

# City of Madison Landscape requirements per Chapter 28.04(12(b) of the Madison General Ordinances

## Off-Street Parking And Loading Areas

All open off-street parking areas containing more than three (3) spaces, all open off-street loading areas and all open storage areas shall have effective screening on each side adjoining or fronting on any residence district or any public or private street except where the owner chooses to landscape in lieu of required screening, and the landscaping shall be provided as follows:

1. The minimum number of 2" to 2½ " caliper canopy-type trees required shall be determined by the Landscape Worksheet furnished by the Department of Planning and Development.
2. In those lots containing fifty (50) spaces or more with two (2) or more drive aisles and two (2) or more rows of stalls, at least one half of the required canopy trees shall be planted in interior planting islands, each having a minimum area of seventy (70) square feet, with a minimum dimension of five (5) feet face to face. Fractions of a tree shall be rounded up to the next whole tree. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. When determination of the number of trees required by this ordinance results in a requirement of a fractional tree, any fraction of one half (½) or less shall be disregarded, while a fraction in excess of one half (½) shall be counted as one tree provided, however a minimum of one tree shall be required.
4. Point System for Landscaping Elements. The minimum number of points required shall be determined by the Landscape Worksheet. The minimum number of points required is determined by the number of parking spaces or the storage area or outdoor display area divided by three hundred (300) square feet. Where the landscaping system is applied to storage areas in lieu of required screening, this formula will apply. For parking lots with less than 25 spaces and storage areas of less than 7500 square feet, a minimum of one (1) point shall be required for each foot by which parking stalls or loading areas are exposed at right angles to street lot lines or lot lines of adjacent residentially zoned property. The number of points required shall be the greater of the minimum required points per the Landscape Worksheet. **(For point values, see worksheet).**
5. A credit allowance toward the total points required may be provided for existing landscape elements at the same point value as on the worksheet. To be eligible for credit, the landscape element must meet the following criteria:
  - i. Canopy trees or small trees, evergreen trees, and earth berms must be within 50' of the edge of the parking lot, loading, or storage area.
  - ii. Deciduous and evergreen shrubs, walls, or decorative fences must be within 20' of the edge of the parking lot, loading, or storage area.

- iii. Plant elements must be in good growing condition so as to present a healthy, neat, and orderly appearance. Walls and fences must be sound and well maintained to present a neat and orderly appearance.
6. Existing screening along District Boundary Lines, if adjacent to parking, loading and storage areas, will count toward required points for the area being treated, as per criteria in (credit allowances above.)
7. Landscape Plan Development, Review, Approval and Appeals.
- i. **For parking lots with greater than 20 stalls, a registered landscape architect must stamp landscape plans.**
  - ii. A Landscape Worksheet, furnished by the Department of Planning and Development, shall be used to calculate the required number of trees and points and shall be completed and submitted with plans for review.
  - iii. An appeal of the staff's decision may be taken to the Zoning Board of Appeals who shall not act until a written advisory recommendation is received from the Urban Design Commission or 30 days have passed. The Zoning Board of Appeals may modify landscape plans after considering the recommendation, if any, from the Urban Design Commission and after determining that the modification is in harmony with the general intent and purpose of this section and the guidelines in "i." above.