

OFF-STREET PARKING AREA SPECIFICATIONS & STANDARDS CODE

INDEX

INTRODUCTION

- A. Checklist of Materials to be Submitted for Review of Parking Areas
 - B. Schedule of Minimum Required Number of Off-Street Parking Spaces
 - Residential Uses
 - Commercial Uses
 - Community Service, Institutional & Governmental Industrial Uses
 - C. Size of Parking Spaces & Layout of Parking Area
 - D. Surfacing, Drainage, Striping & Lighting
 - E. Handicapped Parking Requirements
 - Number of Spaces
 - Stall Size & Location
 - Handicapped Parking Signs
 - F. Minimum Landscaping Standards
 - Landscaping Objectives
 - Minimum Canopy Tree & Parking Space Requirements
 - Screening Standards for Parking Areas near Residential Zoned Parcels
 - Minimum Landscape Element Standards
 - Minimum Dimensions for Tree Islands & Planted Areas
 - Unsuitable Species
 - G. Compliance Schedule
 - H. Adjustment to Parking Requirements
 - Adjustments in the Minimum of Spaces
 - Stall Sized for Smaller Vehicles
 - Planning Commission Authority for Adjustments
 - I. Landscape Standards for Industrial Areas
 - Introduction
 - Variance for Industrial Parking
 - J. Minimum Industrial Screening Standard
- Appendix 1 – Parking Area Application/Worksheet
- Appendix 2 – Schedule for Canopy Trees Standards
Point Schedule for Landscape Elements
- Adoption of Code
- Appendix Sketch 1 – Sample Parking Landscape Plan for 21 Parking Spaces
- Appendix Sketch 2 – Sample Parking Area Landscape Plan Corner Lot – 51 Parking Spaces

**CITY OF MEDFORD
OFF-STREET PARKING AREA
SPECIFICATION & STANDARDS CODE
(Draft Dated May 8, 1989)**

INTRODUCTION

The purpose and intent of these requirements is to assemble the minimum parking area requirements into one publication, which is easy to administer. The requirements include requirements on the minimum number of required spaces, size and lay-out of parking areas, handicap parking requirements, and landscaping. The landscaping requirements have been reduced to a single worksheet, which the Zoning Administrator may use in assisting applicants in achieving compliance. The worksheet is included in the appendix.

Compliance with these standards and specification meets the minimum requirements of the City of Medford Zoning Code Section 4.3. Compliance will also fulfill the requirements of Wisconsin Statutes §346.503 with respect to parking spaces for vehicles displaying special registration plates or special identification cards.

The parking area landscaping requirements do not supersede or replace the design requirements of the City of Medford Zoning Code Section 4.3. Additional landscaping may be required of applicants under the provisions of Section 4.2.

These standards shall apply and be enforced under the following conditions:

1. The landscape standards shall be applied to parking lots for four more vehicles.
2. Existing parking lots for four or more vehicles serving a rebuilt or renovated building or building undergoing and addition that will increase the estimated market value of the building and/or the gross floor area of the building by more than 50%.
3. Additions to existing parking lots shall be governed by the following:
4. If any existing parking lot is increased in gross area (paved) by 50% or more, the entire parking lot shall comply with requirements contained herein.
5. If an existing parking lot is increased in gross area (paved) by less than 50%, only that portion of the parking lot that is added shall be required to conform to the requirements herein.
6. Development in stages. Percentage requirements established in (a) and (b) above shall apply to the cumulative sum of all additions undertaken after January 1, 1989.
7. Two or more parking areas interconnected by on-site vehicular circulation are treated as one lot as are unconnected parking areas when separations (unpaved) between them are less than 20 feet in width. Unconnected parking areas with a separation of 20 feet or more shall be considered separate parking lots.
8. The requirements to construct and provide off-street parking lots shall not apply in the C-2 Central Business District where municipal parking lots are provided. (Amended by Ordinance #657 dated 4/21/92)

A. CHECKLIST OF MATERIALS TO BE SUBMITTED FOR REVIEW OF PARKING AREAS

The following items must be indicated, located and dimensioned on plans for parking areas for four (4) or more spaces before building permits will be issued. All plans shall be scaled drawings at 1" = 20' or larger. The applicant shall provide three (3) copies of all plan sets.

1. Property lines, existing and proposed structures, parking surfaces, and existing and proposed vegetation. Landscape elements and trees should be drawn to the scale to their growth within five (5) years of construction.
2. Width of abutting right-of-way, roadways and terraces.
3. Location of driveway approaches – existing, proposed and adjoining.
4. Radius of proposed driveway.
5. Type of surface – driveway approach, driveway and parking lot.
6. Proposed routing of motor vehicles entering and leaving.
7. Proposed treatment of right-of-way area adjacent to or between approaches.
8. Rate of slope or grade of approaches and driveways.
9. Utility poles, fire hydrants, trees or other structures to be moved.
10. Means of separation between parking lot and sidewalk.
11. Number, arrangement and size of parking stalls.
12. Proposed parking facility lighting including location, pole height, type of luminaire and manufacturer's specifications.
13. Elevation of existing site to City datum. Elevations to be spotted at twenty-five (25) feet intervals or one (1) foot contours.
14. Location, elevation and size of available storm sewers. If no storm sewers are available, the owner is to include the elevations of the curb top.
15. If the street is unimproved, the plot plan is to indicate the location and elevation of the drainage ditches abutting the site and proposed street centerline elevation.
16. Proposed method of drainage including the following:
 - a. Proposed finished elevations of parking lot, including direction of drainage and elevations of proposed gutters or swales.
 - a. Elevations, location and size of inlets, catch basin and storm sewers to be constructed in conjunction with this project .

B. SCHEDULE OF MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES

Accessory off-street parking spaces shall be provided as set forth in the following standards:

1. Residential Uses

Number of required parking spaces per lodging room or dwelling unit

Lodging Room	Efficiency Unit	1-Bedroom Unit	2-Bedroom Unit	3 or more Bedroom Unit
1.00	1.00	1.50	2.00	2.00

2. Commercial Uses

- a. The following commercial uses shall provide one parking space for each three hundred (300) square feet of gross floor area.
 - Banks and Financial Institutions
 - Business and Professional Offices
 - Medical, Dental and Optical Offices
 - Retail Stores and Services Uses (except for retail stores and service uses specifically mentioned elsewhere in this section).
- b. Automotive sales, service and repair businesses shall provide four (4) parking spaces plus one (1) additional space for each five hundred square feet of floor area over the first one thousand square feet.
- c. Restaurants, cafes, bars, taverns, and night clubs shall provide at least one (1) parking space for each three (3) seats based on capacity design or where there is no design layout, one (1) space for each thirty-five square feet of gross floor area.
- d. Motels, hotels, bed and breakfast establishments and other facilities for transient overnight accommodations shall require one space for each lodging room and/or dwelling unit plus one (1) addition space for each eight (8) units.
- e. Undertaking establishments and funeral parlors shall provide eight (8) parking spaces for each chapel or parlor, plus one parking space for each funeral vehicle stored on the promise.

3. Community Service, Institutional and Governmental Unit

- a. Libraries, art galleries and museums shall provide one space for each eight hundred square feet of gross floor area.
- b. Schools – Elementary and Junior High Schools shall provide at least one and one-half (1 ½) parking spaces for each classroom, plus one additional space for each one hundred students.
- c. Schools – High School, Vocational and College shall provide one parking space for each ten students, plus one additional space for each two classrooms.

- b. Churches, synagogues, or other religious meeting places shall provide one parking space for each five seats in the main sanctuary or meeting area. Where seats are not fixed, each seven square feet of gross area usable for seating in the main meeting area shall be considered equivalent to one seat.
- c. Places of assembly, recreation, entertainment and amusement including, but not limited to, bowling alleys, swimming pools, skating rinks, gymnasiums, racquet ball and tennis clubs, community centers, and dance halls shall provide parking spaces equivalent to 50% of the maximum capacity of the facility as determined by the State Building Codes. Adjustments may be granted under the provisions of Section G where the applicant can demonstrate that a lesser number of spaces would meet the needs of the facility.

4. Industrial Uses

The following industrial and non-retail sales and service uses shall provide a minimum of four spaces or one parking space for each full-time equivalent employee during the peak work shift, plus one space for each vehicle owned by the business and stored at the site and one visitor parking space for each 500 square feet of office space or sales floor area open to the public, whichever is greater.

- Plants, factories, or other facilities for the manufacture, fabrication, assembly or processing of material to be sold.
- Storage and warehousing establishments
- Research and development facilities
- Motor freight terminals
- Wholesale establishments

Note: Section G of these standards and specifications provides that adjustments in the minimum number of spaces may be authorized by the Planning Commission where the applicant can document shared facility arrangements with neighboring uses or where there are documented shared-ride or carpooling programs.

C. SIZE OF PARKING SPACES AND LAYOUT OF PARKING AREA

1. Size of Parking Spaces:

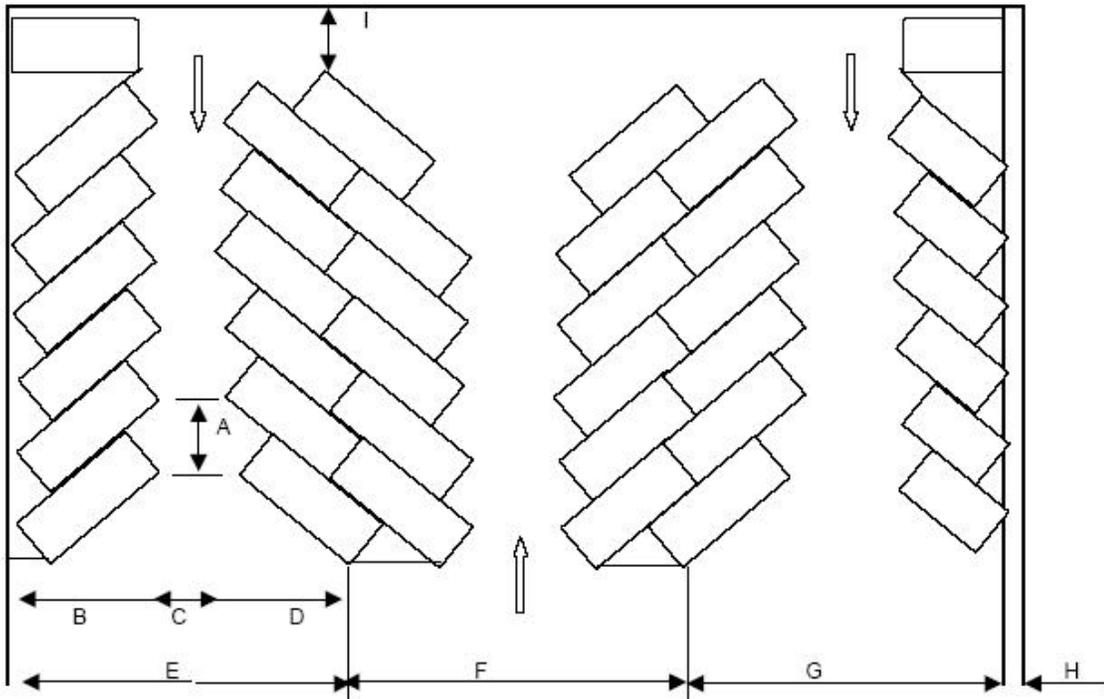
Standard size for parking stalls shall be 9.0 feet by 18.0 feet.

2. Layout for Parking Areas:

The layout and dimension of parking areas shall conform to the Parking Design Standards as shown on Figure 1 on the following pages:

FIGURE 1

Parking Design Standards



* These stalls may not be usable for certain layouts

TABLE OF DIMENSIONS

- A. Stall width, parallel to aisle
- B. Stall depth to wall
- C. Aisle width between stall lines
- D. Stall depth, interlock
- E. Module - wall to interlock
- F. Module - interlocking
- G. Modules - interlock to curb
- H. Bumper overhang
- I. Cross aisles - one way
Cross aisles - two way

45°	60°	75°	90°
12.7	10.4	9.3	9
17	18.5	19	18
10	14	21	24
14.8	17	18.3	18
41.8	49.5	58.3	60
39.6	48	57.6	60
39.8	47.2	55.9	57.5
2	2.3	2.4	2.5
14	14	14	14
20	20	20	20

D. Surfacing, Drainage, Striping, and Lighting

1. Surfacing: All open off-street parking areas for vehicles shall be improved with a hard surface of bituminous or Portland cement concrete pavement, paving brick, or chip-seal. Gravel surfaced parking areas or parking access drives are not acceptable surfaces unless approved by the Planning Commission. All parking area surfaces must be maintained in good condition capable of holding striping.
2. Drainage: All parking areas for four (4) or more vehicles shall be graded according to a drainage plan designed and installed in accordance with accepted engineering practice, which may include catch basins, sumps and underground storm sewers. All drainage plans shall be reviewed and approved by the Public Works Director.
3. Striping: All parking stalls on parking areas for four (4) or more vehicles shall be clearly striped with white or yellow stripes a minimum of 3” wide. Such striping shall delineate parking stall dimensions consistent with the stall number and size requirements of the City of Medford.
4. Lighting: Illumination of off-street parking areas shall be established and directed so as not to be cast directly upon public right-of-ways, occupied structures, or neighboring properties or to be illuminated in intensity, color, or character in a manner that is likely to be seriously disturbing to neighboring properties. Lights for illuminating parking and loading areas shall not have an intensity at the property line of more than three (3) foot-candles.

E. HANDICAPPED PARKING REQUIREMENTS

1. Number of Spaces:

The owner or lessee of any public building or place of employment required to provide more than 25 spaces shall reserve parking spaces for use by motor vehicles used by physically disabled persons as follows:

- a. At least one space for a facility offering 26 to 49 spaces
- b. At least 2% of all spaces for a facility offering 50 to 1,000 spaces
- c. At least an additional 1% of each 1,000 spaces over the first 1,000

The owner or lessee of a parking facility which is ancillary to a residential building and restricted wholly or in part to use by tenants of the building shall, at the request of a physically disabled tenant, reserve a parking space in the facility for use by a motor vehicle used by the physically disabled tenant.

2. Stall Size and Location

Handicapped stalls shall be at least twelve (12) feet wide and located as close as possible to an entrance which allows a physically disabled person to enter and leave the principal building or use area.

3. Handicapped Parking Signs

All required handicapped parking spaces shall be posted with signs as follows:

- a. Handicapped parking signs shall consist of a white rectangle with longer dimension vertical, having green message, a green arrow, if required under this section, and a blue and white international symbol for the barrier-free environments. The sign may be reflective or non-reflective.
- b. The sign shall include the words “reserve parking” and the words “vehicles with VET or DIS plates or state disabled card” or other words with a similar meaning.
- c. The size of the sign shall be not less than 12 inches by 18 inches.
- d. A right arrow, left arrow or words “This Stall” or similar wording shall be included near the bottom of the sign.
- e. Each sign shall be erected on an adequate support. The vertical distance from the parking lot surface to the bottom of a sign shall be not less than 4 feet. A single sign with the message “This Space” or similar wording shall be used to designate a single reserved space. At least two signs are required for multiple reserved spaces. When two signs are used they shall be located at the outermost limits of the spaces reserved and, by arrow, designated the location of the reserved spaces. A sign shall be located at the end of an angled or right-angled space and shall be set to face a motorist entering the space.
- d. Signs which are in place prior to adoption of these rules

Signs that are in place prior to the effective date of these standards and specifications, may remain in place and have the same effect as the sign described herein for five years after the effective date provided that they include the international symbol for barrier-free environments and the wording required under 3(a), either as part of the original sign or on a supplementary plaque or plaques.

Note: The standards and specifications pertaining to Handicapped Parking Requirements meet the provisions of Wisconsin Department of Commerce §69.245 with respect to parking spaces for vehicles displaying special registration plates or special identification cards.

F. MINIMUM LANDSCAPING STANDARDS

All open off-street parking areas for four or more vehicles will require landscaping. The standards herein are designated to provide flexibility in meeting the landscape requirement. Applicants can establish a landscape design that most effectively achieved the desired aesthetic results, and is consistent with the need of providing readily accessible and visible parking.

1. Landscaping Objectives

The objectives of the landscape standards are to recognize both the functional importance of parking areas and the public benefits associated with well-designed landscaped areas which: enhance the visual environment, promote public safety, moderate the microclimate and reduce nuisances, such as noise and glare.

The overall intent of the landscape standard is to soften the visual and other sensory impacts. This can be achieved through the use of large canopy trees and well-designed clustered plantings, as opposed to the requirement of screening the entire perimeter with a hedge or fence.

2. Minimum Canopy Tree and Parking Space Requirements

All off-street vehicular parking areas with more than six vehicles shall provide and maintain one (1) canopy-type tree for each twelve (12) parking spaces, or fraction thereof, over the initial six (6) spaces. Canopy trees shall be located in tree islands, or within ten (10) feet of the periphery of the parking area surface. The preservation of desirable existing trees is encouraged. Existing mature trees that are a minimum of 2"-2 1/2" caliper and are within the distance requirements may be applied toward the canopy standard. All newly planted canopy trees must also have a minimum of 2"-2 1/2" caliper.

Parking spaces must be broken by a tree island at the rate of one (1) tree island for each linear row of twelve (12) parking spaces, for single row configurations, or for each twenty-four (24) parking spaces in double row configurations.

SCHEDULE FOR CANOPY TREES STANDARDS

<u>Number of Stalls</u>	<u>Trees Required</u>
1-6	0
7-18	1
19-30	2
31-42	3
43-54	4
55-66	5
67-78	6
79-90	7
91-102	8
103-114	9
Over 114	Nine trees plus one tree for each Twelve spaces or fraction thereof.

3. SCREENING STANDARDS FOR PARKING AREAS NEAR RESIDENTIAL ZONED PARCELS

In the following situations there shall be a screening barrier for the purpose of obstructing light beams and muffling noise:

- a. Where an off-street parking area for four or more vehicles abuts within 25 feet of an adjoining lot line in an “R-Residential” Zoning District (R-1, R-2 or R-3).
- b. Where an off-street parking for four or more vehicles is located in a manner where nearby residentially zoned properties would be affected by headlight glare (i.e., directly across a public right-of-way).

The effective height of the barrier shall be a minimum of 3 ½’ above the surface of the parking area. Such a barrier may consist of wood or masonry fencing, walls, berms, or the use of plant material. Where plant materials are used for screening, they shall be suitable size and density to accomplish the screening objective within three years from the time of planting.

4. MINIMUM LANDSCAPE ELEMENT STANDARDS

In addition to the requirements for canopy trees and residential screening, all parking areas shall be required to accumulate a minimum number of points. The number of points required is based on the number of parking spaces. Parking areas for four or more vehicles are required to accumulate fifteen (15) points for each space.

To qualify for points, the landscape elements must be located in a manner which primarily meet the objectives of landscaping parking areas. The criteria used to determine which landscape elements qualify are as follows:

- (a) perimeters adjacent to public rights-of-way
- (b) interior areas and immediate perimeters to the parking area
- (c) perimeter of lots adjacent to other property

Landscaping which serves primarily for the aesthetic enhancement of the building and related open areas, will qualify for 50% of the accumulation of points. Points are tabulated in the following manner:

Point Schedule for Landscape Elements

<u>Landscape Element</u>	<u>Minimum Planted Size</u>	<u>Points</u>
Canopy Trees	2-2 ½” or 1 ½-2” for Multi-stem Trees	50
Canopy Trees	1 ½-2” or 8-10 feet	30
Evergreen trees	4 feet	30
Low Ornamental Trees	5 feet & BB Stock	20
Tall Shrubs	2 ½-4 feet	9
Medium Shrubs	18-36”	6
Low Shrubs	15-24”	3
Walls, decorative fences, earth berms, ground covers and shrubs with a mature height of less than 2 feet		No Fixed Points

NOTE:

- A. Trees used to meet the canopy standard and landscape materials used to meet the screening of abutting and residentially zoned property may not be applied toward the minimum landscape element standards.

- B. To qualify for the points indicated, trees and shrubs shall be of good nursery stock and not less than the minimum required planting size.
- C. The following publication will be used to determine which plants are “low-ornamental trees” and “tall/medium/low shrubs”: A Guide to Selecting Landscape Plants for Wisconsin. E.R. Hasselkus, UW-Extension Publication A2865.
- D. The planting plan list shall include the size of the material to be planted. All landscape plants shall be delineated on the landscape plan and include the crown width the plant will achieve five years after plan implementation.
- E. The applicant may request points for decorative fence, earth berms, ground covers, existing vegetation and shrubs of the mature height of NOT less than two feet. The applicant must demonstrate that these landscape elements will contribute to the overall landscape objectives. The number of points credited will be negotiated with the Zoning Administrator and subject to review by the Planning Commission.

5. MINIMUM DIMENSIONS FOR TREE ISLANDS AND PLANTED AREAS

All tree islands and landscaped areas with trees shall be a minimum of four feet as measured from the inside of any curb or frame.

All landscape areas without trees, but planted with shrubs, shall have a minimum width of three feet measured from inside the curb or frame.

6. UNSUITABLE SPECIES

Several Shrubs and trees, which are not native to Wisconsin, have an established history of spreading to nearby parks and conservancy areas. These non-native plants tend to become overly abundant and ultimately eliminate many desirable native species. The control and eradication of these unsuitable plants create a costly management problem. The following species of plant material are unsuitable for use as landscape plants:

<u>Honeysuckle</u>	<u>Buckthorn (common)</u>	<u>Norway Maple</u>
Lonicera x-bella	Rhamnus cathartica	Acer Negcindo
Lonicera marrawi	Thamnus frangula (tall hedge)	
Lonicera tartarica		

G. COMPLIANCE SCHEDULE (Added 12/3/91; Ordinance #647)

The responsible owner shall complete all parking lot improvements required by this Code to be completed in the same construction season in which the related facility opens for business. The Zoning Administrator may consider granting an extension to June 1st of the next construction season where the owner or developer can demonstrate that construction was delayed into the winter months for reason substantially beyond his control. Such reason may include, but not limited to, wet or consolidated soil condition, inclement weather, failure to perform by suppliers or contractors, or activities on adjacent properties which impede the owner or developer’s ability to comply.

Any person, firm or entity that fails to comply with the provisions of this section shall, upon conviction thereof, forfeit \$75.00 and the cost of prosecution for each offense. A separate offense occurs on each day a violation exists or continues.

The Board of Zoning Appeals shall decide all appeals in accordance with Section 10 of the Medford Comprehensive Zoning Code.

H. ADJUSTMENTS TO PARKING REQUIREMENTS

1. Adjustments in the minimum of spaces may be authorized by the Planning Commission where the applicant can document shared facilities arrangements with neighboring uses or where there are documented shared-ride or carpooling programs. The documentation for the joint use of shared parking facilities must be in the form of an easement or contract between property owners specifying the number of shared parking spaces and the terms and conditions of the joint usage of parking areas and access.
2. The Planning Commission may authorize stalls sized for smaller vehicles (8' x 16') where the number of stalls being provided exceeds the minimum number required and where all of the minimum required stalls are full sized (9' x 18').
3. The Planning Commission may authorize adjustments to the requirements where literal compliance with the specifications and standards would make the parking lot landscaping in effective or unnecessary. Topographic constraint, existing vegetation, traffic safety, or compliance with fire or other public safety requirements may necessitate adjustments. The applicant should be prepared to respond to the following criteria in requesting an adjustment:
 - a. The specific conditions that are unique to the applicant's land and do not exist on other land.
 - b. The manner in which the strict application of the standards would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted other landowners.
 - c. Reasons that an adjustment to the standard would preserve, not harm, the public safety and welfare and will not alter the essential character of the area.

I. LANDSCAPE STANDARDS FOR INDUSTRIAL AREAS

Introduction

The adopted City of Medford Landscape for Parking Areas are intended to achieve desired aesthetic and environmental results from both within the interior and along the perimeter of parking areas. This is accomplished, in part, by applying the canopy tree, tree island and a minimum point schedule of fifteen points for each parking space. The application of requirements provides a pleasing landscape transition between structures and the necessary parking facility. In addition, the landscape standards provide acceptable levels of community appearance for parking areas that are viewed from adjacent streets, public recreation areas and residentially zoned lands. The intent, however, is to provide landscape parking areas which are planned and designed to blend

with the overall desired community appearance. The standard requirements do not attempt to fully screen or hide parking areas.

Variance for Industrial Parking

Applicants proposing industrial parking lots other than for designed visitor parking may propose a landscape option of effectively screening parking lots from off-site view. This variance would not require compliance of the canopy tree, tree island and minimum point schedule requirements. However, the proposed parking lot must conform to the landscape standard of full screening of the parking lot from public right-of-ways, public recreation sites and residentially zoned lands.

J. MINIMUM INDUSTRIAL SCREENING STANDARD

The proposed plan must satisfy the following conditions:

1. Effectively screen the parking area from views from public right-of-ways, public recreation sites and residentially zoned lands.
2. Comply with the landscape requirements included under standard application (p. 1), checklist (p. 2, Section A), minimum dimensions (p. 12, Section F-5) and species limitations (p. 12, Section F-6).
3. Where plant materials are used for barrier screening, they must be of suitable size and density to accomplish the screening objective in the leaf-on season and within five growing seasons.
4. The effective height of the screen shall be not less than four feet.
5. Designated visitor parking areas and major entry drives are not included in this variance.
6. The screening area plan shall be subject to design review to determine the functional conditions of the screen and the aesthetic appearance of the proposal. Designs should strive for some level of diversity in utilizing landscape elements. This may include some combination of trees and shrubs, fence and landscape berms. The design review still includes an equal expectation of functional screening and a design that provides a visually pleasing character to the parking perimeter.
7. Plans for parking areas shall include a description of snow removal methods and indicate snow storage areas. This shall be done in sufficient detail to demonstrate required plant screening will not be killed or harmed.

Applicants may find it useful to submit a preliminary proposal to determine the specific areas requiring screening. The specific proposal will provide the detail of contractual plans.

APPENDIX #1

PARKING AREA APPLICATION WORKSHEET

PORTION TO BE COMPLETED BY APPLICANT:

Date Application: _____

Project Location/Address: _____

Owner/Applicant: _____

Address: _____

Phone: _____

1. The land use or development to be served by the proposed parking area _____

2. Number of projected employees and/or students _____

3. Square feet of floor area _____

4. Capacity of the facility (if applicable) _____

5. Capacity of the dwelling units (if applicable) _____

Efficiencies _____

1 Bedroom _____

More than 2 Bedrooms _____

2 Bedroom _____



PORTION TO BE COMPLETED BY ZONING ADMINISTRATOR:

6. Minimum number of spaces required: _____

7. Minimum number of spaces for handicapped: _____

8. Minimum number of canopy trees under the canopy tree requirement: _____

9. Minimum number of points under the landscape element point system requirement: _____

10. Linear feet of screening from nearby residentially zoned property: _____
Location of Screening _____

APPENDIX #2

Schedule for Canopy Tree Standards

<u>Number of Stalls</u>	<u>Trees Required</u>
1-6	0
7-18	1
19-30	2
31-42	3
43-54	4
55-66	5
67-78	6
79-90	7
91-102	8
103-114	9
Over 114	Nine trees plus one tree for each twelve spaces or fraction thereof

Point Schedule for Landscape Elements

<u>Landscape Element</u>	<u>Minimum Planted Size</u>	<u>Points</u>
Canopy Trees	2-2 ½” or 1 ½-2” for Multi-stem Trees	50
Canopy Trees	1 ½-2” or 8-10 feet	30
Evergreen trees	4 feet	30
Low Ornamental Trees	5 feet & BB Stock	20
Tall Shrubs	2 ½-4 feet	9
Medium Shrubs	18-36”	6
Low Shrubs	15-24”	3
Walls, decorative fences, earth berms, ground covers and shrubs with a mature height of less than 2 feet		No Fixed Points

NOTE:

- A. Trees used to meet the canopy standard and landscape materials used to meet the screening of abutting and residentially zoned property may not be applied toward the minimum landscape element standards.
- B. To qualify for the points indicated, trees and shrubs shall be of good nursery stock and not less than the minimum required planting size.
- C. The following publication will be used to determine which plants are “low-ornamental trees” and “tall/medium/low shrubs”: A Guide to Selecting Landscape Plants for Wisconsin. E.R. Hasselkus, UW-Extension Publication A2865.
- D. The planting plan list shall include the size of the material to be planted. All landscape plants shall be delineated on the landscape plan and include the crown width the plant will achieve five years after plan implementation.

- E. The applicant may request points for decorative fence, earth berms, ground covers, existing vegetation and shrubs of the mature height of NOT less than two feet. The applicant must demonstrate that these landscape elements will contribute to the overall landscape objectives. The number of points credited will be negotiated with the Zoning Administrator and be subject to review by the Planning Commission.

CODE ADOPTION

This Code was adopted by the City of Medford Common Council as recommended by the Medford Planning Commission by Ordinance #586, dated 6/20/89.