

Landscaping Requirements for Car Dealerships

Car dealerships must meet all applicable parking requirements for all provided parking per section 9-9-14 BRC 1981 including screening and interior parking lot landscaping. The required and additional provided parking must be clearly called out on the plans and landscape requirements chart.

Car dealerships must also meet all applicable requirements for display and storage areas for vehicles for sale and service associated storage areas. This can be achieved through either of two paths considering this additional "parking" or as "outdoor storage or display areas." The intent is to screen all parking, storage, and display areas and mitigate for the pavement and heat island effect. The applicant must clarify which approach is chosen in the landscape requirements chart.

- 1) Consider all display and storage as parking lot and meet all appropriate parking lot landscaping of section 9-9-14 BRC 1981. This is the simplest approach and typically results in an increased percentage of interior parking lot landscaping. It is typically high enough to allow for perimeter landscaping to contribute per section 9-9-14(d)(5)(B) BRC 1981.
- 2) Consider all areas not specifically designated as parking as outdoor storage or display and meet the requirements of section 9-6-9(g) and section 9-9-12(d)(6) BRC 1981. Please note that any outdoor storage or display areas or additional parking must be included in the calculations for minimum overall site landscaping as required in section 9-9-12(d)(8) BRC 1981.

Useful Code References

9-6-9(g) Outdoor Display of Merchandise: The following criteria apply to the outdoor display of merchandise:

- (1) Merchandise shall not be located within any required yard adjacent a street.
- (2) Merchandise shall not be located within or obstruct required parking and vehicular circulation areas or sidewalks.
- (3) Merchandise shall be **screened** to the extent possible **from the view of adjacent streets**.
- (4) Outdoor display is for the temporary display of merchandise and not for the permanent storage of stock.

9-9-12(d)(6) Outdoor Service Yards and Storage Areas: Service yards and outdoor storage areas in commercial and industrial areas shall be **screened from public areas, streets, alleys, and adjacent areas** through the use of one or more of the following: walls, fencing, or plantings.

9-9-14(d)(5) Parking Lots Containing One Hundred Twenty Percent or More of The Minimum Required Parking Spaces: In order to mitigate the impacts of excessive pavement to water quality and to reduce the visual impacts of large expanses of pavement, open, at-grade parking spaces in excess of one hundred twenty percent of the minimum required in section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, a development shall provide additional parking lot landscaping over the amount required in other sections of this chapter as follows:

- (A) For parking lots containing more than one hundred twenty percent and less than one hundred fifty percent of minimum required parking, interior parking lot landscaping shall be installed as required above, plus an additional five percent of the parking lot area as interior or perimeter parking lot landscaping. Perimeter parking lot landscaping shall not be located within a required front yard setback or a side yard adjacent to a street setback.

(B) For parking lots containing one hundred fifty percent or more than the minimum required parking, interior parking lot landscaping shall be installed as required above, plus an additional ten percent of the parking lot area as interior or perimeter parking lot landscaping. Perimeter parking lot landscaping shall not be located within a required front yard setback or a side yard adjacent to a street setback.

(C) The additional landscaping required by this paragraph may be used to meet the requirements for runoff reduction practices as described in the Urban Storm Drainage Criteria Manual, Vol. 3 (Urban Drainage and Flood Control District, Denver, Colorado) and the overall site water quality capture volume if it also meets the requirements set forth in the City of Boulder Design and Construction Standards.

9-9-16 Definitions

Outdoor storage means an area of land where goods may be stored as a principal use in an unclimatized environment, including, without limitation, automobiles, boats, recreational vehicles, and contractors' supplies, but does not include junk yards.

Parking lot means an off-street, ground level open area, used for the temporary storage of motor vehicles, including necessary access drives, drive lanes, and parking stalls and excluding sidewalks, carports, garages and driveways that serve detached dwelling units, and parking garages and structures.