

ARTICLE V. SCENIC BYWAY OVERLAY DISTRICT*

*Cross references: Scenic byways, § 90-177 et seq.

Sec. 82-170. Statement of intent.

The intent of an overlay district shall comply with the ordinance(s) within the planning and zoning commission. Scenic byways are of great value in the maintenance of public health and welfare. Scenic byways within the city shall be preserved and enhanced, to the maximum feasible, consistent with the property rights of its citizens. Scenic byways are defined as the vehicular roadways that traverse or are planned to traverse the city limits and are designed to break the monotony of urbanized development, pre-development and/or construction. The purposes of scenic byways are:

- (1) Preserving and enhancing vehicular and pedestrian movement, and improving the overall aesthetic appearance of those portions of SH 3, SH 96, FM 270, FM 518, FM 2094, Bay Area Boulevard, and Brittany Bay Boulevard that are located or may later be extended in the city, roadway portions have been designated as scenic byways.
- (2) Encouraging the minimization of visual clutter along the city's major roadways.
- (3) Providing a quality, sustainable living environment for the citizens of the city, and providing for the continued safe and efficient use of these roadways.
- (4) Creating effective transitions between different green space uses, by planting trees, shrubs, groundcover and other landscaping material, and open green space areas.
- (5) Adding a valuable amenity to the urban environment, by providing shade, cooling the air through evaporation, restoring oxygen to the atmosphere, reducing glare and noise levels, and providing an ecological habitat for song birds and other animal and plant species.
- (6) Exercising greater control over the aesthetic and functional characteristics of development along major thoroughfares that serve as major entrances to the community, where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-171. Establishment of the district.

The scenic byway green space overlay district (the "district") is established to protect the aesthetic and visual character of lands within the city adjacent to the major existing and proposed roadway corridors. The district forms an overlay clearly defining the geographic area to be included within the scenic byways. The district addresses all lands within 500 feet or the depth of the lot abutting the roadway corridor, whichever is less, on both sides of the identified roadway. All development proposed within the district shall be subject to the procedures, standards, and guidelines specified in the following sections of this article, in addition to all other city standards pertaining to development.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-172. Affected development.

The district applies to all new development, redevelopment of existing uses and remodeling greater than 50 percent of the structural value.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-173. Definitions.

Common open space means land designed and intended for the common use of the residents or occupants of the development. Common open spaces may include pools and other recreational facilities, areas of scenic beauty or habitat, trails, and landscaped areas.

Gross floor area means the area of a building included within surrounding exterior walls, exclusive of curbs, decks, patios, and porches.

Landscaped area means that portion of a lot covered by grass, groundcover, shrubs, trees, and other vegetation that is installed and maintained as a part of the design and use of the premises.

Open space means the total net site area not covered by buildings or other impervious surfaces.

Open space ratio means a ratio determined by dividing the total of all open space areas contained within the site by the gross site area.

Outdoor storage and display means the storage and display of commodities, goods and/or refuse outside of an enclosed building.

Scenic byway means a roadway designed to meet the minimum standards of the commercial and business development ordinance contained in this Code of Ordinances, with additional provisions to enhance vehicular and pedestrian circulation and the overall appearance of SH 96, SH 3, FM 270, FM 518, FM 2094, Bay Area Blvd., and Brittany Bay Blvd. which have been designated as scenic byways.

Site distance triangle means that portion of any corner lot in the city, which portion is included in a triangle on the street corner of the lot formed by a diagonal line intersecting the curblines, at points 30 feet from the street corner intersection of the curblines.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-174. Site development standards.

- (a) *Scope of section.* This section addresses the specific development and performance standards with the scenic byway districts.
- (b) *Location of building and site.* The building orientation shall be directed toward the scenic byway or the building shall be designed so as to reflect a front elevation adjacent to an identified scenic byway. When the building is located at the intersection of two scenic byways, the orientation of the building shall be at the discretion of the city's planning and community development department.
 - (1) *Setbacks.* Building setbacks shall be those defined in the city's zoning ordinance.
 - (2) *Lighting.* Illumination of buildings may be provided through the use of ground mounted light fixtures, light fixtures mounted on a pole, or light fixtures mounted on the buildings. Lighting used to illuminate the building must be arranged, located, or screened to direct light away from any adjoining or abutting residential property and any public street.
 - (3) *Open spaces/green space.* Minimum green spaces shall be required, for the purpose of softening the appearance of structures and parking areas from the road. The minimum percentage of green space for each land use is as follows:

Commercial: 15 percent.

Industrial: 15 percent.

Multi-unit dwelling: 20 percent.

Recreational/public facilities: 20 percent.

(c) *Parking.*

(1) *Setbacks.* Parking lots shall be a setback of a minimum of ten feet from the front property line.

(2) *Lighting.*

- a. Illumination of parking lots may be provided through the use of light fixtures either on pole(s) or on a building. Lighting used to illuminate parking lots must be arranged, located, or screened to direct light away from or screen light away from any adjoining or abutting residential property and any public street.
- b. The maximum amount of maintained illumination for a parking lot may not exceed two foot-candles per square foot with a uniformity ratio of 3:1.

(3) *Screening.* Any premises zoned or used for a nonresidential use that contains a parking lot or vehicle use area within a front yard or street side yard must have a minimum ten-foot-wide landscaped area located between all portions of the parking lot (including any vehicle use area) and the public street. The landscaped area must have a continuous hedge or berm of a minimum height of three feet to screen the parking lot and vehicle use area from the street. The remainder of the required landscaped area must contain plants, grass and/or ground cover. All other portions of the front yard lying between the parking lot and front lot line that are not improved must be landscaped.

(4) *Landscape islands.* Any premises containing a parking lot that has more than ten parking spaces must meet the following minimum landscaping requirements for the parking lot.

- a. For each 20 parking spaces or fraction thereof, landscaped areas containing a total of 162 square feet must be provided within the parking lot. Landscaped areas or islands must be a minimum of six feet in width and dispersed throughout the parking lot. One shade tree must be provided for each required island. The remaining area or island must be landscaped with plants not exceeding three feet in height.
- b. Landscaped islands must be protected from vehicle intrusion by curbs. The front of a vehicle may encroach upon the landscaped island when the area is a minimum of two to three feet in depth and protected by

curbs. Two feet of the landscaped area may be counted as part of the required depth of the abutting parking space.

- (5) *Maintenance.* Trees, shrubs, and other landscaping materials depicted on the approved development plans shall be considered to be characteristics of use in the same manner as other site improvements. The developer, his/her successor and any subsequent owners shall be responsible for maintenance of landscaping on the property on a continuing basis for the life of the development. Plant materials that exhibit evidence of insect pests, disease and/or damage shall be appropriately treated, and dead plants shall be promptly removed and replaced. All landscaping is subject to periodic inspection by the city. Should landscaping not be installed, maintained and replaced in conformity with the approved plan, the owner shall be deemed to be in violation of this ordinance and subject to penalty. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent edition of "The American Standard for Nursery Stock", as published by the American Association of Nurserymen.
- (d) *Screening.* Refuse enclosures shall be screened from public view on at least three sides with a six- to eight-foot-high opaque screen of either masonry, landscaping treatment, or other compatible building or landscaping material.
 - (1) Exterior ground or building mounted equipment (including, but not limited to, mechanical equipment, utilities, meter banks, and coolers) shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
 - (2) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture. The methods of screening rooftop equipment may include encasement, partial screens, or parapet walls.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-175. Outdoor storage and display.

- (a) *Merchandise.* Merchandise may be temporarily displayed or stored outside the building on the same premises if the merchandise:
 - (1) Is not located on public property or within a required parking space;
 - (2) Is not displayed or stored outside for more than 30 consecutive days or for more than 60 days within one calendar year;
 - (3) Is owned by the owner or lessee of the building; and

(4) Does not occupy an area in excess of ten percent of the ground floor area of the building or tenant space of the business displaying or storing the merchandise. This ten percent restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.

(b) *Outdoor facilities.* Collection facilities placed on property by non-tenant organizations must receive prior written approval by the city.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-176. Landscaping.

(a) *Minimum green space standards.* A minimum green space (or setback area) is required for the purpose of softening the appearance of structures and parking areas from the road. The minimum percentage of green space for each land use is as follows:

Commercial: 15 percent.

Industrial: 15 percent.

Multi-unit dwelling: 20 percent.

Recreational/public facilities: 20 percent.

(b) *Trees.* Tree planting is required at a rate of one shade tree for every 30 feet of linear street frontage. Trees are also required along the side and rear property line at a rate of one shade tree for every 50 feet of linear property. Trees may be planted in clusters or spaced linearly rather than being on 30-foot centers. This will create a more natural appearance and allows creativity in landscape design. The minimum size of the tree should be 1 1/2-inch caliper (15 gallons).

(c) *Shrubs.* Shrubs, with a minimum height of three feet, are required along 100 percent of all parking and vehicular use areas adjacent to the street frontage. Shrubs must be planted in three-or five-gallon container stocks. This is intended to provide screening of the parking areas while adding to the "green" appearance of the scenic byway corridor.

A credit reduction in the shrubbery requirement may be provided for groundcover and planting beds, not to exceed 20 percent. Appropriate locations for groundcover and planting beds are within site distance triangles adjacent to points of ingress and egress.

- (d) *Plant materials.* Preferred trees and shrubs to be used to meet landscaping standards include, but are not specifically restricted to the list in Appendix A.

APPENDIX A

RECOMMENDED TREES

TABLE INSET:

Common Name	Genus and Species
Bur Oak	Quercus macrocarpa
Live Oak	Quercus virginiana
Shumard Oak	Quercus shumardii
Southern Red Oak	Quercus falcata
Texas Oak	Quercus texana
Water Oak	Quercus nigra
White Oak	Quercus alba
American Elm	Ulmus americana
Cedar Elm	Ulmus crassifolia
Chinese Elm	Ulmus parvifolia
Chinese Pistache	Pistacia chinensis
American Sycamore	Plantanus occidentalis
Baldcypress	Taxodium distichum
Loblolly Pine	Pinus teed
Red Maple	Acer rubrum
River Birch	Betula nigra
Southern Magnolia	Magnolia grandiflora
Savannah Holly	Ilex opaca var. savannah

RECOMMENDED VINES AND GROUND COVERS

TABLE INSET:

Common Name	Genus and Species
Asiatic jasmine	Trachelospermum asiaticum
Boston ivy	Parthenocissus tricuspidata
Bouganvillea	Bouganvillea "Barbara Karst"
Carolina jessamine	Gelsemium sempervirens
Cape honeysuckle	Tecomaria capensis

Confederate jasmine	Trachelospermum jasminoides
Coral honeysuckle	Lonicera sempervirens
Coral vine	Antigonon leptopus
English ivy	Hedera helix
Fig ivy	Ficus pumila (repens)
Japanese honeysuckle	Lonicera japonica chinensis
Lantana (trailing)	Lantana sellowiana
Liriope	Liriope muscari
Monkey grass	Ophiopogon japonicus
Passion vine	Pasiflora caerulea
Shore juniper	Juniperus conferta
Trumpet vine	Camsis radicans 'Madam Galen'
Verbena (Blue Princess)	Verbena X hybrida Blue Princess
Verbena (Perennial)	Perennial sp.
Virginia creeper	Parthenocissus quinquefolia
Wandering jew	Zebrina pendula

RECOMMENDED SHRUBS

TABLE INSET:

Common Name	Genus and Species
Abelia	Abelia grandiflora
African iris	Dietes iridioides
Aralia or Fatsia	Fatsia japonica
American holly	Ilex opaca
Autumn sage	Salvia greggii
Azalea	Azalea indica
Banana plant	Musa sp.
Barberry	Berberis thunbergii atropurpurea
Barbados cherry	Malpighia glabra
Bird of paradise	Poinciana gilliesii
Bottlebrush	Callistemon viminalis
Brazilian skyflower	Duranta repens
Bridal wreath spirea	Spirea cantoniensis
Burford holly	Ilex cornuta burfordii
California fan palm	Washingtonia filifera

Cherry laurel	<i>Prunus caroliniana</i>
Crepe myrtle	<i>Lagerstroemia indica</i>
Columbine (Hinkley's Texas Gold)	<i>Aquilegia chrysantha hinckleyana</i>
Coralbean	<i>Erythrina herbacea</i>
Dwarf burford holly	<i>Ilex cornuta rotunda burfordii</i>
Dwarf Chinese holly	<i>Ilex cornuta rotunda</i>
Dwarf palmetto	<i>Sabal minor</i>
Dwarf pittosporum	<i>Pittosporum tobira wheeleri</i>
Dwarf yaupon holly	<i>Ilex vomitoria nana</i>
Esperanza (Gold Star)	<i>Tecoma stans</i>
Feijoa or Strawberry guava	<i>Feijoa sellowiana</i>
Firebush	<i>Hamelia patens</i>
Flowering quince	<i>Chaenomeles japonica</i>
Glossy privet	<i>Ligustrum lucidum</i>
Indian hawthorne	<i>Raphiolepis indica</i>
Japanese black pine	<i>Pinus thunbergii</i>
Japanese boxwood	<i>Buxus japonica</i>
Juniper	<i>Juniperus sp.</i>
Kumquat	<i>Fortunella sp.</i>
Loquat	<i>Eriobotrya japonica</i>
Mexican sage	<i>Salvia leucantha</i>
Mock orange	<i>Philadelphus coronarius</i>
Nandina: harbour dwarf, gulf stream, nana	<i>Nandina domestica compacta</i>
Nandina	<i>Nandina domestica</i>
Oleander	<i>Nerium oleander</i>
Pavonia	<i>Pavonia lastopetala</i>
Pittosporum (green)	<i>Pittosporum tobira</i>
Pittosporum (variegated)	<i>Pittosporum tobira variegata</i>
Plumbago	<i>Plumbago auriculata</i>
Pomegranate	<i>Punica granatum</i>
Possumhaw	<i>Ilex dicidua</i>
Redbud	<i>Ceris sp.</i>
Rose of sharon (Althea)	<i>Hibiscus syriacus</i>
Sago palm	<i>Cycas revoluta</i>
Texas mountain laurel	<i>Sophora secundiflora</i>
Texas palmetto	<i>Sabal texana</i>

Texas silverleaf (sage)	Leucophyllum frutescens
Vitex	Vitex agnus-castus
Waxleaf ligustrum	Ligustrum japonilum
Windmill palm	Trachycarpus fortunei
Yaupon holly	Ilex vomitoria
Yucca (dwarf red)	Hesperaloe parvifolia
Yucca	Yucca sp.

RECOMMENDED GRASSES

TABLE INSET:

Common Name	Genus and Species
Beard grass	Andropogon gerardii
Fountain grass	Pennisetum ruppellii
Japanese blood grass	Imperata cylindrical 'Rubra'
Muhly grass	Muehlenbergia lindheimeri
Pampas grass	Cortaderia selloana
Purple autumn grass	Miscanthus sinensis
Purple lovegrass	Eragrostis spectabilis
Sand lovegrass	Eragrostis trichocolea
Sideoats gamma	Bouteloua curtipendula
Weeping lovegrass	Eragrostis curvala
Zebra grass	Miscanthus senensis 'Zebrinus'

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-177. Landscaping in the street right-of-way.

- (a) *Applicability of section.* This section shall not apply to the installation by the city, its officers, agents or employees, of landscape materials and/or irrigation facilities within any publicly owned area or any area dedicated to public use within the city or its extraterritorial jurisdiction.
- (b) *Compliance with article.* No person shall install landscape materials or irrigation facilities within any portion of a dedicated street, median, or other public rights-of-way except in accordance with the provisions of this section.

- (c) *Parks and recreation department to administer.* The city's parks and recreation department is hereby authorized and directed to administer and supervise the policies specified by this section.
- (d) *Irrigation facilities.* Any person seeking to provide, install and/or maintain landscape materials within a dedicated median, street or other public right-of-way must also provide and install irrigation facilities for such landscaped areas. Such irrigation facilities shall consist of an adequate number of sprinkler heads or drip irrigation outlets and controllers to properly irrigate all landscaped areas, as determined by the parks and recreation department.
- (e) *Agreement.* Any person seeking to provide, install and/or maintain landscaping materials and irrigation facilities within a dedicated street, median or other public right-of-way must first enter into an execute a "median and right-of-way landscape and irrigation agreement" with the city.
- (f) *Superintendent of parks and recreation to execute.* The superintendent of parks and recreation is hereby authorized to execute, on behalf of the city, a "median and right-of-way landscape and irrigation agreement" with any developer of a residential or commercial subdivision within the city or its extraterritorial jurisdiction, or any other person, seeking to enter into such agreement with the city.
- (g) *Maintenance.* No person shall sweep into or deposit into any gutter, street, or other public places within the city, litter of any kind, including but not limited to weeds, grass, or leaves from any building or lot or from any public or private sidewalk or driveway, or street. Persons owning or occupying property shall keep the sidewalks and streets gutters in front of their premises free of all litter, including, but not limited to, weeds, grass and leaves.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 82-178. Utilities/lighting.

The use of poles, overhead wires and associated overhead structures to supply electric, communication, data or similar services to any area within the scenic byways is discouraged. In all cases possible, these structures should be located underground. Poles, overhead wires, and associated overhead structures includes, but is not limited to, poles, towers, supports, wires, conductors, guys, stubs, platforms, communication circuits, appliances, attachments and appurtenances located above ground, upon, along, across or over streets, alleys and easements, and used in supplying electric, communication, data or similar services. Special exceptions will need to be addressed to provide for unusual circumstances, including, but not limited to, theme lighting and cases of emergency.

(Ord. No. 2001-34, § 2, 9-25-2001)

Sec. 125-90. Apartments and condominiums.

- (a) *Purpose.* The requirements of the apartment and condominium classification are to provide for concentrated residential development and further to ensure harmonious integration into existing development. No building, structure, land or utility use shall be permitted, except apartment houses and apartment complexes. For the purpose of enforcing this article, a condominium project shall be considered an apartment project.
- (b) *Directory and building markings.* To allow rapid response of emergency services, an approved directory (map) shall be placed at each driveway and parking lot entrance and in the manager's office locating each unit in the complex relative to the sign. Each building will have markings approved by the fire marshal.
- (c) *Off-street parking requirements.* All uses shall be subject to the following minimum requirements:
 - (1) For efficiency and one-bedroom units, 1 3/4 spaces per dwelling unit are required.
 - (2) For units with two or more bedrooms, 2 1/4 spaces per dwelling unit are required.
 - (3) A minimum of two parking spaces per dwelling unit shall be provided.
 - (4) All parking spaces must be within 300 feet of the assigned unit.
 - (5) All vehicles on the apartment parking facility shall comply with the Texas Litter Abatement Act (V.T.C.A., Health and Safety Code § 365. 001 et seq.), as it pertains to abandoned and junked motor vehicles.
- (d) *Parks and recreational facilities.* Requirements for parks and recreational facilities shall be as defined in Chapter 102, Article II.
- (e) *Landscaping and planting.*
 - (1) Any portion of the building site not required for buildings, entrances, sidewalks, parking areas or drainage ditches, but not less than 20 percent of the site area, shall be planted with greenery, shrubbery and trees. The park or recreation area, as mentioned in subsection (d) of this section, shall be a portion of this area. Included in this shall be one tree for each 30 feet or fraction thereof of street frontage, planted not more than 20 feet from the frontage lot line. Also, one tree shall be planted for each 50 feet or fraction of apartment building length, equally spaced along the building length. Utilization of established trees will be considered in lieu of this requirement.

- (2) All parking areas shall have a suitable shrubbery border or landscaped earthen berm not less than three feet wide or more than three feet high.
- (f) *Conversion to condominiums.* Condominium development shall meet all requirements of this article.

(Ord. No. 99-52, § 2, 8-10-1999; Ord. No. 2000-68, § 2, 1-9-2001)

Sec. 125-91. Commercial development.

- (a) *Location of building.* Each building shall face or front upon a public street or approved place, other than an alley.
- (b) *Enclosed uses.* All uses shall be operated within enclosed buildings or confined areas.
- (c) *Outdoor storage.* Outdoor storage of merchandise shall be permitted only when incidental to the commercial use located on the same premises, provided that:
 - (1) Storage is permitted in the side and rear setbacks, and then only if the development site is fenced on the three nonfrontage perimeters as defined in this section.
 - (2) The stored merchandise shall not protrude above the height of the enclosed walls or buildings.
- (d) *Outdoor display.* Display of merchandise shall be limited to the business' principal use. Open display of merchandise shall be set back a minimum of five feet from the property line adjacent to Interstate Highway 45. If a sidewalk is required to be constructed inside of the property line, open display shall be set back the additional width of the sidewalk. Merchandise shall be set back a minimum of 20 feet from the property line or to the appropriate building line, whichever is less, adjacent to major arterials, minor arterials, collectors and residential streets. Businesses confined to outdoor display only shall be subject to applicable chapters of this Code and the following:
 - (1) A fence shall be constructed adjacent to residential uses in accordance with section 125-204.
 - (2) New driveways shall be constructed in accordance with section 125-201(d).
 - (3) Off-street parking shall be provided in accordance with section 125-201.
 - (4) A minimum spacing shall be provided between displayed buildings of ten feet.

- (5) Interior driveway access shall be provided from at least one side of any vehicle, boat or building.

(e) *Fences and walls.*

- (1) A six-foot fence or wall, as required in this section, shall be suitably constructed of masonry, wood, or chain link with inserts. A fence or wall shall be required around the nonfrontage perimeters of the site, if adjacent to residential areas, unless separated by a public street. Side fences shall not be constructed forward of the front setback line for outdoor display, as specified in subsection (e)(2) of this section. Fences shall be maintained by the owner. This subsection shall not be interpreted to preclude the city from requiring an eight-foot fence for needs of public health or safety, or to prevent nuisance impacts to adjacent or adjoining residential areas.
- (2) A permit shall be required for all fences constructed on commercial property. Where outdoor display areas are fenced, fences shall be set back in accordance with the outdoor display setback requirements in paragraph (d) above.

(f) *Off-street parking requirements.*

- (1) All areas not specifically designated as parking area, loading area, driveway, buildings or enclosed storage shall be planted in green cover.
- (2) Off-street parking requirements for commercial developments shall be as shown in the following table:

TABLE INSET:

Use	Parking Requirement
Auto sales lots (new or used)	5 spaces per 1,000 square feet of sales/showroom area, plus 8 spaces per 43,560 square feet of outdoor display area.
Auto service stations	1 space per lubrication rack and 1 space per gasoline pump; 6 spaces minimum
Auto wash/cleaning establishments	1 space per 300 square feet of floor area.
Banks	5 spaces per 1,000 square feet of floor area; 10 spaces minimum. Stackable space and drive-through areas may satisfy a portion of this requirement.
Bowling alleys	5 spaces per alley, 2 spaces per billiard table, plus 1 space per 200 square feet of gross floor area for accessory uses.
Churches	1 space per 40 square feet of sanctuary/auditorium area, plus 1 space per 500 square feet of other gross floor area.
City or county offices	1 space per 200 square feet of floor area.
Clubs, taverns	1 space for every 25 gross square feet of building area.

Commercial amusements	Minimum of 10 spaces, plus 1 space per each 100 square feet of floor area over 1,000 square feet.
Department stores	1 space per 200 square feet of floor area of ground floor, plus 1 space per 500 square feet of other floors.
Dormitories	1 space per 2 residents.
Drive-in groceries	1 space per 150 square feet of gross floor area.
Hospitals	1 space per bed.
Hotels, motels	1 space per guestroom for first 20 rooms, 1 space for each 2 guestrooms in excess of 20 rooms, plus 2 spaces for each 3 employees.
Libraries, museums	1 space per 400 square feet of floor area or 1 space per 40 square feet of auditorium, whichever is greater.
Nursing homes	0.50 space per bed; 20 spaces minimum.
Office/professional buildings	5 spaces per 1,000 square feet for buildings less than 10,000 square feet; 4 spaces per 1,000 square feet for buildings between 10,000 and 25,000 square feet (50 spaces minimum); 3.5 spaces per 1,000 square feet for buildings over 25,000 square feet (100 spaces minimum).
Office/warehouse complexes	5 spaces per 1,000 square feet for all units of an office/warehouse complex fronting a public street, and 2 spaces per 1,000 square feet of gross leasable area for the remaining units not fronting a public street.
Outdoor amphitheaters and sports stadiums	1 space per 3 patrons, plus area for buses.
Pad sites in shopping centers	Must meet the parking standard for the proposed use when application for review of that use is made.
Restaurants, cafeterias	8 spaces per 1,000 square feet of floor area.
Restaurants and cafeterias in shopping centers	8 spaces per 1,000 square feet of gross floor area devoted to the restaurant or cafeteria.
Residential treatment facilities	0.5 space per bed.
Retirement homes	0.75 space per unit.
Schools (elementary, intermediate)	1 space per classroom and office or 1 space per 400 square feet of gross floor area of auditorium, whichever is greater.
Schools (kindergartens, day care)	1 space per classroom and office.
Schools (senior high, colleges, universities or business schools)	1 space per 500 square feet of floor area.
Storage areas	1 space per 5,000 square feet of gross floor area.
Supermarkets	5 spaces per 1,000 square feet of gross floor area. Anchor grocery store parking in shopping centers: 4.5 spaces per 1,000 square feet of gross floor area. Non-anchor grocery store parking in shopping centers: 4 spaces per 1,000 square feet of gross floor area.

Theaters, auditoriums	1 space per 100 square feet of usable floor area, except schools.
Other commercial developments	5 spaces per 1,000 square feet of gross leasable area.

(g) *Landscaping and planting.* Any portion of lots not required for buildings, entrances, sidewalks or parking areas, but not less than 15 percent of the lot area, shall be landscaped and planted and so maintained by the owner with any combination of greenery, shrubbery or trees visible from the front. At the discretion of the planning and zoning commission, the area devoted to landscaping may be reduced to a minimum of ten percent if the following is included in this area:

- (1) There is included at least one containerized tree of at least 1 1/2 inch caliper 12 inches above the ground; or
- (2) At the discretion of the urban forester, established trees may be utilized in lieu of this requirement.

(Ord. No. 99-52, § 2, 8-10-1999; Ord. No. 2000-68, § 2, 1-9-2001)