

AN ORDINANCE AMENDING CHAPTER 17.24
ENTITLED OFF-STREET PARKING AND LOADING

WHEREAS, the Evansville-Vanderburgh County Area Plan Commission has recommended certain amendments to the Vanderburgh County Zoning Code relative to the landscaping of green spaces (“Landscaped Islands”) in parking lots in order to reduce temperature, reduce storm water runoff, improve the quality of storm water through filtration, and provide for esthetic values; and

WHEREAS, the Board of Commissioners of Vanderburgh County wish to accede to such recommendations of the Evansville-Vanderburgh Area Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Vanderburgh County, as follows:

SECTION 1. AMENDMENT OF SECTION 17.24.040(D)(3).

Section 17.24.040(D)(3) of the Code of Ordinances of Vanderburgh County is amended by deleting said Subsection as presently constituted and substituting the following in lieu thereof:

“3. When the front end of a parking space is adjacent to the perimeter of the parking area, a bumper guard shall be provided to prevent any part of a parked vehicle from extending beyond the parking area.”

SECTION 2. ADDITION OF NEW SECTION 17.24.120 INTERIOR PARKING AREA GREEN SPACE.

A new Section 17.24.120 entitled “Interior parking area green space” is added to Section 17.24 of the Code of Ordinances of Vanderburgh County, which new section shall read as follows:

“17.24.120 Interior parking area green space.

A. Interior parking area green space shall be provided in landscaped islands, bumpouts and/or strips within all new surface parking areas or expansions of existing parking areas having 30 or more parking spaces to reduce the visual and environmental impact of large parking lots. The term “Landscaped Island” shall refer to this required parking area green space. These requirements are in addition to any required front, side and rear yard setbacks, and shall meet the following standards:

1. Parking lots shall provide one landscaped island for every 15 parking spaces. When computing results in a fraction of 0.5 of an island or higher, the fraction shall be rounded up to the next whole number. The parking area shall be considered as the pavement devoted to parking spaces and adjoining aisles.

To the extent possible, islands should be dispersed throughout the parking area. Paved areas for site loading/unloading and opaque fenced storage areas are exempt from this Section.

2. The minimum size of a landscaped island that can be applied towards these requirements shall be 136 square feet. The minimum dimension for an island without a tree is 6 feet. The dimensions for an island shall be measured from the inside of the curb or other barrier provided.

3. Barriers such as permanent curbing or wheel stops shall be installed around islands to minimize damage to landscaping and for easier parking area maintenance. Pavement (at or below the surface) is prohibited inside the island barriers. However, light pole standards, storm inlets, electrical boxes and other utility/drainage facilities are allowed within landscaped islands provided they do not occupy more than 25% of the island area, do not block a drainage way and they meet any applicable drainage requirements.

B. The preferred design option for landscaped islands is an island strip placed in the parking area between rows of head to head parking (see Figure A).

1. To encourage this form of landscaped island, a credit will be provided for the area where a vehicle could overhang the island strip as long as the strip is at least 10 feet wide. This credit allows two feet of the island adjacent to the front end of the parking spaces to be counted as part of the parking spaces, reducing the paved length of the spaces from 18' to 16' (see Figure B). Only ground cover plants are allowed within the overhang area.

2. The design grade of landscaped strips can be above or below the parking lot surface (see Figure A). Island strips with an elevation below the parking lot also function as bio-swales that can be integrated into the project drainage system. Gaps must be provided in curb or other barriers around this type of an island to allow for storm water flow into the area. Bio-swale islands are a best management practice for dealing with storm water and can lower drainage system cost. Design criteria for bio-swales must meet applicable drainage requirements.

C. Landscaped islands can also be used to safely separate parking spaces and pedestrians, and to define access drives that help direct vehicle circulation.

D. Each island shall contain plantings and be maintained as green space. Appropriate ground cover species, flowers, shrubs and/or trees, shall be used to create an appealing landscape with shade and color. Trees are strongly encouraged, as well as use of native plantings. Lists of native trees by size recommended for planting can be obtained from the City of Evansville Arboricultural Specifications Manual. This document also offers guidance on planting procedures, soil treatment, irrigation and maintenance. Additional advice can be obtained from the City Arborist in the Evansville Urban Forestry Office, and from the County Extension Horticulture Educator.

1. Site plans for new development must show islands and indicate the species of trees to be planted.

2. The island plantings must be installed on a site of new or expanded development within 6 months of the date a Certificate of Occupancy (C of O) is issued. For attached multi-tenant businesses in a common structure, the 6 months shall start from the date a C of O is issued for the first business in the structure. After 6 months, enforcement actions will be taken including the possibility of fines if plantings have not been installed per these requirements.

3. In parking lots with 60 or more parking spaces, trees are required to be planted in islands at a rate of one tree for every 30 parking spaces. When computing results in a fraction of 0.5 of a tree or higher, the fraction shall be rounded up to the next whole number. All required trees are to be from the Medium and Large tree lists in the document referenced herein (no dwarf trees are allowed), unless other equivalent sized trees are approved by the City Arborist or the County Extension Horticulture Educator. At least 50% of required trees must be from the Large tree list. Any existing trees to be preserved that meet these requirements as shown on a site plan approved by the City Arborist or the County Extension Horticulture Educator shall also count toward the required tree total.

a. Minimum size of islands containing trees:

small/medium tree – 136 sq. ft. with a minimum dimension of 8 ft.

large tree – 315 sq. ft. with a minimum dimension of 10 ft.

b. Minimum distance from tree to pavement:

small tree – 3 feet

medium tree – 4 feet

large tree – 5 feet

c. The minimum sizes for islands with trees can be reduced upon approval by the City Arborist or the County Extension Horticulture Educator. To obtain approval, a site plan and island construction details must be submitted for commercial review indicating the use of structural soil, permeable pavement or an equivalent material or design (e.g. landscaped bumpouts adjacent to perimeter green space).

d. The size of the tree stock at the time of planting shall be as follows:

small tree - at least 1.5" caliper for single trunk

medium/large tree - 2.5" caliper for single trunk

evergreen or multi-stem trees: small - 10' in height

medium/large - 12' tall

e. Parking Deduction For Islands With Trees – For islands that contain Medium or Large trees, the amount of parking spaces that these required island

areas represent shall be deducted from the total amount of the parking spaces needed to comply with the off street parking requirements as follows:

<u>Island Size</u>	<u>Island Parking Deduction</u>
136 to 314 square feet	1 parking space deducted/island
315 square feet or larger	2 spaces deducted/island

This parking deduction shall also be granted for parking areas smaller than 30 spaces as long as the islands meet these standards.

f. Islands in addition to those required to meet these standards are not eligible for the parking deduction unless they contain trees. This parking deduction shall not exceed 15 percent of the total required parking spaces before deductions are applied.

4. In areas where sight distance is needed, landscaping shall not obstruct visibility between 3 and 6 feet above the pavement surface (no evergreens).

E. The land owner and tenant, if any, of the parking area shall be jointly responsible for the ongoing maintenance of the islands and the landscaping to ensure the green space is kept in good condition. This shall include any necessary island repairs and replacement of landscaping as needed. If any trees die for which parking deductions were granted pursuant to this Section, they shall be replaced in kind with healthy specimens on the appropriate Medium or Large tree lists.

F. The Area Plan Commission Director may allow a land owner to retrofit islands into an existing parking lot provided that ample parking spaces will remain.

Summary Chart

Requirement/Standard (parking lots smaller than 30 spaces are exempt)

Minimum Landscape Island Size - 136 square feet

With Large Tree - 315 sq. ft.

Islands Required - 1 island/15 parking spaces

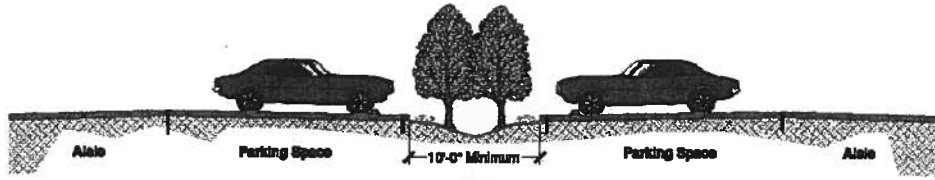
Trees Required - 1 tree/30 spaces (in parking lots with 60 or more spaces)

Results with a fraction of 0.5 or higher shall be rounded up to the next whole number.”

Landscaped Island Strips

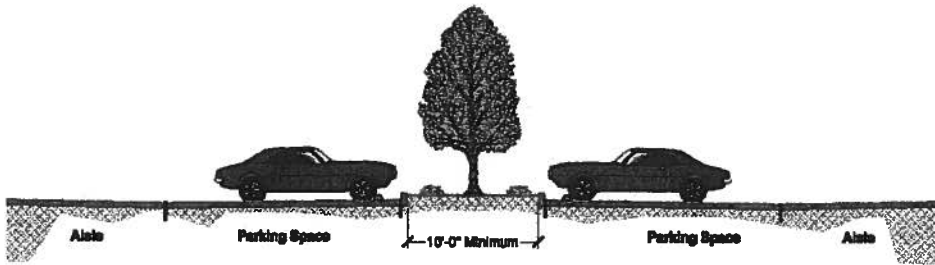
Bioswale & Above Grade Options

Figure A

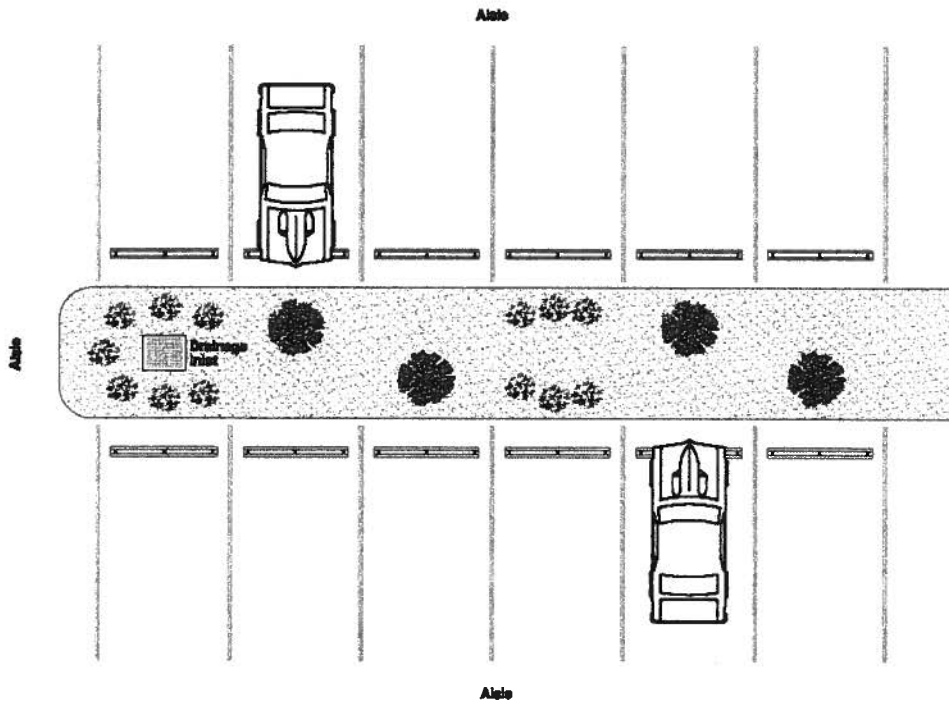


Bioswale

10' Width or larger per drainage requirements



Above Grade

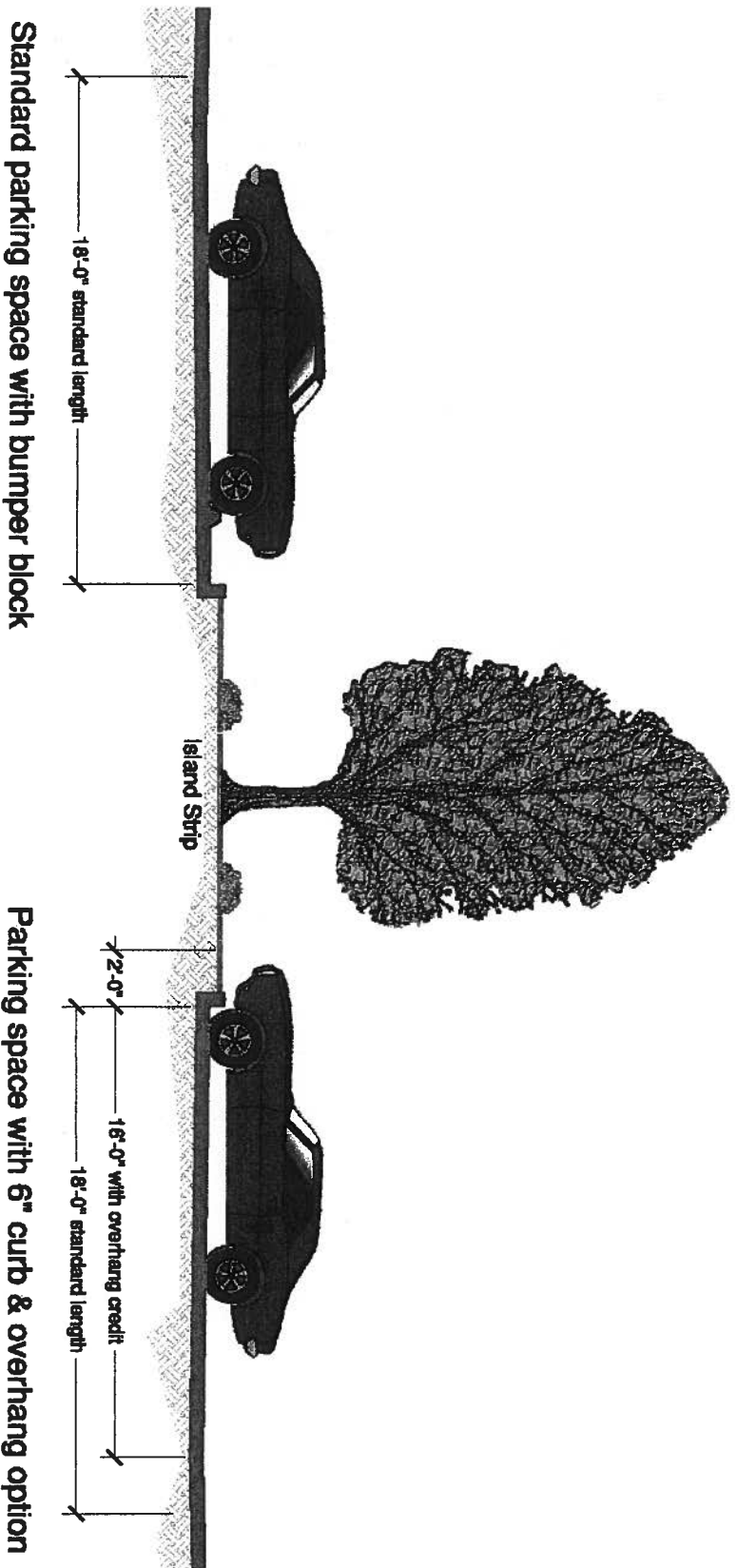


Plan View of Bioswale Island Strip Option

Credit for Vehicle Overhang into Island Strip

Standard & Reduced Length of Paved Parking Space

Figure B



SECTION 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after the date it is passed by the Board of Commissioners of Vanderburgh County and following publication once each week for two (2) consecutive weeks as provided in I.C. 5-3-1.

First passed by the Board of Commissioners of Vanderburgh County this 2nd day of March, 2010.

Final passage by the Board of Commissioners of Vanderburgh County this 16th day of March, 2010.

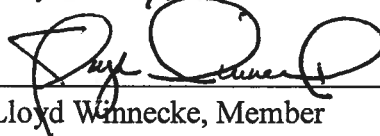
BOARD OF COMMISSIONERS OF
VANDERBURGH COUNTY, INDIANA



Stephen R. Melcher, President

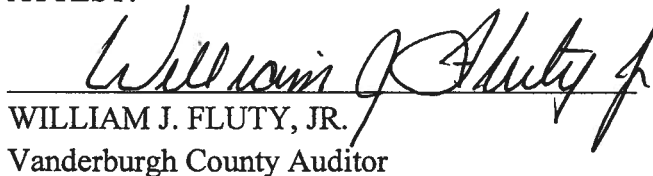


Troy Cornatta, Vice President



Lloyd Winnecke, Member

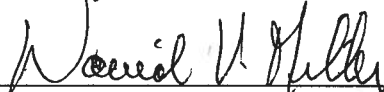
ATTEST:



WILLIAM J. FLUTY, JR.
Vanderburgh County Auditor

APPROVED AS TO LEGAL FORM:

Ziemer, Stayman, Weitzel & Shoulders, LLP
County Attorney

By:  _____

Name Printed: DAVID V. MILLER