

GUIDELINES FOR PARKING LOTS

RECOMMENDED:

General Guidelines

1. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of *Architectural Graphic Standards* or other accepted city standards so that all spaces are usable and accessible.
2. The layout of parking spaces should be orderly and efficient to minimize congestion and overcrowding.

Ingress/Egress

3. Curb cuts should be located as far from street intersections as possible.
4. Use existing alleys for entrances and exits whenever possible.

Materials and Markings

5. Parking lots should be a hard surfaced material, such as asphalt, concrete, brick, and paver blocks.
6. The pavement should be marked with durable paint indicating parking spaces and flow of traffic.
7. Parking surfaces should be edged with concrete, stone, or brick curbing.

Lighting & Appurtances

8. Lighting fixtures should be designed to be compatible with the context in which they are placed.
9. Parking lots should be adequately lit for both pedestrian and vehicular traffic.
10. Lights installed in parking lots that are adjacent to residential properties should be low and shielded to reduce glare.
11. Utility lines to light fixtures, automatic gates, and attendant booths should be buried below grade.

Screening & Landscaping

12. There should be physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area. These may include but are not limited to a masonry or solid urban wall with a minimum height of 3' 6", landscaping and fencing or some combination of the above.

13. Simple fencing, such as wrought iron or fencing that resembles wrought iron, is recommended if fencing is necessary or required.
14. A minimum of one deciduous shade tree planted on the interior of the lot for every ten (10) parking spaces for any parking lot with twenty or more parking spaces.
15. Minimum sizes and spacing for required landscaping as follows:
 - a. Deciduous shade trees - two and one-half (2-1/2) inch caliper at six (6) inches above ground, with one (1) tree planted every forty (40) feet on center.
 - b. Deciduous ornamental trees - one and one-half (1-1/2) inch caliper at six (6) inches above the ground, with one (1) tree planted every twenty-five (25) feet on center.
 - c. Multi-stemmed trees - eight (8) feet in height.
 - d. Densely twigged deciduous or evergreen shrubs - thirty-six (36) inches in height.
16. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees meeting minimum size requirements and spacing, and one or a combination of the following:
 - a. Architectural Screen - a wall or fence that is simple in design and blends with the historic character of the district of one of the following:
 - i. solid wall with a minimum height of 42", or
 - ii. open wall or fence up to 72" (with a minimum height of 42") if sight barrier is less than 60% and is used in combination with a plant material screen.
 - b. Plant Material Screen - a compact hedge of evergreen or densely twigged deciduous shrubs with a minimum ultimate height of thirty-six (36) inches.

NOTE: The remaining ground area shall be planted and maintained in grass or other suitable ground cover.

17. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

Drainage

18. Parking lot drainage and access curb cuts that meet standards established by the Department of Transportation (DOT) and the Department of Public Works (DPW).
19. Adequate storm water inlets and drains are required to contain storm water on-site and to prevent runoff over adjacent walks and properties. Inlets should be located to prevent ponding and deep surface flows.

NOT RECOMMENDED:

Ingress/Egress

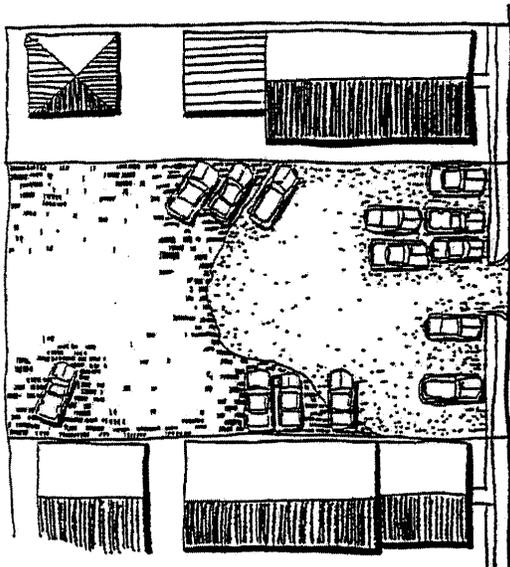
1. Installation of new curb cuts whenever existing curb cuts or alley access is available.
2. Excessive widths for new driveways.

Lighting and Appurtances

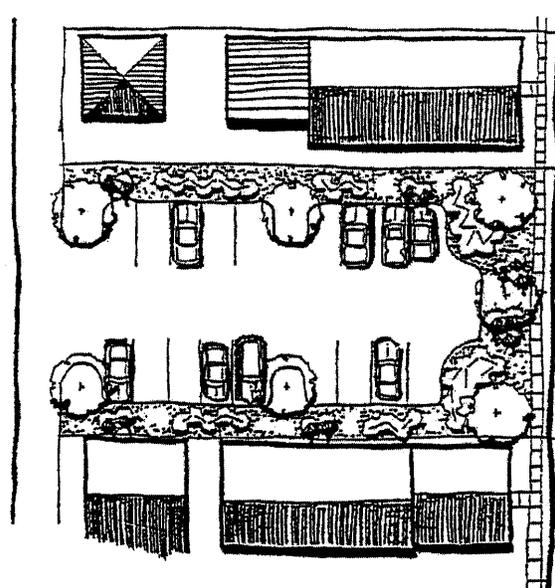
3. Overhead electrical lines to light fixtures, automatic gates, and attendant booths.

Screening and Landscaping

4. Railroad ties, landscape timbers or similar elements used as edging for surface parking lots.
5. Residential or suburban fencing styles, including chain link and board fences.
6. Installation of chain or cable across an entrance, exit, or around the perimeter of the lot because it can be difficult to see and could pose a hazard to pedestrians, vehicles, and bicyclists.



INAPPROPRIATE



APPROPRIATE