

# Surface Parking Lot Landscaping

Town of Vienna, VA Zoning Code Review - Sample Sites

April 10, 2017



# Staff Recommended Changes

E. Surface Parking lot-interior landscaping: Surface parking lots with more than ~~12~~ 7 spaces ~~in a row~~ shall provide landscaping islands within the interior of the parking lot in accordance with the standards in this subsection,

1. Design: Landscaping islands shall be designed in accordance with the following standards:
  - a. Landscaping islands shall be located at the end of parking bays and have a minimum size of 162 square feet for single loaded parking bays, and a minimum size of 324 square feet for double-loaded bays.
  - b. Off-street surface parking areas with 125 or more spaces shall be organized into a series of smaller modules visually separated by landscape strips that are located at least every six parking bays that are at least nine feet wide.
  - c. Canopy or shade trees, to be approved by the Town arborist, shall be distributed throughout the parking lot for the purpose of heat abatement. No parking space shall be separated from the trunk of a shade or canopy tree by more than 70 feet.
  - d. A ratio of one tree per eight parking spaces shall be provided.



# Proposed Code Requirements

- Landscaping islands at the end of parking bays
- Off-street parking lots with 125 or more spaces – landscape strips at least 9 feet wide every 6 parking spaces
- No parking spaces shall be more than 70 feet away from the trunk of a shade or canopy tree
- A ratio of 1 tree for every 8 parking spaces
- Each landscape island shall contain at least 4 shrubs



# Existing Code Requirement

Provisions for replacement of trees during development as follows:

1. A plan for the planting and replacement of trees on site during development to the extent that, at maturity of 20 years, minimum tree canopies or covers will be provided in the respective zoning districts of the Town as follows:
  - a. Twenty percent tree canopy in the RS-16, RS-12.5, and RS-10.
  - b. Fifteen percent in the RM-2 and RTH zones.
  - c. **Ten percent tree canopy in the T, C-1, C-1A, C-2, CMP, and CM zones.**
  - d. Replacement trees shall be in-kind in accordance with the Tree Preservation and Planting Specifications Manual.

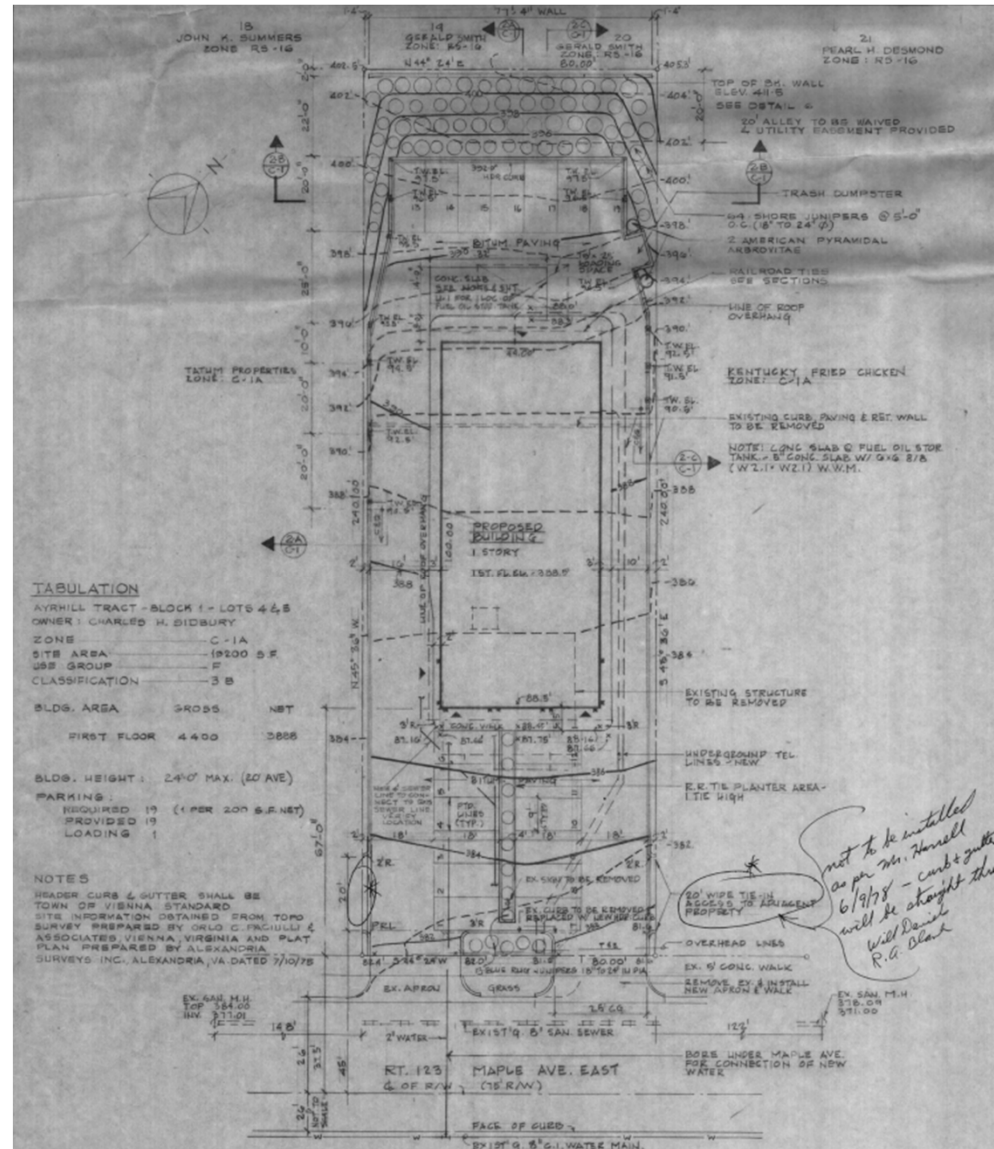




328 Maple Avenue E

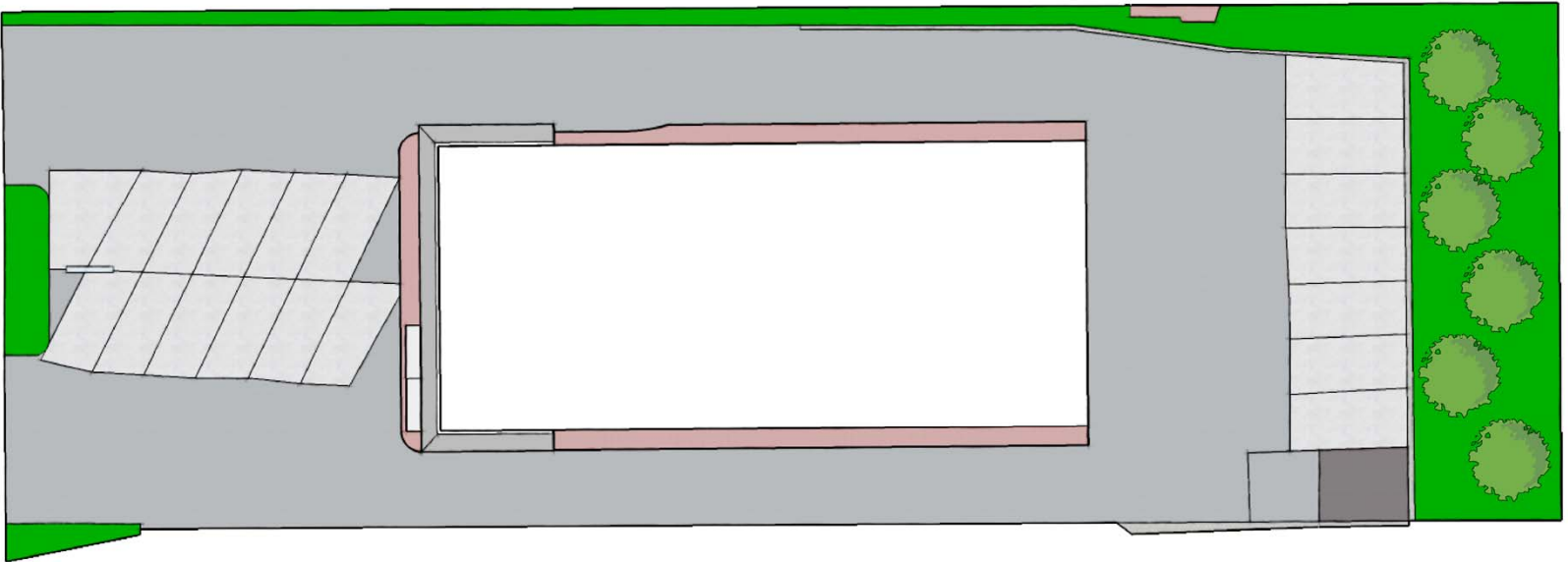


- Address: 328 Maple Avenue East
- Year Built: 1978
- Site Area: 19,200 SF
- Number of Buildings: 1
- Total Square Footage: 3888 SF
- Number of Parking Spaces Required (1 per 200): 20 Spaces
- Number of Spaces Today: 19 Spaces
- Current Parking Ratio: 1 space per 205 SF



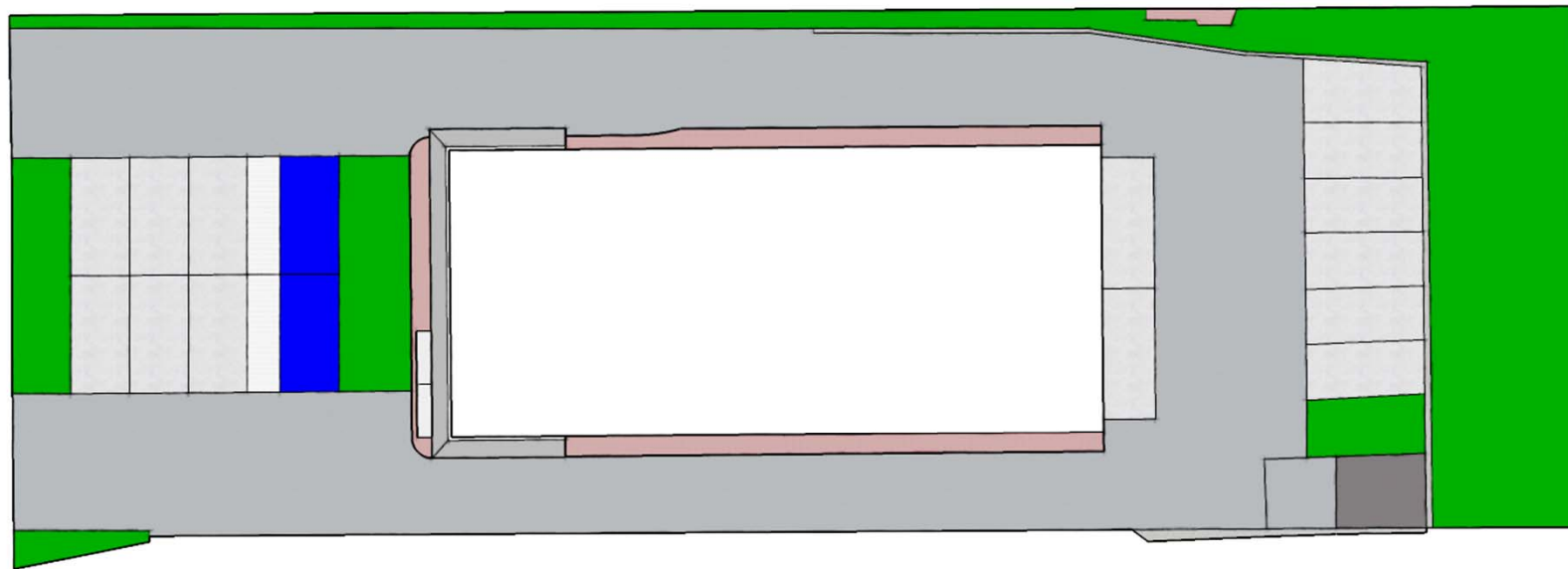






- Existing Number of Spaces: 19 Spaces

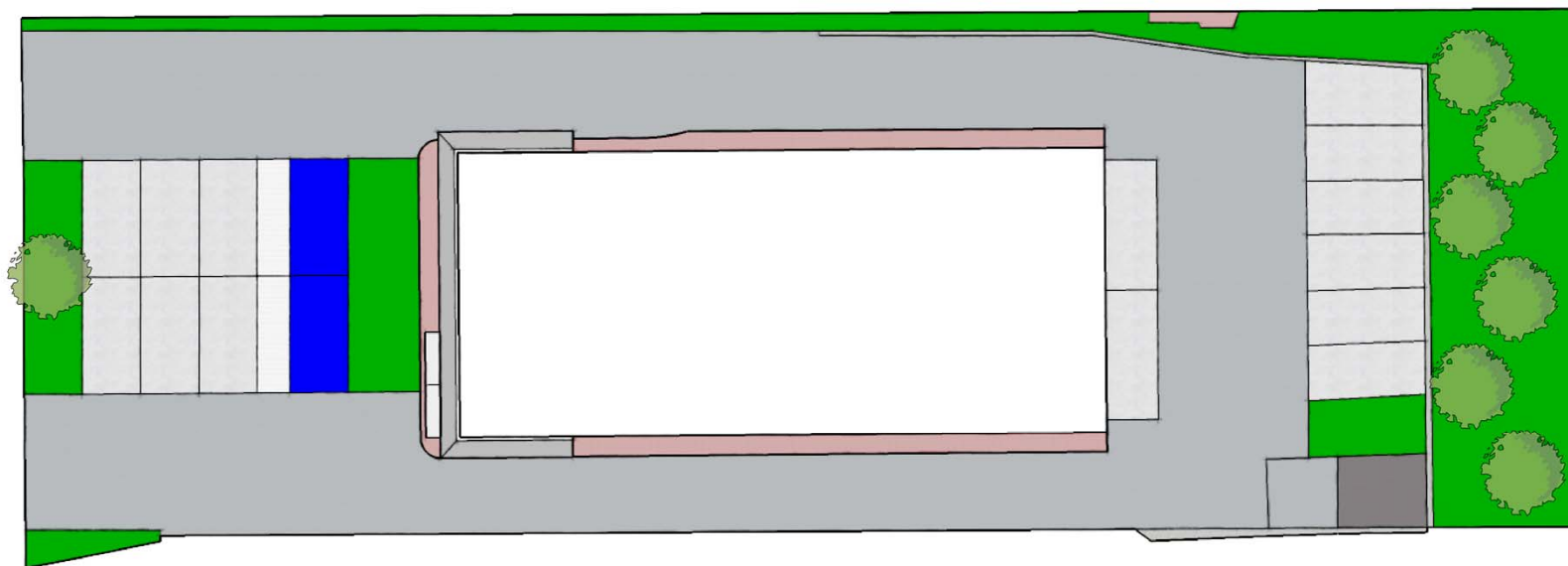




 ADA Space

- Number of Spaces Taken up by Landscaping Requirement: 4 Spaces
- Number of Spaces Required with 1 space per 250 SF: 16 Spaces
- Number of Spaces Provided: 16 Spaces





 ADA Space

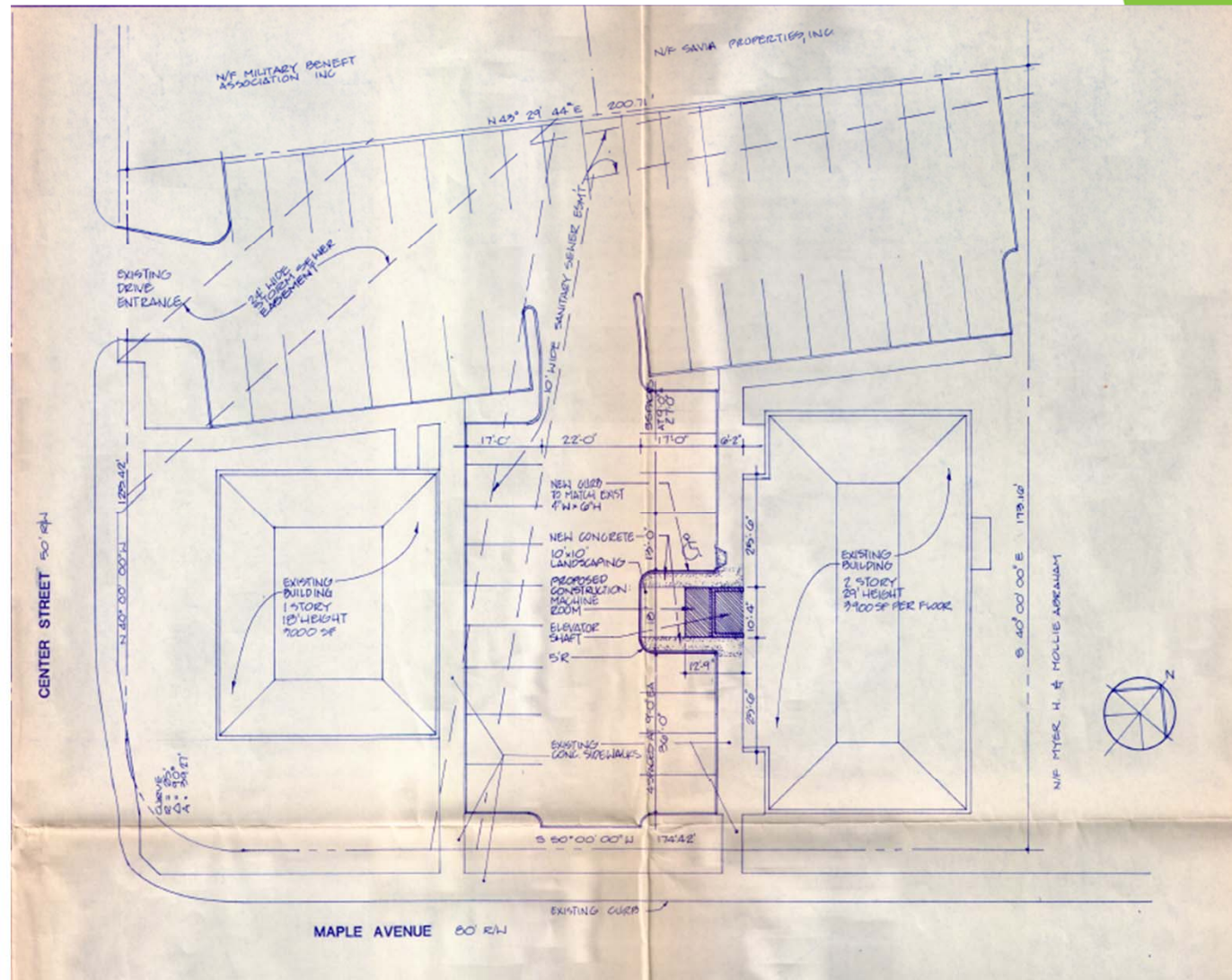
- Number of Trees Required by Landscaping Requirement: 2 Trees
- Number of New Trees Required: 1
- Required Size of Tree Canopy: 10% of Site
- Approximate Number of Trees Required: 7



100-110 Maple Avenue E



- Address: 100-110 Maple Avenue East
- Year Built: 1983
- Site Area: 32,130 SF
- Number of Buildings: 2
- Total Square Footage: 10,800 SF
- Number of Parking Spaces Required (1 per 200): 54 Spaces
- Number of Spaces Today: 51 Spaces
- Current Parking Ratio: 1 space per 212 SF

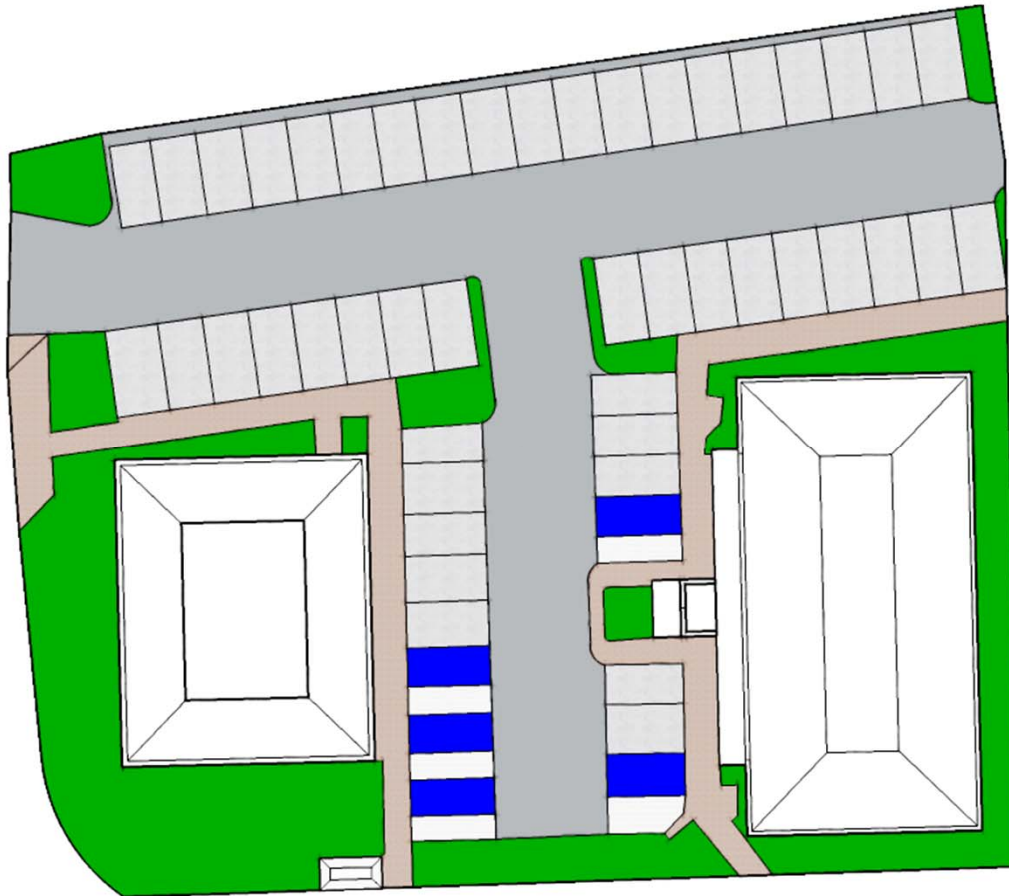






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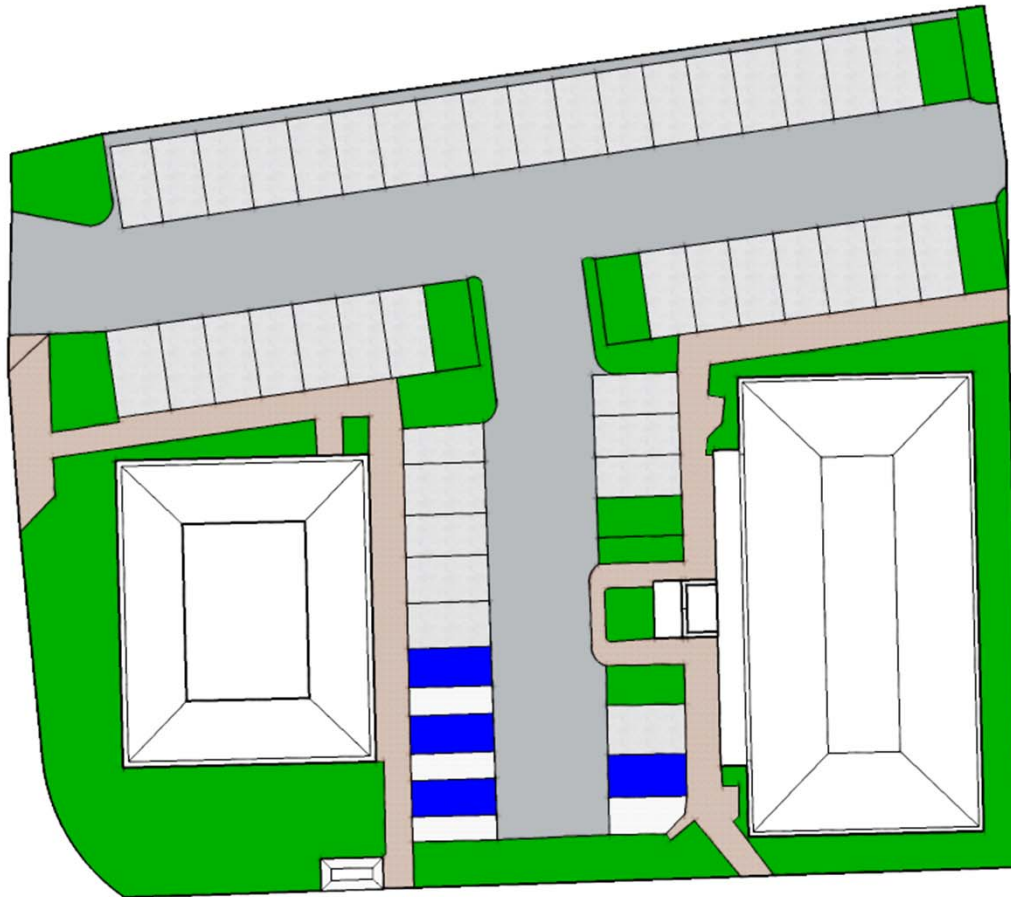


ADA Space

- Existing Number of Spaces: 51 Spaces







- Number of Spaces Taken up by Landscaping Requirement: 6
- Number of Spaces Required with 1 space per 250 SF: 44 Spaces
- Number of Spaces Provided: 45





ADA Space

- Number of Trees Required by Landscaping Requirement: 6 Trees
- Required Size of Tree Canopy: 10% of Site
- Approximate Number of Trees Required: 11 Trees

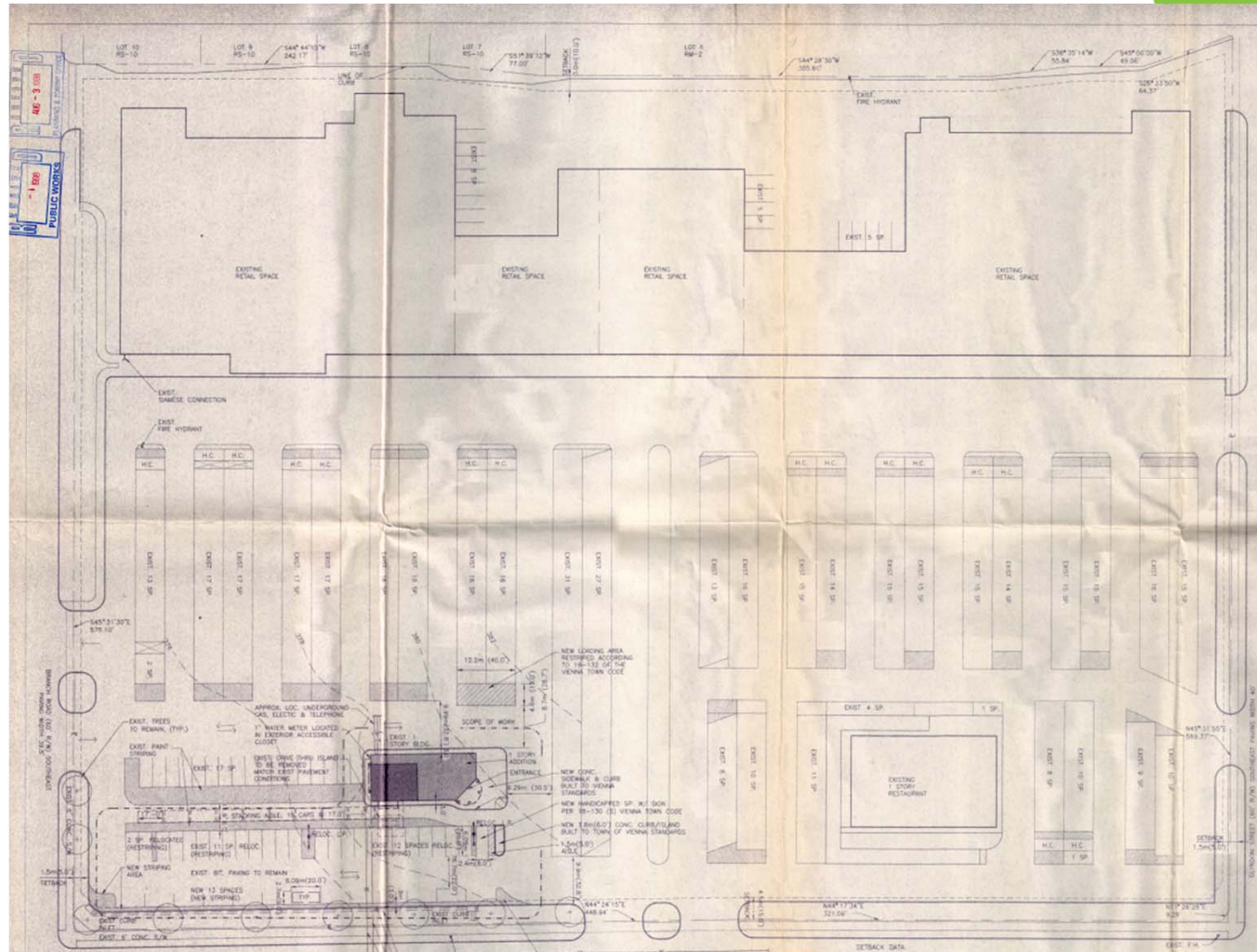


# 311-359 Maple Avenue E

Maple Avenue Shopping Center



- Address: 311-359 Maple Avenue East
- Year Built: 1961
  - Outback – 1973
  - Bank - 2000
- Site Area: 454,165 SF
  - 10.43 Acres
- Number of Buildings: 3
- Total Square Footage: 108,584 SF
- Number of Parking Spaces Required (1 per 200): 543 Spaces
- Number of Spaces Today: 565 Spaces
- Current Parking Ratio: 1 space per 192 SF







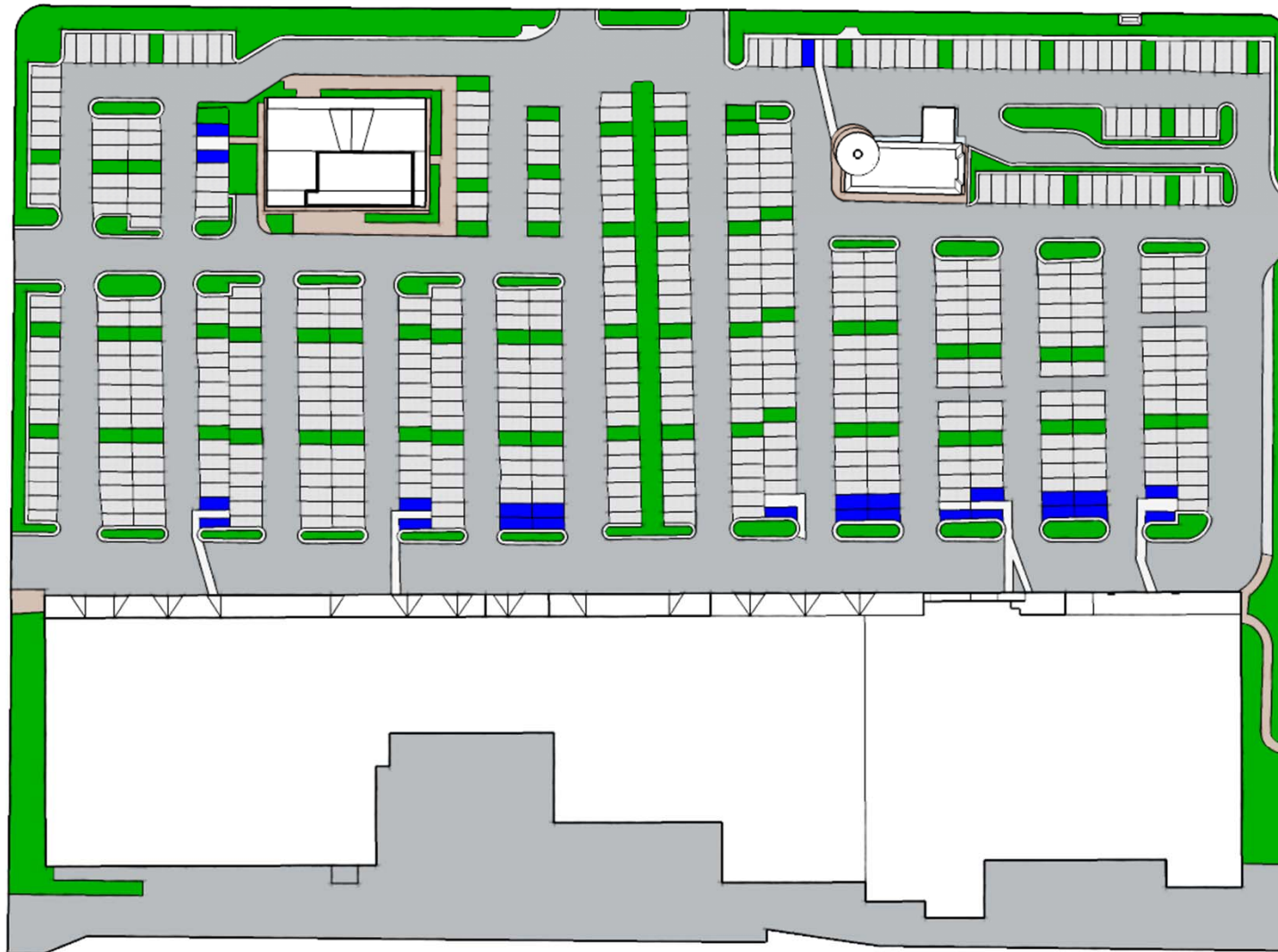




- Existing Number of Spaces: 565 Spaces
- Existing Number of Trees: 71 Trees

 ADA Space





- Number of Spaces Taken up by Landscaping Requirement: 71
- Number of Spaces Required with 1 space per 250 SF: 435 Spaces
- Number of Spaces Provided: 494

 ADA Space



- Number of Trees Required by Landscaping Requirement: 62 Trees
- Additional Trees Required to Existing Site: 11 Trees
- Total Number of Trees on Site: 91
- Required Size of Tree Canopy: 10% of Site
- Approximate Number of Trees Required: 151 Trees

ADA Space