

Landscape and Lighting Review Checklist

Landscaping Requirements

Parking Lots With 15 to 49 Spaces

Frontage Landscaping

- A landscaped strip along all adjacent Right of Way – minimum of 1 tree and 6 shrubs per 50 linear feet. Shrubs are optional where a berm is provided
- At driveways and street intersections shall have visibility between the heights of 2.5 feet and 8 feet to afford a clear line of sight (visibility triangle)
- Begins behind the public Right of Way
- Average 5' in depth

Or

Foundation Planting

- A landscaped bed of average depth of 4' along the front of the primary structure.
- The bed shall contain shrubs or other greenery and mulch or ground cover other than turf grass
- Protected by a barrier to prevent damage

Parking areas with 50 or more spaces

Frontage Landscaping

- A landscaped strip along all adjacent Right of Way – minimum of 1 tree and 6 shrubs per 50 linear feet. Shrubs are optional where a berm is provided
- At driveways and street intersections shall have visibility between the heights of 2.5 feet and 8 feet to afford a clear line of sight (visibility triangle)
- Begins behind the public Right of Way
- Average 5' in depth

Perimeter Landscaping

- Within property lines between off-street parking area and adjoining properties
- Average 5' feet in depth excluding walkways unless adjacent to residential where it should be twenty feet in depth.

Interior Landscaping

- **For parking areas with 50 to 100 spaces 2% of the acreage will be required**
- **For parking areas over 100 spaces $(0.02 + (0.00005 \times (\text{number of spaces} - 100))) \times 100$ but never less than 2% nor greater than 4%**
- Shall be planting islands and peninsulas
 - To be counted toward total the island or peninsula must be at least 100 square feet
 - At least six feet in its least dimension
 - Distributed as uniformly as possible
 - Contains an average of one tree and four shrubs

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Foundation Planting

- A landscaped bed of average depth of 4' along the front of the primary structure.
- The bed shall contain shrubs or other greenery and mulch or ground cover other than turf grass
- Protected by a barrier to prevent damage

Landscape Buffer Requirements

A solid unbroken visual screen eight feet high within two years of planting and in sufficient density to effectively reduce the transmission noise and lighting.

Developments with at least 50 and no more than 100 spaces and adjoining an "R" designated district

A ten foot landscaped buffer area between the uses

Developments having at least 101 spaces and adjoining an "R" designated district

A twenty foot landscaped buffer area between the uses

Landscape Plans

Details to show

- Number of Parking spaces
- Overall amount of off-street parking
- Frontage landscaping
- Foundation landscaping
- Perimeter landscaping
- Interior landscaping

General Information

- Date
- North arrow
- Scale of one inch to no more than fifty feet
- All property lines
- All existing and proposed easements and rights of way
- Topography drawn at maximum contour interval of one foot showing drainage channels
- Name, address and telephone number of developers, architects, surveyors, engineers, and owners of property
- The name and business affiliation of person preparing the plan

Construction Information

- Location of all buildings
- Off-street parking areas
- Utility fixtures

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- Light poles
- Power poles
- Above ground pedestals (low voltage)
- Padmounted (high voltage) fixtures
- Underground electrical communications and television cables and conduits
- Hose bibs
- Sprinkler systems
 - Meters
 - Control boxes
- Amount of total off street parking in square feet and intended surface treatments and the total amount in square feet of interior landscaping in peninsulas and islands

Landscaping details

- Perimeter and interior landscaping areas
 - Locations
 - Dimensions
 - Treatments of

A schedule of all new and existing plants proposed for landscaping

- Size (caliper and height, container size, etc.)
- Condition (bare-root, balled and burlapped, container grown or pre-existing, etc.)
- Common name and botanical name of tree, shrubs and ground cover
- The type and amount of turf grass

Lighting Requirements

Plans will be required if

- (i) The off-street parking area is contained within a legal lot adjoining any "R" designated district, including PRD;
- (ii) The off-street parking area has at least fifty (50) spaces; or
- (iii) The off-street parking area contains at least twelve thousand (12,000) square feet of off-street parking.

Plan should

- Be drawn on the border of the submitting professional
 - Clearly define the property lines
 - Zoning classification
- Type of lamp
 - Manufacturer's name and part number
 - Lamp wattage
 - Lumen output
 - A copy of the manufacturer's lamp specifications
- Fixture height measured from grade and locations
- Type of fixture
 - Manufacturers name and model number
 - Wattage and light loss factor
 - Picture of fixture
 - IES file name
- Point to point photometric calculations at intervals of not more than ten feet demonstrating a uniformity of light
- Area of each photometric calculation including an extra calculation to identify the light level produced at the property line.
- Seal of registered design professional drawing the plans

Exterior lighting fixtures shall be

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- Protected by weather and vandal resistant covering
- Have appropriate cutoff to prevent the light level on any adjoining roadway or residential property line from exceeding one foot candle
- Flood lights shall be aimed so that they do not exceed an angle of forty-five degrees out from the base of the pole or structures to which they are attached
- 30 feet or less in height unless the off street parking area exceeds 25,000 square feet if taller fixtures are used documentation that the other elements of the ordinance are met (not to exceed one foot candle on adjacent property for example)

Illumination requirements for off-street parking areas as measured at ground level shall comply with the light levels and uniformity ratios set forth in the following table: (point to point photometric calculations)

Type of Off-Street Parking Area	Required Minimum Light Level	Maximum/Minimum Uniformity Ratio
Non-residential and residential off-street parking areas	1 foot candle	10:0
Parking garages and underground parking	5 foot candles	4:1
Garage stairwells	10 foot candles	NA
Garage rooftop surfaces	1 foot candle	10:1

The highest horizontal illuminance area divided by the lowest horizontal illuminance point or area should not be greater than the ratio shown. The maximum/minimum ratio must be calculated only for the area within the off-street parking area; maximum light level at all rights-of-way and at property lines shall also be shown.

The design professional who sealed the plans shall certify by letter that the installation complies with the approved plans. This letter must be provided before the issuance of a CO.

Off-street parking area lighting meeting the standards of these regulations shall be utilized during all hours of operation between dusk and dawn.