

ARTICLE X. - LANDSCAPING AND SCREENING

DIVISION 3. - PARKING LOT LANDSCAPING AND UTILITARIAN AREAS

Sec. 37-557. - Parking lot perimeter landscaping in the in-town districts. ~~and Urban Neighborhood Districts.~~

The perimeter of all on-site open parking areas within the In-Town ~~and Urban Neighborhood Zoning Districts~~ shall be screened from view of adjacent property and streets in accordance with the following requirements.

- (a) The screen shall be provided by the use of berms, and/or plantings unless use of structures is approved in accordance with subsection (d) below.
- (b) The screening shall have a minimum height of three (3) feet. Screening provided by plantings shall be permitted to comply with that minimum height requirement through natural plant growth within a reasonable period of time.
- (c) The required screen shall extend along a minimum of two-thirds (2/3) of the length of the affected street frontage of property boundary excluding intersecting driveways. ~~In Urban Neighborhood Zoning Districts, screening from view of adjacent properties is only required within 250 feet of any lot zoned SF-1 or SF-2, land outside of the municipal boundaries of the City of Champaign that is designated as low density residential in the generalized future land use map in the Comprehensive Plan, or future zoning of SF-1 or SF-2 as specified in a recorded annexation agreement.~~
- (d) Structures such as decorative walls or fences may be approved to provide a portion of the required screening provided that each of the following conditions are met:
 - (1) The structure avoids a blank and monotonous appearance by such means as architectural articulation and/or the planting of vines, shrubs, or trees;
 - (2) The total use of berms and/or plantings is not physically feasible; and
 - (3) The structures attractively complement the use of berms and/or plantings.

Sec. 37-558. - Parking lot interior landscaping in the in-town district. ~~and Urban Neighborhood Districts.~~

Within any in-town ~~or Urban Neighborhood District~~, landscaping shall be provided in the interior of parking lots in accordance with the following requirements:

- (a) In lots with more than ten (10) spaces, one tree shall be provided for every ten (10) open (not in a garage) vehicular parking spaces. A minimum of one tree shall be located within eighty (80) feet to any parking space when measured from the trunk.
- (b) Only trees located within the parking lot shall be counted toward meeting this requirement. In order to be considered within the parking lot area, the tree shall be located in planting areas bounded on at least two (2) sides by parking lot paving.
- (c) Only trees in landscape islands, dividers, or fingers shall count toward meeting the parking lot tree requirement. In order to be considered, the island shall have an area of one hundred sixty (160) square feet and a minimum dimension of nine (9) feet.