

**RESOLUTION AMENDING THE ZONING ORDINANCE
OF MADISON COUNTY, GEORGIA**

For the purpose of promoting the health, safety, and general welfare of the present and future inhabitants of Madison County and to further the purposes of the Madison County Zoning Ordinance as set forth therein, the Board of Commissioners of Madison County does hereby ordain and enact into law the following changes to the Madison County Zoning Classification.

Section 6.2.3.5 Interior parking lot landscaping

Off-street parking areas in all zoning districts shall be subject to the following requirements. For the purpose of calculating off-street parking lot square footage, all areas within the lot's perimeter are counted, including the planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement. The required amount of landscaping is based on the following sliding scale. Landscape provisions only apply to parking areas for customers or employees.

Total Area of Lot	Percent of the Total Area (square feet) of Lot that must be an Interior Planting Area
0 - 15,000	5.0%
15,000 - 29,999	7.5%
30,000 or greater	10.0%

Off-street parking shall consist of planting islands. Sixty (60) sq. ft. of continuous pervious land area is required for each tree with no tree-planting area less than six (6) ft. wide in any dimension.

Planting islands shall be evenly spaced throughout the parking lot and shall be distributed approximately once every ten (10) spaces for residential sites and once every fifteen (15) spaces for commercial development. Planting islands parallel to parking spaces must be at least nine (9) ft. wide to allow car doors to swing open.

Trees must have a clear trunk at least six (6) ft. above the finished grade to allow vehicular circulation beneath the tree canopy without causing any damage. Deciduous shade trees planted with ground cover or low shrubs are recommended as the primary plant materials. Shrub varieties should be evergreen.

Good visibility in the parking lot is important for security and traffic safety reasons. Plants that restrict visibility, such as tall shrubs or low-branching trees, should be avoided.

To prevent cars from parking too close to trees or damaging shrubs, a curb or wheelstop must be provided.

Trees shall be distributed to break up the parking lot and to create a canopy effect. A minimum of one (1) fifteen (15) gallon tree and three (3) shrubs shall be required for every ten (10) parking spaces. The distribution of the trees must maximize shading during the summer months.

Shall be deleted and replaced with the following:

Section 6.2.3.5 Interior parking lot landscaping

For all parking lots of 25 spaces in any district shall provide a minimum of 5 percent of the total parking as green space. This can be any combination of trees and (or) evergreen shrubbery.

Trees must have a clear trunk at least six (6) ft. above the finished grade to allow good visibility and safety. Evergreen shrubbery should also be maintained to no more than 4 ft.

To prevent cars from parking too close to trees or damaging shrubs, a curb or wheelstop must be provided.

The provisions of this resolution shall be effective upon approval by the Madison County Board of Commissioners.

Approved by the Madison County Board of Commissioners on the _____ day of _____, 2013.

BOARD OF COMMISSIONERS, MADISON COUNTY, GEORGIA

By: _____
Anthony Dove, Chairman

ATTEST:

Linda Cox, County Clerk