

ORIGINAL

ORDINANCE NO. 59
ZONING ORDINANCE AMENDMENT
SECTION 13-3
SHOPPING CENTER PARKING
REQUIREMENTS

TEXT AMENDMENT TO THE ZONING ORDINANCE
ESTABLISHING PARKING REQUIREMENTS
FOR SHOPPING CENTER

WHEREAS, the Zoning Ordinance of Leonardtown does not currently provide for parking requirements for shopping centers within the municipal limits of Leonardtown,

WHEREAS, parking requirements for shopping centers are necessary, in order to facilitate their orderly development, and parking lots should be effectively landscaped with trees and parking lot lights from the public right-of-way from the adjoining properties; and parking lots should be adequately shaded to reduce the amount of reflected heat.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COMMISSIONERS OF LEONARDTOWN, this tenth day of April, 1989 that the following Amendment is hereby adopted within the corporate limits of Leonardtown, Maryland, to be added to the Leonardtown Zoning Ordinance.

Section 13-3 SHOPPING CENTER PARKING REQUIREMENTS

1. For a shopping center of less than ^{50,000}~~100,000~~ square feet of gross area, the required number of spaces shall be calculated according to the particular types of tenants in the shopping center.
2. For a shopping center of ^{50,000}~~100,000~~ square feet or more of gross area, 5 parking spaces per 1,000 square feet of gross area shall be provided.
3. The following landscaping will be required for shopping center parking lots:
 - a. Street frontage: 10 foot wide landscape strip wide enough for sidewalk between the right-of-way and parking lot with fence or wall 2-4 feet in height, berm 2 1/2 feet in height with a slope not to exceed 25%, or a hedge of non-deciduous species which shall be a minimum of 2 feet in height at the time of planting to form a screen a maximum of 2 1/2 feet in height.
 - b. Interior landscaping:

To break up the visual expansiveness of lots and to reduce glare and heat at least 5% of the interior vehicular area must be landscaped. To achieve this

objective, one of the following alternatives must be utilized:

Provide a continuous landscape strip between every four rows of parking. This should be a minimum of eight feet in width to accommodate a low hedge and shade trees, or

Create large planting islands (over 600 square feet) to be located throughout the lot and planted with shade trees, low shrubs, and/or ground cover. These should preferably be located at the ends of parking rows, or

Provide planting island (a minimum of nine feet wide) between every 10 to 15 spaces to avoid long rows of parked cars. Each of these planting islands should provide at least one shade tree having a clear trunk height of at least six feet.

c. Perimeter landscaping:

Provide an eight-foot-wide landscape strip around the perimeter of the lot, to be planted with shade trees and low shrubs. Provide a minimum of one shade tree per every forty feet of lot perimeter.

COMMISSIONERS OF LEONARDTOWN

ATTEST:

Suellen J. Wright
Suellen J. Wright
Town Secretary

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Edward H. Long, Vice President

APPROVED AS TO LEGAL
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