TABLE 4

Parking Occupancy Rates
(Percent of basic minimum needed during time period)

Uses	M-F 8am-5pm	M-F 6pm-12am	M-F 12am-6am	Sat.& Sun. 8am-5pm	Sat. & Sun. 6pm-5pm	Sat. & Sun. 12am-6am
Land Use Categories						
Residential	60%	100%	100%	80%	100%	100%
Commercial*	90%	80%	5%	100%	70%	5%
Office	100%	20%	5%	5%	5%	5%
Public & Institutional Uses (non-church)	100%	20%	5%	10%	10%	5%
Public & Institutional Uses (church)	10%	5%	5%	100%	50%	5%
Manufacturing/ Industrial	100%	60%	40%	50%	30%	10%
Warehouse/ Wholesale	100%	20%	5%	5%	5%	5%
Recreation	40%	100%	10%	80%	100%	50%
Specific Commercial Uses						
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Theater	40%	80%	10%	80%	100%	10%
Conference/ Convention	100%	100%	5%	100%	100%	5%

Source: Shared Parking Planning Guidelines, Institute of Transportation Engineers.

*Some specific uses have different occupancy rates. Check under "Specific Commercial Uses" with the rest of the table.

(Ord. 4567, 05-04-04)

172.06 Parking Lot Location Standards

The location of all required and nonrequired parking lots with five (5) or more spaces shall meet the location requirements below. All conditional uses hereunder shall be granted by the Planning Commission in accordance with Chapter 163, governing applications of conditional uses; procedures.

(A) *Permitted locations by right.* Parking lots shall be located within the same zoning district as the use they serve. Required parking lots for uses allowed by right within a zoning district are allowed as a use by right in the same zoning district.

(B) *Permitted locations as a conditional use.*

(1) Parking lots located within residential zones which serve uses in nonresidential zones may be allowed as a conditional use by the Planning Commission.

(2) Parking lots for uses allowed as conditional uses within residential zones must also be approved as a conditional use. A conditional use for a parking lot may be approved at the same time the use is approved or may be approved separately if additional parking lots are developed later.

The Planning Commission shall make a finding based upon the size, scale, and location of these activities that the proposed parking lot will not adversely affect adjacent residential uses or the residential character of the neighborhood.

Cross reference(s)--Uses Conditions, Ch. 163.

(C) *Off-site locations.* If off-street parking cannot be provided on the same lot as the principal use due to existing buildings or the shape of the parcel, parking lots may be located on other property not more than 600 feet distant from the principal use, subject to conditional use approval by the Planning Commission.

(D) *Intermittent parking.* Uses which generate only intermittent demand for parking, such as churches, may count available on-street parking within 600 feet of the building as part of required parking, subject to the approval of the Planning Commission.

172.07 Parking Lot Landscaping Requirements

(A) *Submittal requirements.* A landscaping plan shall be submitted for all parking lots containing five (5) or more spaces. The landscape plan shall indicate the species of all plants, size of each species at the time of planting, spacing requirements for each plant, and the type of edging and mulch to be used for the planting beds. The planting plan may be incorporated with the site or grading plan.

(B) *General requirements.*

(1) *Separation of landscaped areas and vehicles.* All landscaped areas shall be protected from potential damage by vehicles by placing concrete curbs or wheel barriers adjacent to the landscaped area except as provided in subsection §172.07(C)(1)(a).

(2) *Vehicle overhang.* Except when exercising Option 3, §172.07(C)(1)(c), a portion of a standard parking space may be landscaped instead of paved to meet part of the landscaping requirement. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of the vehicle using

the space. Landscaping may only be groundcover plants in the overhang area.

(3) *Maintenance.* The current owner of the property shall be responsible for the maintenance of all required landscaping.

(a) *Irrigation system.* Some method of irrigation shall be required in landscaped areas. An automated irrigation system is encouraged to ensure adequate moisture to plant material. In landscaped areas without an automated irrigation system the installation of hose bibs (water spigots), installed one for every 100 foot radius, will be required.

(b) *Planting beds.* All landscaping shall be planted within areas designated as planting beds, this includes tree lawns, tree islands, and tree pits. Planting beds shall have amended soil to insure the health of the plant materials. All sod shall be removed within the planting bed and mulch shall cover the bare soil to ease maintenance. Sod will be allowed in tree lawns and tree islands if no other plant material is included within these areas.

(c) *Replacement landscaping.* Landscaping that dies or is damaged shall be removed and replaced by the current owner of the property. The owner shall have 60 days from the receipt of written notice issued by the city to remove and replace any required landscaping that dies or is damaged.

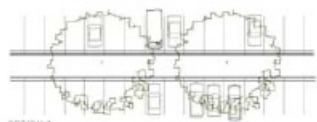
(4) *Timing of installation.* Landscaping shall be provided prior to the issuance of a final certificate of occupancy. A 90-day temporary certificate of occupancy may be issued once the owner deposits, with the city, U.S. currency or an irrevocable letter of credit in an amount equal to 150% of the estimated cost of the uninstalled plant material. The letter of credit must be from a bank or banking institution doing business within the State of Arkansas which is a member of the Federal Deposit Insurance Corporation.

(5) *Size and type of plant material.* All plant material shall meet the requirements established by the American Standard for Nursery Stock. Trees shall have a minimum two (2) inch caliper at the time of installation. Shrubs are to reach an average height of three (3) feet within two years of installation. Plant species installed in vehicular use areas are to be approved by the landscape administrator. Suggested species of trees are available within the city landscape manual.

(C) *Interior landscaping requirements.*

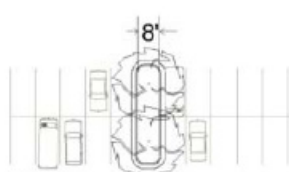
(1) *Amount of landscaping.* Parking lots containing 10 or more vehicles shall be landscaped utilizing one of the following options:

(a) *Option 1. Narrow tree lawn.* A continuous strip between rows of parking. The minimum width of a tree lawn is eight feet (8'); however, if large tree species are used the minimum width is 10 feet. One tree shall be planted for every 12 parking spaces with this option. If planting a 10 foot wide tree lawn, only large tree species shall be used and one tree shall be planted for every 15 parking spaces. Trees may be grouped or spaced within the lawn area.



OPTION 1

(b) *Option 2. Tree island.* 150 square feet minimum width of eight feet (8'). Only medium tree species are allowed within landscape islands. One tree shall be planted for every 12 parking spaces with this option.



OPTION 2

(c) *Option 3. Tree pit.* 36 square feet minimum, minimum width of six feet (6'). Tree pits must be covered with either a grate or some form of permeable pavers, (brick or stone). Only small

species of trees are allowed in tree pits. Vehicle overhang is not allowed with this option. One tree shall be planted for every 10 parking spaces with this option.

OPTION 3

*Minimum width of all islands are measured from actual planting area, (back of curb to back of curb).

(2) *Calculation of area.* Required perimeter landscaping may not be substituted for interior landscaping. However, it is recognized that interior landscaping may join perimeter landscaping. In such cases, landscaping which extends four (4) feet or more into the parking area may be included in the calculation of interior landscaped area.

(3) *Exceptions.* All parking lots used solely for the purpose of providing areas for the display and storage of motor vehicles for sale, lease, and rental shall be exempt from the interior landscaping requirements.

(D) *Perimeter landscaping requirement.* Parking lots containing five (5) or more spaces shall be landscaped meeting the following requirements:

(1) *Side and rear property lines.* All parking lots shall have five feet (5') of landscaped area between the property line and parking lot. The two foot (2') vehicle overhang option may be included to meet this requirement. Depending on the use and location, additional area and screening may be required under §166.10. Buffer strips and screening.

(2) *Property lines adjoining street right-of-way.*

(a) *Residential zones.* Except for permitted entrance drives, every parking lot shall be landscaped for an equal and uniform width of 15 feet parallel to the front property line(s) street right-of-way.

(b) *Nonresidential zones.* Except for permitted entrance drives, every parking lot shall be landscaped for an equal and uniform width or 10 feet parallel to the front property line(s) street right-of-way.

(3) *Required plant material.* Landscaping in these areas shall contain one tree every 30 linear feet plus a continuous planting of shrubs along the street right-of-way, exclusive of permitted entrance drives. Trees along the perimeter may be grouped to allow flexibility in design. The requirement for a continuous planting of shrubs is intended to lessen the effect of extensive paving. Groupings of shrubs are encouraged; however, a continuous planting will be required as well. A minimum 50% of shrubs shall be evergreen.

172.08 Nonconforming Parking Lots

All parking lots and/or parking areas which were in existence prior to the effective date of this ordinance may continue in a nonconforming state until such time as the following shall occur:

(A) *Rehabilitation.* A building permit is granted to rehabilitate a structure on the property exceeding 50% of the current replacement cost of the structure. At such time, 50% of the existing parking lot use area shall be required to be brought into compliance with the provisions of this ordinance. This shall continue on a graduated scale in accordance with the percentage of rehabilitation cost; and/or

(B) *Enlargement or reconstruction.* A building permit is granted to enlarge or reconstruct a structure on the property exceeding 10% of its existing gross floor area. At such time 10% of the existing parking lot and/or parking lot area shall be brought into compliance with the provisions of this section. This shall be on a graduated scale until reaching 100% of the required landscaping; and/or

(C) *New curb cut.* A new curb cut permit is granted for the nonconforming parking lot. At such time the parking lot and/or parking area shall be required to be brought into compliance with the provisions of this ordinance.

Cross reference(s)--Variances, Ch. 156.

(Code 1965, App. A., Art. 8(9); Ord. No. 1747, 6-29-70; Ord. No. 2380, 9-20-77; Ord. No. 2549, 8-7-79; Code 1991, §160.117; Ord. No. 3870, §4, 2-21-95; Ord. No. 3962, §§1, 2, 4-16-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4127, §1 (Ex. A), 12-15-98; Ord. No. 4319, 6-5-01; Ord. No. 4412, (Ex. A), 9-3-02)