

CALCULATION TABLES

PARKING TABLE

_____ No. of spaces required
_____ No. of spaces provided

PARKING USE CATEGORY (from Design Criteria Manual) _____

Provide detailed calculation from Parking Group Table in the DCM. If multiple uses are proposed, provide calculations for each use.

EXAMPLE:

Retail Trade - 1,000 square feet GFA
1,000/4 spaces = 4 required parking spaces
4 parking spaces provided

LANDSCAPE TABLE - COMMUNITY OVERLAY DISTRICT

Small Parking Lot (20 cars or less)

Total Area of Parking & Driveways (Area) _____ X 15% = _____ Landscape Area Required
_____ Landscape Area Provided

1 tree (Class 1 or 2) per 250sqft of landscape area required

No. of trees required: _____
No. of trees provided: _____

OR Large Parking Lot (more than 20 cars)

Total area of Parking & Driveways (area) _____ X 20% = _____ Landscape Area Required
_____ Landscape Area Provided

Required landscaping _____ multiplied by .50 = _____ Landscape area in Islands Required
_____ Landscape area in Islands Provided
*1 tree required per island

AND Perimeter Landscaping: 1 tree per 30 linear feet for property lines not requiring a landscape buffer

Perimeter Trees Required: _____
Perimeter Trees Provided: _____

PLUS Landscape Buffers (along ROWs and/or to separate uses per Subsection 8.1)

Buffer Width: Minimum 15 feet
Requires 1 tree planted every 25 linear feet; minimum 2" caliper tree measured 18 inches above natural ground level

LANDSCAPE TABLE

All commercial districts (except DD) and multifamily districts not located in the COD

Small Parking Lot (20 cars or less)

Total Area of Parking & Driveways (Area) _____ X 10% = _____ Landscape Area Required
_____ Landscape Area Provided

1 tree (Class 1 or 2) per 250sqft of landscape area required

No. of trees required: _____

No. of trees provided: _____

OR Large Parking Lot (more than 20 cars)

Total area of Parking & Driveways (area) _____ X 10% = _____ Landscape Area Required
_____ Landscape Area Provided

Required landscaping _____ multiplied by .50 = _____ Landscape area in Islands Required
_____ Landscape area in Islands Provided

*1 tree required per island

AND Perimeter Landscaping: 1 tree per 40 linear feet for property lines not requiring a landscape buffer

Perimeter Trees Required: _____

Perimeter Trees Provided: _____

PLUS Landscape Buffers (along ROWs and/or to separate uses per Subsection 8.I)

Buffer Width abutting ROW: Minimum 10 feet

Buffer Width separating uses: Minimum 10 feet

Requires 1 tree planted every 25 linear feet; minimum 2" caliper tree measured 18 inches above natural ground level

BUILDING FENESTRATION - DOWNTOWN DISTRICT ONLY

Area of Primary Wall/Ground

Floor (front or side) facing ROW _____ x 40 % = _____ Min. Fenestration Preferred
_____ Fenestration Provided

Area of upper floor or
floor not facing ROW

_____ x 25 % = _____ Min. Fenestration Preferred
_____ Fenestration Provided

Building Fenestration is not required by code.

LANDSCAPE TABLE – DOWNTOWN DISTRICT

Small Parking Lot (20 cars or less)

Total Area of Parking & Driveways (Area) _____ X 10% = _____ Landscape Area Required

_____ Landscape Area Provided

1 tree (Class 1 or 2) per 250sqft of landscape area required

No. of trees required: _____

No. of trees provided: _____

OR Large Parking Lot (more than 20 cars)

Total area of Parking & Driveways (area) _____ X 10% = _____ Landscape Area Required

_____ Landscape Area Provided

Required landscaping _____ multiplied by .50 = _____ Landscape area in Islands Required

_____ Landscape area in Islands Provided

*1 tree required per island

AND Perimeter Landscaping: 1 tree per 40 linear feet for property lines not requiring a landscape buffer

Perimeter Trees Required: _____

Perimeter Trees Provided: _____

PLUS Landscape Buffers (to separate uses per Subsection 8.1)

Buffer Width separating uses: Minimum 10 feet

Requires 1 tree planted every 25 linear feet; minimum 2” caliper tree measured 18 inches above natural ground level

PLUS Landscape Parkway: area parallel/adjacent to each street’s back of curb

On FM 2351 and FM 518 – landscape parkway 15ft (min. 8ft brick-paved sidewalk and 7ft landscape area)

Minimum 2 decorative street lights per Design Criteria Manual

Minimum 2 decorative benches per Design Criteria Manual

Trees required every 25 linear feet; Class 2 or 3 trees; half of the required trees shall be minimum 4-inch caliper; half of the required trees shall be minimum 2-inch caliper

On adjacent side streets – landscape parkway 10ft (min. 6ft concrete sidewalk)

Trees required every 25 linear feet; Class 2 or 3 trees; required trees shall be minimum 2-inch caliper