

## Masking of Parking Lot Requirements

64.3.I.5.(c) as follows:

(c) *Parking Lots.* Parking lots in existence as of the effective date of this ordinance shall conform to the requirements of 64-3.I.11(b)3 not later than November 2017. Compliance may be phased with wall or fencing to be installed by November 30, 2017. If the fence and landscaping option is chosen, required landscaping to follow within eighteen (18) months of installation of the fence. Existing evergreen vegetative buffers that accomplish the intent of 64-3.I.11(b)3 are an acceptable alternative, provided they are maintained. For properties along Broad, Beauregard, Water and Canal Streets, compliance shall coincide with the completion of physical improvements for the City projects along said streets adjacent to the property. Location of masking required by this paragraph is subject to line of sight review and approval by Traffic Engineering. Any parking lot that fails to timely conform shall be deemed an unlawful use and shall be discontinued.

64.3.I.11.(b) as follows

- 1) All off-street parking spaces and aisles shall meet AASHTO size and configuration standards.
- 2) Parking structures and parking lots over 20 spaces are prohibited in T-3 and T-4.
- 3) For parking lots along frontages, one of the following masking options is required:
  - I. Liner buildings may be used to mask parking lots.
  - II. A hedge, evergreen vines, other evergreen planting materials, combined with a metal fence or masonry wall, with or without a hedge or evergreen plantings, may be used to mask parking lots. Alternative materials for fences or walls may be considered by the CRC provided the intent of masking is achieved and sufficient documentation is provided to justify allowance of the alternative material. Shrubs for hedges shall be a minimum of 3 feet in height at the time of planting, evergreen vines or other evergreen planting materials shall be of a variety that will form an evergreen barrier as would be formed by a hedge; walls and fences shall be a minimum of 3 feet in height.

- III. When parking lots are surfaced with crushed stone, brick, rolled concrete pavers, or cellular grassed concrete pavers, masking requirements may be satisfied by trees spaced a maximum of 30 feet on center.
- 4) For parking structures along frontages, one of the following masking options is required:
- I. Liner buildings shall wrap a minimum of 70% of the width of parking structures at ground floor frontages.
  - II. Within B-street frontages, a hedge, evergreen vines, or other evergreen planting materials combined with a metal fence or masonry wall, with or without a hedge, may be used to mask parking structures. Alternative materials for fences or walls may be considered by the CRC provided the intent of masking is achieved and sufficient documentation is provided to justify allowance of the alternative material. Shrubs for hedges shall be a minimum of 3 feet in height at the time of planting, evergreen vines or other evergreen planting materials shall be of a variety that will form an evergreen barrier as would be formed by a hedge; walls and fences shall be a minimum of 3 feet in height.
- 5). One interior heritage tree shall be planted for every 15 spaces for parking lots over 50 spaces.