

AN ORDINANCE TO AMEND AND READOPT ARTICLE 19. – OFF-STREET PARKING REGULATIONS AND ARTICLE 38. – SITE PLAN REVIEW AS SET FORTH IN THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, FOR THE PURPOSE OF INCORPORATING ADDITIONAL LANDSCAPING REQUIREMENTS FOR LAND DEVELOPMENT AND OFF-STREET PARKING AREAS

WHEREAS, the City of Petersburg Zoning Ordinance includes Article 19. – Off-Street Parking Regulations which deals with minimum design standards for off-street parking areas in the city and Article 38. – Site Plan Review which deals with the review process for land development in the city; and

WHEREAS, the Zoning Ordinance currently has extremely limited requirements for landscaping and greenspace on sites developed in the city, including parking areas; and

WHEREAS, urban trees are a vital component of public health, environmental sustainability, economic vitality, and community well-being; and

WHEREAS, a lack of trees throughout the city contributes to adverse conditions such as heat islands and an overall lower quality of public health; and

WHEREAS, the proposed amendment would introduce minimum standards for landscaping in parking areas including landscaping medians and perimeter plantings as well as minimum standards for maintaining tree canopy coverage on sites when they are developed for residential, commercial, or industrial purposes; and

WHEREAS, the PetersburgNEXT Comprehensive Plan states the city should increase its environmental resilience and sustainability efforts to protect residents and property owners by taking steps to reduce heat islands, encouraging preservation of mature tree canopies, and installing native trees throughout the city; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that the City Council does hereby approve an ordinance amending and readopting Article 19. – Off-street Parking Regulations and Article 38 – Site Plan Review as set forth in the Zoning Ordinance as indicated in Exhibit A.



Mayor, Samuel Parham

ATTEST:



City Clerk, Tangi R. Hill

ARTICLE 19. OFF-STREET PARKING REGULATIONS

Section 10. – Trees in parking lots.

This section requires a minimum tree cover in parking lots and applies to all new development and redevelopment projects. Parking lots without existing canopy must install tree islands and medians as part of installation of new parking lots. Nothing in this section supersedes requirements in Article 19 of the City's Code. Trees prolong parking lot surfaces as shaded asphalt lasts longer and shaded lots are more attractive to shoppers, businesses and residents.

(a) Tree islands.

Tree islands allow for canopy trees to grow in parking areas for the purpose of providing shade, reducing heat islands, and promoting plant diversity. It is the intent of these standards that upon maturity, trees planted in tree islands provide a minimum canopy coverage of fifty (50)%. These standards apply to all new development as well as redevelopment of existing paved lots or in the case of zoning changes or special use permits.

Applicability

Tree islands are required in all off-street parking areas. This section does not apply to street trees or trees in public rights-of-way.

Requirements

- a) One tree island is required for every eight (8) or fewer parking spaces. Tree islands are required at the end of every parking aisle to separate the last space from adjacent travel lanes. In an effort to save and protect existing trees and provide context-based flexibility in the design of the site, both the location of tree islands and ratio of parking spaces to tree islands may be modified so long as no more than twelve (12) spaces are located in a continuous row without being interrupted by a tree island between spaces; or perpendicular to such spaces. and the site continues to average one (1) tree island per eight (8) parking spaces.
- b) A median running the length of the entire row of parking spaces may be substituted for a tree island(s). A continuous median of trees tends to be more successful in supporting robust tree growth.
- c) Minimum island size is 180 square feet and any groundcover plantings shall be set back 6 feet from the trunk of each tree, unless used for bioretention.
- d) Tree islands are encouraged to be designed as rain gardens or vegetated bioswales. Such features may be combined as a component of a stormwater management plan and shall be appropriately planted using trees, shrubs, and herbaceous plant materials.
- e) Only trees approved for parking lot islands from the City Tree List may be planted in parking lots.

(b) Landscape medians.

Landscape medians separate parking aisles on the interior portion of parking lots. Landscape medians are required for all parking lots that have more than one parking aisle.

Requirements

- a) Minimum size is at least eight (8) feet wide and at least three (3) feet deep.
- b) Shrubs and/or trees shall be installed in the median to provide for semi-continuous planting along the median. Shrubs shall be at least one (1) foot in height at installation and reasonably projected to grow at least two feet in height within three years.
- c) In off-street surface parking areas with one hundred and twenty (120) or more spaces, an alternative configuration of landscape medians allows for an eleven (11) foot wide landscape median with a minimum five (5) foot wide pedestrian walkway running the length of the median to be used between every other parking aisle in lieu of the required eight (8)-foot-wide median per every parking aisle. Walkways added must connect to access to commercial areas, building entrances or other access points .
- d) Landscape medians shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods.
- e) Landscape medians are encouraged to be designed as linear rain gardens or vegetated bioswales. Such features may be combined as a component of a greater stormwater management plan and shall be appropriately planted using native trees, shrubs, groundcover, grasses and other materials.
- f) Only trees approved for parking lot islands from the City Tree List may be planted in parking lots.

(c) Parking lot perimeter landscaping strips.

Parking lot perimeter strips serve the purpose of screening parking lots from thoroughfares and maintaining pedestrian vitality along commercial and mixed-use corridors designed for pedestrian traffic.

Parking lot perimeter landscape strips are required between all off-street parking areas and public or private thoroughfares. Parking lot perimeter landscape strips are also required to buffer adjoining parking lots where no cross access is provided.

Parking lot perimeter landscape strips are required between parking lots and pedestrian friendly internal thoroughfares and frontage roads within residential, mixed-use, planned, and commercial districts.

Requirements

Width and Length

- a) With only landscaping – ten (10) feet
- b) With fences or wall – five (5) feet
- c) Length shall be a minimum of eight (8) feet

Planting and screening requirements

- d) Where no fences or walls are used, evergreen shrubs shall be used to form the continuous visual screen in the perimeter landscaping strip. Shrubs shall be maintained at a minimum height of three (3) feet and set back internally at least one foot from the curb edge.

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- e) In order to assure visibility and safety of pedestrians on the public street and within the parking area and maintain a pedestrian-scaled streetscape; shrubs, fences and walls may be no greater than a height of four (4) feet.
- f) Parking lot perimeter strips shall comply with all city, state, and federal highway sight distance standards.
- g) Where fences or walls are utilized, they shall meet the standards within this ordinance and shall incorporate groundcover, low-lying shrubs, ornamental grasses, noninvasive vines.

ARTICLE 38. SITE PLAN REVIEW

Section 5: Required Information

Every site plan shall contain the following information:

1. Name and location of the proposed development;
2. The name and address of the property owner and/or developer of the site, if different than the owner and the name and address of the person or firm preparing the site plan;
3. Area and present zoning of the site proposed for development;
4. Adjacent and abutting properties with information on ownership, tax parcel number, zoning and current use;
5. Location of the lot or parcel by vicinity map. Site plans shall also contain a north arrow, original date, revision dates and graphical scale;
6. The names, locations, and width of existing and proposed public or private streets, alleys and easements on or adjacent to the site. The center lines or boundary of adjacent rights-of-way shall also be shown;
7. The exact location of buildings or structures existing on or proposed for the site, including their setbacks from property lines, and the distance between buildings or structures;
8. The existing topography of the parcel prior to grading and the proposed finished contours of the site with a maximum of two-foot contour intervals;
9. Boundary/Property lines of the parcel(s) proposed for development, including the distances and bearings of these lines. If only a portion of a parcel is proposed for development, a limit of development line shall also be shown;
10. The tax parcel number(s) of parcels proposed for development and depicted on the site plan;
11. The name of adjacent property owners and the owners of any property on which any utility or drainage easement may be required in conjunction with the development;
12. The nature of the land use(s) proposed for the site;
13. The location, type, and size of site access points such as driveways, curb openings, and crossovers. Sight distances at these access points shall be provided. If existing median cuts will serve the site they shall be shown. If new median cuts are proposed, their location shall also be shown;
14. All proffers accepted by City Council as a condition of a rezoning or conditions placed on an approved special use permit;
15. Off-street parking areas and parking spaces including handicapped spaces, loading spaces, and walkways indicating type of surfacing, size, angle of stalls, width of aisles, and a specific schedule showing the number of spaces provided and the number required by this ordinance;
16. The number of stories, floor area, and building height of each building proposed. If more than one land use is proposed the floor area of each land use shall be provided. Floor area shall be calculated on the basis of parking required for the use(s).
17. For residential developments, the type of dwelling unit shall be stated along with the number of units proposed. Where necessary for determining the number of

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- required parking spaces, the number of bedrooms in each unit shall also be provided;
18. The location of proposed or required fire lanes and signs;
 19. Detailed utility plans and calculations shall be submitted for sites for which public water or sewer will be provided or for sites on which existing utilities will be modified. The Director of Public Works or designee shall have the authority to set the standards for such plans;
 20. An erosion and sedimentation control plan and detail sheet shall be submitted for site developments involving the grading disturbance of greater than 2500 square feet of area, or 1,000 cubic yards of material. A narrative shall be submitted, including a schedule for maintenance and removal of measures
 21. A detailed storm water management plan and calculations shall be submitted. The City Engineer or designee shall determine the requirements for such plans;
 22. The location of existing and proposed freestanding signs on the parcel;
 23. The location and type of proposed exterior lighting, including height of poles and type of fixtures. A photometric detail shall be provided;
 - a. Streetlights shall be provided in accordance with the City's Subdivision Ordinance
 - b. On-site lighting shall be provided for off-street parking areas if parking spaces are to be used at night. Light sources are to be shielded to minimize glare on adjacent properties or streets and the foot-candle for lighting shall not exceed 1.0 at the property line
 24. The location of any 100-year flood plain and floodway on the site and the relationship of buildings and structures to this floodplain and floodway;
 25. All environmentally sensitive features including wetlands, steep slopes, shrink swell soils, historic sites, gravesites and location of endangered species;
 26. The location of required or proposed buffer yards, screening, fencing, and site landscaping and irrigation. The type and size of the plant materials and screening to be used shall be provided. In addition, the relationship of these materials to physical site improvements and easements shall be provided. ~~The preferred trees and shrubs will be native or direct cultivars of native plants (Nativars) to Virginia.~~ The Director of Planning & Community Development, in consultation with the Police Department, shall approve a landscape plan as part of the site plan for the development. To ensure survival, **the landscaping shall be bonded or a guarantee provided for a period lasting two (2) years after installation.**
 27. The location of dumpsters, trash compactors and screening materials;
 28. The location of sidewalk, curb, and gutter, including appropriate corresponding detail;
 - a. Where they do not exist, curbs, gutters, and sidewalks shall be installed along the streets abutting any property subject to a site plan. The applicant shall be responsible for the installation of the curbs, gutters and sidewalks, which shall conform to the applicable requirements of the City Code
 - b. Existing curbs, gutters, and sidewalks along the streets abutting any property subject to a site plan shall be brought into conformance with applicable requirements of the City Code

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29. A traffic impact analysis whenever a proposed site plan substantially affects transportation on City Streets through traffic generation. This requirement may be waived by the Director of Public works.
 30. Spatial indication of minimum canopy coverage as outlined in Section 12 of this Article.
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Section 12: Canopy cover in new developments.

As authorized by Virginia State Code §15.2-961, new developments must maintain a minimum canopy coverage dependent on their zoning classification as follows and must indicate spatially on-site plans how and where these minimums will be achieved.

1. **Minimum coverages:** The site plan for any subdivision or development must include the planting or replacement of trees on the site to the extent that, at 20 years, minimum tree canopies or coverages will be provided as follows:
 - a. Ten percent tree canopy for commercial and industrial zoning districts: RB, B-1, B-2, B-3, MXD-1, MXD-2, MXD-3, M-1, and M-2.
 - b. Ten percent tree canopy for a residential development with 20 or more units per acre.
 - c. Fifteen percent of tree canopy for a residential development with more than 10 but less than 20 units per acre; and
 - d. Twenty percent tree canopy for residential development with 10 units or less per acre.

Section 13: – Tree diversity in new subdivisions.

To ensure a healthy mix of trees and avoid the loss of all neighborhood trees due to a singular pest or disease, new subdivisions of 20 or more single family homes must plant at least 3-5 different genus of trees per block.

Required plantings shall be installed only within the following listed Planting Season: November 1 - March 31 and shall be appropriate stock for planting hardiness zone 7b. Any tree planted outside of these dates will be rejected by the Director or designated consulting arborist upon inspection. A planting season waiver is required for trees/shrubs that must be installed outside of the accepted planting seasons to meet canopy coverage or other requirements as specified in the approved plans for final occupancy. Consideration and approval of a planting season waiver shall be at the discretion of the Director, or their designee.

If a planting season waiver is granted, the applicant shall post a bond (cash or surety) that covers 110% of the cost of any tree plantings required for canopy coverage on the site.

- a. Applicant shall use the American Standard for Nursery Stock (ANSI Z60.1) to compute the cost for proposed trees for canopy coverage.
- b. If required tree plantings are not provided within the following planting season, the owner/applicant will be notified and the entire bond will be forfeited to the City of Petersburg. The city will use the bond money to complete required tree plantings. Any additional charges for completing the plantings shall be borne by the applicant.

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- c. **Performance Guarantee.** All landscaping shall be subject to a three-year survival bond after the final Certificate of Occupancy is approved and released in the form of an irrevocable letter of credit, surety, or cash equal to 110% of the landscaping cost that ensures proper replacement and maintenance.
- d. Bonds will be released upon passing inspection by the Director of Public Works who may engage in any necessary validation from a consulting arborist.
- e. Trees planted on public properties and RoW shall be those specified as appropriate species according to the City Tree List as maintained by the City.

Section 14. Incentives to retain trees.

The following optional tree preservation incentives may be used with the permission of the Planning Director to preserve trees on sites which retain trees in an amount exceeding the minimum canopy coverage outlined in Section 12.1.

- a. **Parking space reductions.** For sites with requirements for 20 or more parking spaces, the developer may request a reduction in parking spaces required at a rate of 1 space per tree preserved, up to a maximum of 5 spaces.
- b. **Side and rear yard setback reductions:** The development may receive a reduction in rear or side yard setbacks to compensate for significant or heritage tree preservation; provided that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation. A Heritage tree means any tree that has been individually designated by the City as having notable historic or cultural interest or a tree with a minimum diameter at four and a half (4.5) feet off the ground of twelve (12) or more inches.