



Soldotna Parking Lot Landscape Standards

Municipal Code 17.10.335

Why is parking lot landscaping required? This landscaping helps to maintain a beautiful city by breaking up paved surfaces, providing visual relief. Landscaping in paved areas also provides green space for snow melt and stormwater to recharge our community's groundwater supply, and helps to reduce the effects of wind and dust in parking lots.

When is parking lot landscaping required? This landscaping is required for lots with 40 spaces or more, either constructed as a standalone parking lot or associated with a structure. For properties with structures, the landscaping is required for a new structure, or an existing structure expanded by 10 percent or more of its existing footprint, or a structure that is changing from one use category to another, per the City's Zoning Code (for example, an office space converting to a restaurant space).

How much landscaping is required? For parking lots with 40-200 spaces, an area equal to at least 5 percent of the parking lot must be reserved for landscaping. For parking lots with more than 200 spaces, an area equal to at least 8 percent of the parking lot must be reserved for landscaping, and a linear landscaping break of at least 10 feet must be provided parallel to every third drive aisle.

What is required in parking lot landscaping? This landscaping requires planted beds covered with ground cover (grass, sod, turf, low-growing plants, or the City may approve mulch in certain circumstances). One tree must be provided for every 150 square feet of required landscaping, with trees distributed throughout the landscape beds. All trees must meet the minimum tree standards (see diagram on page 2). Each landscape bed must be at least 165 square feet in area and 8 feet in width.

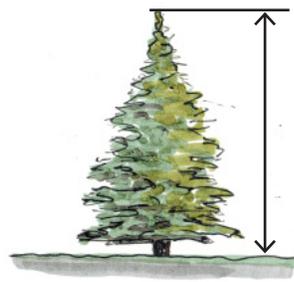
Are there alternative options? Existing or native trees/vegetation can be retained to meet these requirements. Any retained trees must meet the minimum tree standards (6 feet in height for evergreen trees; 1.5 inches in caliper for deciduous trees). Additionally, up to 50 percent of the required landscaping may be provided through biofiltration swales (rain gardens) or other methods to reduce stormwater runoff.



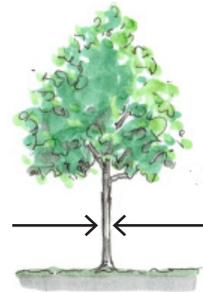
Parking lot landscaping breaks up the visual plane of large paved areas and provides important environmental functions. Above, a site plan shows a variety of landscaping, including linear landscaping breaks and landscape islands. See the back side of this handout for a detailed breakdown.



The above property has provided the required parking lot landscaping through a variety of methods: planting beds at the ends of drive aisles, preserving existing vegetation, and linear landscaping along drive aisles. Many developments will use only one or two of these configurations to meet the parking lot landscaping requirements.



Measure Evergreen Trees by Height: 6 Ft. Minimum at Planting



Measure Deciduous Trees by Caliper: Minimum 1.5 Inches at Planting

Additional Resources:

- Read the City Landscape Code at soldotna.org/code (Section 17.10.335)
- Contact the Planning Department at 907-262-9107 or planning@soldotna.org