

c. Within the C-CBD district, the following regulations shall apply in addition to all other applicable regulations, provided that such landscaping shall not infringe on sight distances required for driveways in Section 8.B.

(1) Where the perimeter of a parking lot abuts a street right-of-way, the side or sides of the parking area shall be landscaped with living plant material the entire length of the street line to a minimum width of ten (10) feet. Such parking lots with perimeter planting shall not be subject to the landscaped island requirements of Section 8.C.3.(b).

(2) The perimeter planting shall include a combination of shrubs and deciduous and coniferous trees, all selected to provide shade and a view-restrictive screen for parking areas. Earth mounds that measure no higher than 30 inches above the adjacent street grade may be included with the living plant material to produce a view-restrictive screen. Headlights of parked vehicles must be obscured from the public right-of-way. Grass or other living ground cover shall be planted, mulched and maintained on portions of the landscaped strip not occupied by other landscaped material.

(3) The parking of vehicles within the perimeter planting strip is prohibited. Permitted driveways may be located across the perimeter planting strip.

d. All landscaping requirements shall not apply to enclosed parking facilities.

e. All parking areas shall provide adequate means for the maneuvering of vehicles in and out of parking spaces, adequate sight distance throughout the parking area and adequately controlled circulation pattern insuring the safety of both motorists and pedestrians. Landscape islands shall be designed and situated so as to provide a turning radius of sufficient size to permit vehicles to navigate the turn into a parking space or in the proper lane of a driveway or street. Parking areas in excess of fifty (50) spaces shall contain a pedestrian walkway system within such areas and between all buildings on the site.

**8.C.4. Amount of Parking Required.**

The table of Required Off-Street Parking Spaces, as herein provided, shall be considered as the minimum number of parking spaces required per use. Where more than one use occurs on the same lot, the cumulative total of each use shall be the requirement, except as provided in Section 8.C.1. In the event that more than two (2) automobiles are used by the persons living in a dwelling unit so occupied, additional off-street parking spaces shall be required for all automobiles in excess of two (2) used by persons in such a dwelling unit.

**REQUIRED OFF-STREET PARKING SPACES**

a. Agricultural and Recreational Uses.	1 per employee, plus 1 per 5 adult memberships or enrollments.
(1) Campgrounds, etc, with building, country clubs and the like.	As determined by the Planning Commission.
(2) Open recreational uses.	1 per linear feet of frontage used for sheltered display or for sales.
(3) Open roadside stand.	
b. Business Uses, Automotive.	10 per fixed stall equipped for washing, drying, etc. Parking spaces in this case need not be stalls but may be waiting space in driveway.
(1) Automobile washing establishment.	2 per service bay if station provides repairs, otherwise