

## Revision of City of Crossville Ordinance 14-708 (Parking Reduction for Preservation of Protected Trees)

### New Title: Landscape Requirements for Parking Lots

#### A. Definitions

- a. Resurface – The act of removing (or grinding) an asphalt or other impervious layer and applying new impervious surface material to more than 25% of the parking lot area, at one time or in planned phases. (Does not include resealing of an asphalt surface)
- b. Other definitions can be found in 14-701

#### B. Purpose and Intent:

- a. The purpose of these regulations is to promote the planting of trees and other plant materials throughout the city that are native and generally suitable for this area, to enhance environmental conditions by providing shade, air purification, reduction of storm water run-off, water percolation and filtration through the soil, filtering noise and light pollution, promote neighborhood character, traffic calming, wildlife habitat, screening purposes and overall aesthetic value.

#### C. Applicability:

- a. Any parking lot being constructed new and/or resurfaced, and that will have a total of 30 or more parking spaces, whether primary or accessory in use, must comply with this ordinance

#### D. Landscape Plan Requirements and Submittal Process

- a. Parking lots that meet the requirements of Section C in this ordinance must submit a landscape site plan to the City Code's Enforcement Department. A licensed landscape architect, architect, or engineer may be required to design the landscape plan, as determined by the Code's Administrator. This plan must be drawn to a standard engineering scale and include the following elements:
  - i. Tax Map Information with acreage of the proposed or revised property
  - ii. Tax Map information of adjacent properties
  - iii. Boundary Lines and lot dimensions
  - iv. Date, graphic scale, north arrow, title and name of owner and a phone number of the person or firm responsible for the plan
  - v. Location of all proposed structures (buildings, sidewalks or other features)
  - vi. Existing or proposed drainage features (storm water structures and floodplain)
  - vii. Parking lot layout including all standard parking spaces, ADA Handicap spaces, driving lanes and any traffic calming measures
  - viii. Existing and proposed utility lines and easements
  - ix. All paved surfaces and curbs, including curb breaks/cuts for drainage
  - x. Existing trees or natural areas to be retained

- xi. Location of all required landscaping areas including any landscaped peninsulas, islands, and screening buffers
- xii. Typical detail for Planting Installation Plan (types of plants and trees)

b. Fees

- i. Parking Lot Landscape Site Plan review fee of \$100.00 must be paid to the City.

**E. Planting Requirements**

- a. Parking lots shall have a minimum landscaped area equal to at least ten percent (10%) of the impervious surface within the lot.
- b. A requirement of one tree per 12 parking spaces shall be included in the required landscape areas.
  - i. Existing trees that are 2 and one-half inches at DBH shall be considered to be equivalent to one or more newly planted trees for each 2 and one-half inches of diameter.
  - ii. All landscaped areas must include species from the Preferred Plant List, as adopted by the Tree Board. All areas not including those species are not credited as landscaped areas.
- c. Ground cover will be required in order to protect tree roots and prevent erosion. Ground cover shall consist of shrubs, pine straw, pine bark mulch and other similar landscaping materials.
- d. If landscaped areas are located in the interior of the parking lot, significant space is required for the growth of the trees. Landscaped islands, medians, or peninsulas shall consist of an area at least 36 square feet, with one side measuring at least 6 feet.
- e. Required Landscape features may be part of the storm water plan - raingardens, detention ponds, etc.
- f. In resurfacing projects, a reduction in parking spaces may be needed to meet the requirements of this ordinance. No reduction in parking spaces will result in the reduction of ADA accessible parking spaces.

**F. Prohibited Projections and Line of Site Impediment:**

- a. It shall be unlawful for any property owner or occupant to allow any limbs of trees on his/her property to project out and/or over any street, alley or sidewalk at a height of less than fourteen (14) feet.
- b. It shall be unlawful for any property owner or occupant to have or maintain on his property any tree, hedge, shrub, or other planting which prevents persons driving vehicles on public streets or alleys from obtaining a clear view of traffic when approaching an intersection. The above mentioned obstructions shall not be above two (2) feet in height and shall not be allowed within fifty (50) feet from the centerline of any street.

**G. Utility Easements**

- a. To avoid damage to utility lines, all trees, shrubs, or other plantings shall be planted outside of existing and proposed utility easements.

- i. Special Exception: A special exception can be obtained in writing from the holder of the utility easement on a case by case basis, depending on the type of easement and the type of tree, shrub, or other planting proposed.

**H. Appeals**

- a. Any person aggrieved by the administration, interpretation, or enforcement of this Section may appeal to the Crossville Regional Planning Commission within thirty (30) days of the decision imposed by the Codes Administrator. The opinion of the Planning Commission will be forwarded to the City Council for final ruling on the appeal.

**I. Enforcement**

- a. Any person violating this chapter shall be deemed guilty of a misdemeanor. Each subsequent day that any violation continues unabated shall constitute a separate offense.