

ORDINANCE #1548

AN ORDINANCE AMENDING THE EUREKA SPRINGS ZONING ORDINANCE, TITLE 14 4-13, TO REQUIRE LANDSCAPING OF PARKING AREAS EXCEPT IN C-1: TITLE 14 4-2 DELETING REFERENCE TO SECTION 3-10: AND TITLE 14 4-9 REFERRING TO LESS THAN FOUR (4) PARKING SPACES.

WHEREAS, The Planning Commission of the City of Eureka Springs, Arkansas, did on the 12th day of August, 1993, hold a public hearing pursuant to notice published in a newspaper of general circulation at least one time fifteen (15) days prior to the date of the hearing, and upon due consideration and deliberation, the Planning Commission has recommended to the City Council of the City of Eureka Springs the adoption of the proposed ordinance amending Title 14 4-13 to require landscaping of parking areas: administrative changes to Title 4-2 deleting reference to Section 3-10 and Title 14 4-9 referring to less than four (4) parking spaces.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EUREKA SPRINGS, ARKANSAS:

Title 14 4-13. Landscaping

Except as provided in Section 2, all owners of property outside the Victorian Commercial (C-1) district that have parking areas of five (5) or more spaces that are visible from a public street, sidewalk or adjacent property shall landscape the areas according to the following requirements:

Section 1:

1. Perimeter Landscaping requirements

(A) Each off-street parking area which is adjacent to a public right-of-way shall be separated from such right-of-way by a landscaped strip of not less than five (5) feet in width. Such strip shall contain evergreen ground cover or an evergreen hedge or an equal or better alternative. In addition, such strip shall contain at least one (1) deciduous tree not less than three (3) inches in caliper measured six (6) inches above the ground level for every one hundred and fifty (150) square feet of required landscaped strip.

(B) Each off-street parking area shall be separated from the

adjacent property by a landscaped strip of not less than one-half (1/2) the required side yard (a minimum of five (5) feet in width on the side yard) or rear yard set back (a minimum of ten (10) feet in width in rear yard) for the zoning district within which such parking area is located. Such landscaping strip shall contain the same plant material as required in section (A).

(C) The above provisions notwithstanding, no more than one (1) deciduous tree shall be required for every thirty (30) linear feet of landscaped strip.

2. Interior landscaping requirements

(A) At least one (1) planting island with minimum dimensions of nine (9) feet by eighteen (18) feet shall be provided for every twelve (12) parking or loading spaces proposed. Where the calculation of total planting island requirements results in a fraction of an island, the number required shall be the next higher number if the fraction equals or exceeds .5. Example, 12 spaces equals one (1) island: 18 to 29 spaces equals two (2) islands: 30-41 spaces equals three (3) islands, and so on.

(B) Not more than twelve (12) parking spaces shall be located consecutively without an intermittent planting island. The applicant may aggregate some or all of the required landscaped islands to preserve existing trees, provided that the aggregate total of internal landscaping shall equal or exceed the landscaped area otherwise required within landscaped islands.

(C) Within parking areas containing more than twenty-five (25) spaces, planting islands may be provided at each end of such parking bay to direct the movement of traffic, and may be included in required island calculations.

(D) Each required planting island shall be landscaped with a deciduous tree which meets the dimensional requirements established in (1A) above.

(E) Shrubs and ground cover shall be installed in each planting island to provide full coverage of the area and placed to complement tree landscaping.

(F) Landscaping material shall be located within planting islands in a manner which will protect the plants from automobile bumpers and allow for the mature size of the species.

(G) All proposed plant material and trees shall be listed and shown on a landscaping plan approved by the Planning Commission/Board of Zoning Adjustment or its designee. A suggested list of preferred trees and plant types may be provided by the city.

(H) Minor deviations from the provision of this section may be permitted, provided that the proposed landscaping provides coverage equal to or greater than that required herein.

Amending Title 14 Section 4-2 to say:

The area required for off-street parking shall be in addition to the yard areas herein required except that the front yard required in a C-2, Contemporary Commercial District, or Industrial District may be used for uncovered parking area. The front yard of a Quiet Use District or a Residential District may be used for the uncovered parking area for four (4) or less vehicles associated with a Quiet Use or a Residential use when the area is surfaced with a material adequate to prevent the occurrence of mud and dust with continued use.

Amending Title 14 Section 4-9 to say:

Whenever off-street parking places for less than four (4) vehicles are to be located within or adjacent to a Quiet Use District or a Residential District, the following provisions shall apply: (The remainder of this section is not changed.)

Section 2: The provisions of this ordinance shall not apply to existing parking lots as they exist, as of the effective date of this ordinance (Jan. 24, 1994).

Section 3: Repeal. All other Ordinances and Resolutions and any part thereof which may be in conflict, in whole or in part, with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4: Severability. The provisions of this Ordinance are hereby declared to be severable. If any provision shall be held to be invalid or to be inapplicable to any person or circumstances, such invalidity or inapplicability shall not affect the remainder of the provisions of this Ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF EUREKA SPRINGS, ARKANSAS, ON THIS 23RD DAY OF NOV. 1993.

APPROVED:

ATTEST:

Juanita S. Barber
City Clerk/Treasurer

Louise O. Berry
Mayor