

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and clarifying certain landscaping requirements and provisions and making related technical changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

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TITLE 14. ZONING AND PLANNING

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CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

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§ 14-305. Nonconformities

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(9) Nonconforming Parking or Site Improvements

Where the [amount] *amount, design,* or location of off-street parking or [amount, location, or design of] site improvements (for example, landscape area) does not meet the requirements of this Zoning Code, the nonconformity may remain and be used notwithstanding those nonconformities. However, all provisions of *Section 14-705 (Landscape and Trees)* and Chapter 14-800 (Parking and Loading) shall apply to *the entire lot* for any development or changes to structures or uses on the lot.

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CHAPTER 14-700. DEVELOPMENT STANDARDS

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§ 14-705. Landscape and Trees.

(1) On-Site Landscape and Tree Requirements.

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(a) Applicability

The on-site landscape and tree requirements of this § 14-705(1) (On-Site Landscape and Tree Requirements) shall apply to all *site clearing and development* on existing lots greater than 5,000 sq. ft. in area, [except:] *except as stated below.*

(.1) *For development and site clearing associated with development or environmental restoration projects, § 14-705(1) (On-Site Landscape and Tree Requirements) shall not apply to:*

(.a) Lots with a principal [single-family, two-family, parks and open space, or] urban *agricultural* [agriculture] use;

(.b) *Portions of lots that are the sites of: environmental restoration projects, such as work to implement stream bed, flood plain, or forest restoration; wetland or meadow creation; or green stormwater infrastructure improvements; and*

(.c) *Any development that meets either of the following conditions:*

(.i) *The applicant demonstrates to the satisfaction of the Department of Planning and Development that fifty-one percent (51%) or more units will meet the definition of “Affordable Housing Property” under subsection 7-202(1); or*

(.ii) *The development is otherwise subject to a recorded instrument such that average monthly costs for all rental units may not exceed the standards described under § 14-702(7)(a)(.1)(.a).*

(.2) *For all other site clearing:*

(.a) *§ 14-705(1)(d) (Landscape Buffering Between Different Zoning Districts) and § 14-705(1)(e) (Yard Tree Requirements) shall not apply; and*

(.b) *No provisions of § 14-705(1) (On-Site Landscape and Tree Requirements) shall apply to lots with a principal single-family, two-family, or urban agricultural use.*

(.3) [Parking lots and garages. Parking] *Portions of lots in use as parking lots and [garages] garages, which shall comply with the landscape standards of § 14-803(5) (Parking Landscape and Screening).*

(b) Landscape and Tree *Preservation Plan* Required.

Zoning permit applications must, if subject to the provisions of this § 14-705(1) (On-Site Landscape and Tree Requirements), include a landscape and tree *preservation* plan prepared by a licensed architect, licensed landscape architect, licensed professional civil engineer, or a certified arborist that demonstrates compliance with [the standards of this § 14-705(1) (On-Site Landscape and Tree Requirements).] *these provisions. L&I shall not issue a zoning permit for an application that is subject to the provisions of this § 14-705(1) (On-Site Landscape and Tree Requirements) unless such landscape and tree preservation plan is submitted, nor shall L&I issue a zoning permit for an application that is subject to § 14-705(1)(d) (Landscape Buffering Between Different Zoning Districts) or § 14-705(1)(e) (Yard Tree Requirements) until the Commission approves the landscape and tree preservation plan and issues waivers for any requirements it deems impracticable, as described below. The Commission is authorized to promulgate regulations that include submission and waiver requirements for landscape and tree preservation plans.*

(c) General Standards.

(.1) Plants.

[Herbaceous plants or lawn] *Trees, shrubs, grasses, perennials, and groundcover* installed in the required landscaped area shall be *selected* from the list of appropriate plantings maintained by the Commission. *Whenever the calculation of required number of plants results in a fraction of a number, then the number of plants shall be rounded up to the nearest whole number.*

(.2) Minimum Plant Size.

Trees installed in the required landscaped area shall have a minimum caliper of [2.0] 2.5 in. *DBH, except evergreen species, which must be at least 5 feet in height.*

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(.4) Sight Triangle Requirements.

[Shrubs and similar plants] *Plants* that exceed 2.5 ft. in height *at maturity* are prohibited in sight triangles.

(.5) *Minimum Plant Spacing.*

Trees shall have a minimum spacing of 12 ft. from other trees. Shrubs shall have a minimum spacing of 3 ft. from other trees and shrubs.

(.6) *Minimum Soil Volume*

Trees and shrubs shall be planted with a minimum of volume of soil, dependent on site conditions, landscaping plan, species, and other factors, as specified in the regulations of the Commission.

(.7) Shrub Replacement.

A maximum of 20% of required shrubs may be replaced one-for-one with a tall grass species.

(.8) Waivers

If the Commission determines that it would be impracticable to meet any on-site landscape or tree planting requirements provided in this § 14-705(1), it may waive these requirements in part or in their entirety. Waivers shall only be issued due to existing site conditions and constraints, as described in the regulations of the Commission.

(.9) In-lieu Fee

Any trees that would be required, but for the issuance of a waiver, shall be subject to a mandatory in-lieu fee.

(.a) This in-lieu fee shall be calculated as follows:

(.i) For each tree waived from the requirements of § 14-705(1)(d) (Landscape Buffering Between Different Zoning Districts), § 14-705(1)(e) (Yard Tree Requirements), and § 14-803(5) (Parking Landscape and Screening), one thousand dollars (\$1,000);

(.ii) For each tree waived from the requirements of § 14-705(2) (Street Tree Requirements), one thousand five hundred dollars (\$1,500); and

(.iii) For each DBH inch of tree waived from the requirements § 14-705(1)(g) (Tree Replacement Requirements), as indicated in the following chart:

<i>Progressive Fee Category (overall density of existing trees on lot)</i>	<i>Fee</i>
<i>Up to 75 DBH inches per acre</i>	<i>\$400 per inch</i>
<i>Greater than 75 and less than 250 DBH inches per acre</i>	<i>\$200 per inch</i>
<i>Greater than 250 DBH inches per acre</i>	<i>\$50 per inch</i>

(.b) Additional trees that will be planted on the lot and that are not otherwise required by this § 14-705(1) or § 14-803(5) (Parking Landscape or Screening) shall be deducted from the calculation derived in subsection 14-705(1)(c)(.9)(.a).

(.c) For lots within the Fairmount Park System, as defined in § 15-201 (Jurisdictional Areas), additional trees planted within one mile of the lot line that are on other lots within the Fairmount Parks System or within areas under Department of Parks and Recreation jurisdiction and that are not otherwise required by this § 14-705(1) or § 14-803(5) (Parking Landscape or Screening) shall be deducted from the calculation derived in (.a), above.

(.d) Notwithstanding the foregoing, the total in-lieu fee for a lot held by the Philadelphia Industrial Development Corporation that meets the conditions of § 14-705(1)(f)(.1)(.a)(.i) shall not exceed five percent of the appraised value of that property, as shown in the higher of two appraisals conducted by independent appraisers, collected and approved by the Philadelphia Industrial Development Corporation.

(d) Landscape Buffering Between Different [Land Uses] Zoning Districts.

Landscape buffers are required when specific types of different [land uses] zoning districts abut each other, as listed in § 14-705(1)(d)(.1) (When Buffering Is Required), below. These requirements only apply at the time a lot subject to these requirements is developed, and no existing development shall be required to install buffer landscape because of a change in the zoning district classification of an abutting lot.

(.1) When Buffering Is Required.

A landscape buffer satisfying the requirements of § 14-705(1)(d)(.2) ([Two] Buffering [Options] Requirements) shall be provided along the side and rear lot [lines] lines, where a side or rear yard is provided, for the following:

(.a) [Multi-Family Residential, Commercial, or Institutional.

(.i) A multi-family building with more than six units that abuts a lot in an RSD zoning district; and

(.ii) A building with a principal use in the public, civic, and institutional, office, retail sales, commercial services, or vehicle or vehicular equipment sales and service use categories that abuts a lot in a Residential district.]

A lot in a Residential Multi-Family (RM) or Residential Mixed-Use (RMX) zoning district that abuts a lot in a Residential Single-Family Attached (RSA), Residential Single-Family Detached (RSD), or Residential Two-Family (RTA) zoning district.

(.b) [Industrial.]

A [building or lot containing a principal use in the wholesale, distribution, and storage, or industrial use categories] *lot in a Commercial (CA), Commercial Mixed-Use (CMX), Industrial (I, IRMX or ICMX), or Special Purpose (SP) zoning district that abuts a lot in a Residential (RM, RMX, RSA, RSD or RTA) district.*

(.c) *A lot that abuts or includes the right-of-way of a railroad or any of the following public highways:*

- (.i) *Delaware Expressway*
- (.ii) *Schuylkill Expressway*
- (.iii) *Vine Street Expressway*
- (.iv) *Roosevelt Expressway*
- (.v) *Roosevelt Boulevard*
- (.vi) *Woodhaven Road, between the County Line and Evans Street*

(.d) *Conflicts with Parking Landscape and Screening.*

Where a parking lot, loading space, or drive-through landscape buffer is required in accordance with § 14-803(5)(c) (Perimeter Screening From Abutting Residential Zoning District), the provisions of § 14-705(1)(d) (Landscape Buffering Between Different Zoning Districts) shall not apply to any segments of side or rear lot lines affected by those requirements.

(.2) [Two] Buffering [Options] Requirements.

[The applicant shall provide the amounts of buffering shown in Table 14-705-1 using either Option A or Option B.

(.a) Option A – Landscape Buffer.

A landscape buffer area meeting the requirements of Table 14-705-1 shall be provided on the shared border to minimize sound, light, and noise impacts. The buffer area shall consist of natural plant materials such as lawn, herbaceous plants, shrubs, and trees, and shall not contain impervious materials. At least 15 ft. of space must

be provided between tree trunks. Shrubs shall have a mature height of at least five ft.

(.b) Option B – Wall, Berm, Fence, or Vegetative Screen.

An opaque wall, berm, fence, or dense vegetative screen meeting the requirements in Table 14-705-1 shall be provided on the shared border. If a fence or wall is provided, the side facing the Residential district shall be at least as finished in appearance as the side facing the applicant’s use. Fencing shall be constructed of wood or ornamental metal; chain-link and barbed wire are prohibited as fencing material.

Table 14-705-1: Landscape Buffering Between Different Land Uses

Land Use (Descriptions below are summary only. The provisions of § <u>14-705(1)(d)(.1)</u> shall control.)	Option A Landscape Buffer	Option B Opaque Wall, Berm, Fence, or Dense Vegetative Screen
Multi-Family Residential abutting an RSD district; Commercial or Institutional abutting a Residential district (<u>14-705(1)(d)(.1)(.a)</u>)	Width: 10 ft. min. Landscape: At least 1 tree and 3 shrubs per 25 ft.	Height: 5 ft. min./6 ft. max. (at least 5 ft. at time of planting for a vegetative screen)
Industrial abutting a Residential district (<u>14-705(1)(d)(.1)(.b)</u>)	Width: 15 ft. min. Landscape: At least 1 tree and 4 shrubs per 25 ft.	Height: 7 ft. min./8 ft. max. (at least 7 ft. at time of planting for a vegetative screen)

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(.a) *Minimum Requirements*

(.i) *The applicant shall provide a minimum 8-foot wide buffer along the entirety of the lot line that abuts a lot in a different zoning district from that of the subject parcel.*

(.ii) *All such buffers shall include at least one tree and three shrubs per 20 linear feet.*

(.iii) Buffers between Industrial and Residential zoning districts shall include a fence, wall, or berm at least eight feet in height.

(.iv) All other landscape buffers required under this section shall include a fence, wall, or berm at least six feet in height.

(.b) Tree Selection.

A minimum of 50% of the required buffer trees shall be of an evergreen tree species.

(.c) Fences, Walls, and Berms.

(.i) Buffer fences, walls, and berms are not required along segments of a lot line that abut a building on the adjacent lot.

(.ii) Buffer fencing shall be constructed of wood or ornamental metal; chain-link and barbed wire are prohibited as a material for any fences used to meet the requirements of this section.

(e) Yard Tree Requirements.

(.1) When Yard Trees are Required.

Trees are required to be planted in the yards of all Residential Multi-Family (RM), Commercial (CA), Commercial Mixed-Use (CMX), Industrial (I, IRMX or ICMX), and Special Purpose (SP) zoning districts. Parking lots, areas of required parking lot landscape as listed in § 14-803(5), areas of required vegetated buffer areas as listed in § 14-705(1)(d), and watercourses are excluded from yard tree requirement calculations.

(.2) The requirements of this § 14-705(1)(e) apply to the entirety of a lot, except as follows:

(.a) Where there is an existing structure and the development would not increase the number of dwelling units or the gross floor area by twenty-five percent (25%) or more; or

(.b) Where structures are destroyed and replaced, as set forth in § 14-305(10) (Reconstruction of Destroyed Structures).

(.3) *Trees Required.*

Yard trees must be provided at a rate of one tree per 1,600 sq. ft. of open area, not including watercourses and any open area in use as driveway access, parking, or landscape buffers necessary to satisfy the requirements of section (d), above.

[(e)] (f) Preservation of Heritage Trees

The location, DBH, and species of all existing trees shall be included in a landscape and tree plan. Heritage trees may not be removed from any property unless the applicant meets the standards of [§ 14-705(1)(e)(.1)] § 14-705(1)(f)(.1) or obtains a special exception approval in accordance with § [14-705(1)(e)(.2).] § 14-705(1)(f)(.2).

(.1) A heritage tree may be removed from a property without a special exception approval, provided that the applicant replaces the removed heritage tree in accordance with [§ 14-705(1)(f)] § 14-705(1)(g) (Tree Replacement Requirements); and either:

(.a) [The lot is at least 15 acres in total area and is located within an I-1 zoning district;] *The heritage tree meets each of the following conditions:*

(.i) The tree is located on a lot that: is less than 70 acres in total size; is zoned I-1, I-2, I-3, or I-P; has a principal Industrial or Wholesale, Distribution, and Storage Use; and includes no Residential uses;

(.ii) The tree is at least 75 feet from the nearest street; and

(.iii) The tree is at least 75 feet from the nearest lot that is in a Residential (RSD, RSA, RTA, RM, RMX), Commercial (CA), Commercial Mixed-use (CMX), Special Purpose (SP), or IRMX district;

* * *

(.2) If the standards of [§ 14-705(1)(e)(.1)] § 14-705(1)(f)(.1) are not met, a heritage tree may not be removed from any property unless the applicant obtains a special exception approval. The Zoning Board shall grant a special exception to remove a heritage tree if:

(.a) The applicant replaces the removed heritage tree in accordance with [§ 14-705(1)(f)] § 14-705(1)(g) (Tree Replacement Requirements);

* * *

[(f)] (g) Tree Replacement Requirements.

(.1) Except as set forth in [§ 14-705(1)(f)(.2)] § 14-705(1)(g)(.2) or [§ 14-705(1)(f)(.3),] § 14-705(1)(g)(.3) below, all healthy trees on the lot of 2.5 in. DBH or larger that are removed, damaged, or destroyed as a result of development activities shall be replaced on the same lot or an abutting lot in accordance with the following standards:

* * *

(.2) Trees removed under the following conditions are exempt from the replacement requirements of [§ 14-705(1)(f):] § 14-705(1)(g):

(.3) [For any property that meets the conditions of § 14-705(1)(e)(.1)(a):

(a) Trees listed on the Department of Parks and Recreation Invasive Species List are not subject to the requirements of section (.1), above.

(b) Any trees required by and provided pursuant to [§ 14-705(1)(d)(.2)(a)] § 14-705(1)(d) (Landscape [Buffer] *Buffering Between Different Zoning Districts*), § 14-705(1)(e) (*Yard Tree Requirements*), or § 14-803(5) (Parking Landscape or Screening), shall be counted towards the total tree replacement requirement of section (.1), above.

(.4) *Where total removal of healthy trees equals or exceeds 24 inches DBH, applicants must provide mailed notice of this tree removal to all properties described in § 14-303(12)(b)(.4) and to the Chair of the Environmental Justice Advisory Commission. L&I shall not issue a zoning permit for an application that is subject to this section until proof of mailing, by means of a cancelled Certificate of Mailing obtained from the United States Postal Service, is submitted.*

[(g)] (h) Credits for Preserving Existing Trees

Applicants who preserve mature, healthy trees as part of a development project may obtain credits toward trees required by this Zoning Code, other than those required under section [(f),] (g), above. Trees intended to be preserved shall be indicated on the site plan. To obtain credit, the preserved trees must be on the same lot or an abutting lot, at least five in. diameter breast height (DBH) and must be in healthy condition as determined by a certified arborist. The credit for preserved trees shall be as shown in Table [14-705-2] 14-705-1 and may be applied toward the number of trees required on the lot or lots. Any preserved trees

for which credit is given, and that are lost to damage or disease within two years after the credit is awarded, shall be replaced by the land owner with trees otherwise required.

Table [14-705-2:] 14-705-1: Tree Preservation Credits

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CHAPTER 14-800. PARKING AND LOADING

§ 14-801. Purpose, Applicability, and General Standards.

* * *

(2) Applicability.

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(e) Parking Landscape and Screening

All parking lots, loading spaces, and drive-through driveways, except those accessory to single-family and two-family uses, shall comply with all applicable requirements of § 14-803(5) (Parking Landscape and Screening).

§ 14-803. Motor Vehicle Parking Standards.

* * *

(5) Parking Landscape and Screening.

[All parking lots except those accessory to single-family and two-family uses, shall comply with all applicable requirements of this § 14-803(5) (Parking Landscape and Screening).]

(a) [Parking] Landscape and Tree Preservation Plan.

[The Commission shall approve a parking landscape plan that satisfies the technical requirements of the regulations of the Commission, or waive the requirements] *Zoning permit applications must, if subject to the provisions of this § 14-803(5) (Parking Landscape and Screening), include a landscape and tree preservation plan prepared by a licensed architect, licensed landscape architect, licensed professional civil engineer, or a certified arborist that demonstrates compliance with these provisions. L&I shall not issue a zoning permit for an application that is subject to the provisions of this § 14-803(5) (Parking Landscape and Screening) [if] until the Commission [determines that it would be impractical to provide the required landscape, before L&I may issue a zoning permit.] approves a landscape and tree preservation plan and issues waivers for*

any requirements it deems impracticable, as described in the regulations of the Commission.

(b) General Standards.

All parking landscape and screening required by this § 14-803(5) (Parking Landscape and Screening) shall comply with the general landscape standards set forth in § 14-705(1)(c) (General Standards) and the installation and maintenance requirements set forth in § 14-705(3) (Installation and Maintenance of Landscape and Trees). *If the Commission determines that it would be impracticable to meet any parking landscape or screening requirements provided in this § 14-803(5), it may waive these requirements in part or in their entirety. Such waivers shall only be issued due to existing site conditions and constraints, as described in the regulations of the Commission. Any trees that would be required, but for the issuance of a waiver, shall be subject to a mandatory in-lieu fee, as calculated in the regulations of the Department of Parks and Recreation.*

(c) Perimeter Screening From Abutting Residential Zoning District.

[(.1)] When a parking [lot or surface parking area associated with a parking garage] *lot, loading space, or drive-through* (including [but not limited to] driveways and aisles) abuts a *lot in a Residential zoning* district, a continuous [screening] *screen* [wall, berm, fence, or row of plants at least five ft. tall] shall be provided between the [surface] parking lot, *loading space, or drive-through driveway* [or surface parking area] and the [Residential district] *abutting lot for the following:*

(.1) On lots 5,000 sq. ft. in size or greater, the applicant shall provide a minimum 6-foot wide buffer. Such buffer shall consist of at least one tree per 20 linear feet, four shrubs per 20 linear feet, and a minimum 5-foot high opaque fence, wall, or berm.

(.2) On lots less than 5,000 sq. ft. in size, the applicant shall provide a minimum 5-foot high opaque fence, wall, or berm.

(.3) Tree Selection.

A minimum of 50% of the required buffer trees shall be of an evergreen tree species.

(.4) Fences.

Buffer fencing shall be constructed of wood or ornamental metal; chain-link and barbed wire are prohibited as a material for any fences used to meet the requirements of this section.

(d) Perimeter Screening from Public Streets for Parking Lots.

[(.1)] Where [any surface] *there is no structure located between a parking [lot is located along] lot, loading space, or drive-through (including driveways and aisles) and a street frontage*, a landscaped area shall be installed [along the entire length of the perimeter of the surface parking lot that is located along a street frontage] *so as to screen the view of the parking area from the street. [Except as provided in § 14-803(5)(d)(.2) below, the] The landscaped area shall be [at least equal to the required setback, but in no case less than five ft. wide.] constructed along the entire length of the side of the parking lot, loading space, drive-through, driveway, or drive aisle that faces the street frontage except for any vehicle access points and shall be further provided as follows:*

[(.a)] Trees must be provided within the required landscaped area at a rate of at least one tree per 35 ft. of linear frontage. Such trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.

(.b) Shrubs shall be planted at an interval of three shrubs per 25 ft. of linear frontage and must have a mature height of at least two ft.]

(.1) *For all parcels:*

(.a) *Along all street frontages, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet.*

(.b) *As an alternative to the tree and shrub plantings required by (.a), above, uses in the Personal/Commercial Vehicle Sales and Rentals category may install a decorative masonry wall or ornamental fence that meets the standards of (.4) (Decorative Walls and Ornamental Fences), below.*

(.2) *For parcels 50,000 sq. ft. in size or greater, along primary frontages, the buffer provided pursuant to (.1) shall be at least 10 feet wide and shall include a minimum 3-foot high fence, wall, or berm and that meets all the conditions of (.1)(.a), above.*

(.3) *For parcels less than 5,000 sq. ft., the alternative to tree and shrub plantings described in (.1)(.b), above, shall be available for all use categories.*

(.4) *Decorative Walls and Ornamental Fences.*

[(.2)] (.a) [Where a five ft. wide perimeter landscape area is not feasible based on existing site or topography constraints, as an alternative to the tree and shrub plantings required by § 14-803(5)(d)(.1) above, a decorative masonry wall or

ornamental fence at least three ft. in height may be installed. The decorative] *Decorative* walls or ornamental fences may be installed on a berm if the combined height of berm and wall or fence is at least three ft. in height.

[(.a)] (.b) The decorative masonry wall must be constructed of brick, stone, decorative block wall, or concrete block with stucco finish, but shall not be constructed of uncolored or painted concrete block.

[(.b)] The ornamental fence must satisfy the requirements for screening fences in § 14-803(5)(c)(.3) (Perimeter Screening From Abutting Residential Zoning District).]

(.c) *Ornamental fences must be alternated with masonry piers at least every 25 feet.*

(e) Interior Landscape Requirements for Parking [Lots.] *Lots and Off-Street Loading Areas.*

(.1) [A minimum of ten percent (10%) of the interior surface parking lot in all districts and off-street loading areas in all districts except I-2, I-3, and I-P, calculated as the total of area in all surface parking spaces and surface drive aisles, shall be planted with landscape.] *Interior parking lots and off-street loading areas shall provide an interior landscaped area calculated as a minimum of ten percent (10%) of the total area of all parking spaces, loading spaces, driveways that provide access to parking spaces and loading spaces, and drive aisles. Lots less than 5,000 sq. ft. and uses in the Personal/Commercial Vehicle Sales and Rentals category shall be exempt from this requirement. Lots less than 5,000 sq. ft. are required to provide trees according to the provisions of § 14-803(5)(e)(.5)(.b).*

[(.2)] If the applicant installs a vegetated roof on a primary or accessory structure on the same lot, the amount of interior parking lot landscape may be reduced by one sq. ft. for each one sq. ft. of vegetated roof area installed.]

[(.3)] (.2) Perimeter landscape required by § 14-803(5)(d) (Perimeter Screening from Public Streets for Parking Lots) and § 14-803(5)(c) (Perimeter Screening From Abutting Residential *Zoning* District) is not counted towards the minimum interior landscape requirement.

[(.4)] (.3) [Internal] *Interior* landscaped areas shall be dispersed on the site to break up the perception of large uninterrupted expanse of pavement. [Landscaped areas shall be a minimum of six ft. wide.] In surface parking lots containing more than 50 parking spaces, interior landscaped areas

should be used to break up those spaces into groups of no more than 20 contiguous parking spaces.

(.4) Required interior landscape shall be planted within islands or on the perimeter of a parking lot or loading space.

(.a) Landscape islands shall have a minimum width of 8 feet, minimum area of 100 sq. ft., and a minimum soil volume as specified in the regulations of the Commission. Where an abutting parking space is greater than 250 sq. ft. in size, islands shall have a minimum width of 15 feet, a minimum area of 225 sq. ft., and a minimum soil volume as specified in the regulations of the Commission

(.b) A portion of each landscaped area at the perimeter of a parking lot or loading space shall be located within 10 feet of a parking or loading space or drive aisle, except where the nearest parking or loading space is greater than 250 sq. ft. in size. In such circumstances, a portion of the landscaped area shall be located within 20 feet, no trees shall be planted within 8 feet of that space, and no shrubs shall be planted within 5 feet of that space.

(.5) [One tree shall be planted per 300 sq. ft. of interior landscaped area. A minimum of thirty percent (30%) of the required trees shall include deciduous shade trees from DPR's Recommended Street Tree List.] Shade trees, shrubs, perennials, and groundcover shall be provided as follows:

(.a) For lots greater than or equal to 5,000 sq. ft., the applicant shall provide one shade tree per 200 sq. ft., three shrubs per 200 sq. ft., and 15 perennials or ground cover per 200 sq. ft. of interior landscaped area. A maximum of 20% of required shrubs may be replaced one-for-one with a tall grass species.

(.b) For lots less than 5,000 sq. ft., the applicant shall provide one shade tree per five parking spaces.

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§ 14-805. Drive-Throughs and Vehicle Stacking Areas.

* * *

(1) General Standards.

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(d) Any drive-through [lane located within 30 ft. of a Residential district shall comply with one of the landscape buffer options for Multi-Family Residential, Commercial, or Institutional uses shown in Table 14-705-1 of § 14-705(1)(d)(.2) (Two Buffering Options), regardless of the zoning district in which the drive-through use is located.] *shall provide landscape in accordance with the requirements of § 14-803(5) (Parking Landscape and Screening), not including § 14-803(5)(e) (Interior Landscape Requirements for Parking Lots and Off-Street Loading Areas).*

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SECTION 2. This Ordinance shall become effective immediately.