parking Lot Landscaping drawings 2.6.8 Example A and B.

- (a) Parking lots shall be separated from public street right-of-way lines by a landscaping border not less than ten (10) feet in width.
- (b) Parking lots shall be separated from all side and rear property lines by a landscaping border not less than ten (10) feet in width or by a wall or fence of at least three (3) feet in height, except along adjoining lot lines which lie within a shared parking arrangement.
- (c) Parking lots shall include well-defined and well-maintained landscaping areas equal to at least fifteen (15) percent of the total area of the parking lot. Uses that have outdoor display areas shall include those areas for determining the required landscaping. Only landscaping within the parking lot and/or within a thirty (30) foot perimeter of the parking lot, exclusive of the required landscaping border adjacent to public street right-of-ways and landscaping immediately adjacent (within five (5) feet) to a principal building/structure, shall be permitted to count towards meeting the fifteen (15) percent requirement.
 - (1) *Parking Garage Exception.* All parking garages, except those constructed within the B-1, Central Business District, shall calculate the required landscaping area based upon fifteen (15) percent of the total floorplate of the parking garage. Trees shall be planted and maintained on the property adjacent to, and no less than twenty (20) feet from, public street right-of-ways based upon the proportions as specified within 10-3-30.1 (d) (1), (2), (3), and/or (4), except such proportions shall be calculated using the public street frontage of the parcel. Parking garages, as specified herein, are exempt from the requirements set forth in 10-3-30.1 (e), (f), (g), (h), and (i).

- (d) Trees shall be planted and maintained within landscaping borders adjacent to public street right-of-ways according to one of the following:
1. No less than one (1) large deciduous tree planted for every forty (40) linear feet of parking lot street frontage, or fraction thereof. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 Definitions. Tree locations within the border are at the discretion of the property owner/developer.
 2. No less than one (1) small/ornamental deciduous tree, planted for every twenty-five (25) linear feet of parking lot street frontage, or fraction thereof. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 Definitions. Tree locations within the border are at the discretion of the property owner/developer.
 3. No less than one (1) evergreen tree may be planted for every twenty-five (25) linear feet of parking lot street frontage, or fraction thereof. Evergreen trees shall not exceed fifty (50) percent of the number trees planted within the border. At the time of planting, trees shall meet the requirements as defined in Section 10-3-24. Tree locations within the border are at the discretion of the property owner/developer.
 4. No less than a combination of large and small/ornamental deciduous and/or evergreen trees proportionate to 10-3-30.1 (d) (1) (2), and (3). Tree locations within the border are at the discretion of the property owner/developer.
- (e) Each terminus of a parking bay, unless adjacent to a landscaping border, shall have a landscaping island. A single row parking bay shall have an island with a minimum of 140 square feet. A double row parking bay shall have an island with a minimum of 280 square feet.
- (f) Rows of parking spaces shall be divided at intervals of no more than twelve (12) parking spaces by a landscaping island of no less than 140 square feet.
- (g) Each required landscaping island, as described in 10-3-30.1 (e) and (f), shall have and maintain at least one (1) large deciduous tree, one (1) small/ornamental deciduous tree, or one evergreen tree. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 Definitions. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in landscaping islands. In addition, at least three (3) deciduous or evergreen shrubs, at least 18 inches tall at the time of planting, shall be planted and maintained within each required landscaping island. Landscaping islands that are less than five (5) feet in width are not required to provide large or small/ornamental deciduous trees or deciduous or evergreen shrubs.

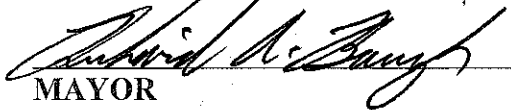
- (h) Parking lots shall have landscaping of at least nine (9) feet in width for the entire length of every other interior parking bay, connecting the landscaping islands required above. Trees shall be provided at no less than one (1) large deciduous tree planted for every forty (40) linear feet of island length, or fraction thereof; no less than one (1) small/ornamental deciduous tree, planted for every twenty-five (25) linear feet of island length, or fraction thereof; no less than one (1) evergreen tree planted for every twenty-five (25) linear feet of island length, or fraction thereof; or no less than a combination to the above mentioned proportions. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in this landscaping area. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 Definitions. Tree locations within this landscaping area are at the discretion of the property owner/developer. Parking lots with two (2) or less internal parking bays are exempt from this requirement.
- (i) All areas within the parking lot, not used for parking spaces, travelways, or pedestrian ways, shall be landscaped.
- (j) All landscaping shall be located as to not interfere with the adequate sight distance standards as specified within the Design and Construction Standards Manual.
- (k) All required landscaping is suggested to be of regional species and planted in accordance with the International Society of Arboriculture.
- (l) Vehicle parking and/or the display of goods in landscaping islands and borders is prohibited.
- (m) Owner(s) and their agent(s), heirs, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features required to satisfy the conditions of this section. Any dead or missing vegetation shall be replaced (with like or similar vegetation) within one (1) calendar year of the vegetation's death.
- (n) *Required Planting in Easements:* Required trees, and other deep rooted vegetation, shall not be planted within public water and/or sewer easements. In particular circumstances where no other area within the required location can accommodate the required planting, such planting may be waived by the Zoning Administrator. Required planting in public general utility easements shall be coordinated with the Department of Public Utilities.
- (o) *Landscaping Plan Submittal:* Landscaping information shall be submitted with a comprehensive site plan and/or, if applicable, with a building

permit, with a plan of the property at an appropriate scale to show accordance with this section. The plan shall be appropriately labeled and shall provide the following information:

- The calculation of the required landscaping area as specified in 10-3-30.1 (c).
- The location, size, and schedule of all proposed landscaping with the dimensions of landscaped areas indicated. Plant materials may be indicated in generic terms (i.e. large deciduous tree or small/ornamental deciduous tree, etc.).
- Existing healthy trees or wooded areas, where such trees are required, may be preserved in lieu of planting new materials to meet the landscaping requirements. In such case, the landscaping plan shall indicate the trees and areas to be saved.
- Verification that landscaping will not impede sight distance.

(p) *Non-conforming Landscaping*: An existing building/use that has parking lot landscaping that is non-conforming as to the minimum landscaping requirements of this section may be enlarged; however, required landscaping shall be provided at least proportionate to any enlargement of the parking lot. Any enlargement of a parking lot on any property having an existing landscaping border separating parking spaces from public street right-of-way lines, which is five (5) feet or larger, shall provide trees within the border as required by 10-3-30.1 (d).

This ordinance shall be effective from the 1st day of September, 2012. Adopted and approved this 24th day of April, 2012.


MAYOR

ATTESTE:


CLERK OF THE COUNCIL