

1. Objective

To enhance the Tree City USA Program by revitalizing the blighted appearance of parking lots and creating a more attractive and harmonious community.

Also, to provide some provisions which will protect and promote the public health, safety and welfare by requiring the landscaping of parking lots. The landscaping will serve to reduce heat, noise, and automobile glare; to provide shade; to reduce localized urban heat islands; to preserve local groundwater strata; to act as a natural drainage system and reduce storm water drainage problems; and to conserve and stabilize property values.

2. Applicability

The provisions will apply to all parking lots of six (6) or more spaces as defined below, excepting therefrom industrial zoned areas.

Definition: Parking lot shall mean an uncovered or covered at-grade asphalt or concrete paved area where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking, including up to five (5) feet of the perimeter of said described area.

Landscaping provisions will apply to new development or construction and to major reconstruction. \*

\* Reconstruction shall be defined as increases of over fifty (50) percent of a building or parking facility size. For purposes of this section, reconstruction excludes overlays or resurfacing necessary for routine maintenance.

The provisions shall be considered a minimum; more extensive landscaping may be required in conjunction with other discretionary permits and will be encouraged in all parking lots.

3. Administration

No parking lot shall be constructed, enlarged or reconstructed until a landscape plan for that lot has been approved by the City consistent with the requirements of this section.

4. Landscape Plans for Parking Lots

Landscape plans shall be drawn to scale, including dimensions and distances, and clearly delineate the existing and proposed parking spaces, other vehicular use areas, access aisles, driveways, and the location, size and description of all landscape materials.

All landscape plans shall include the method used for irrigation of the planting areas.

5. Design Criteria

The primary landscape material used in parking lots to meet the provisions are trees which provide shade or are capable of providing shade at maturity.

Trees shall be required at a ratio of one tree per six parking spaces or portion thereof.

ENGINEERING DEPARTMENT		CITY OF MERCED, CA.	
PARKING LOT LANDSCAPE STANDARDS			L-3
DRAWN: KGE	APPROVED BY: <i>David L. Tucker</i>	DATE: 01/22/02	
DATE: 1/02	CITY ENGINEER		SHEET OF
REVISED			