

# GUIDELINES FOR PARKING SURFACES

## **SUBJECT TO REVIEW AND APPROVAL**

- **Creation of new parking surfaces or lots** in front of buildings and on vacant lots.
- **Creation or new parking surfaces** behind buildings having a zoning classification other than a dwelling district (D).
- **Expansion of existing parking surfaces or lots.**
- **Fencing around parking surfaces or lots.**

## **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to parking is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Resurfacing an existing parking surface or lot** (with any material).
- **Creation of new parking surfaces** behind buildings having a dwelling district (D) zoning classification (zoning requirements still apply).
- **Curb and/or edging materials.**

## **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

## **RECOMMENDED**

1. Off-street parking should be located at the rear of the properties, oriented toward alleys (if an alley exists), and screened if appropriate.
2. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible.
3. Parking lots should be a hard-surfaced material, such as asphalt, concrete, brick, or paver blocks.
4. Edging parking surfaces with concrete, stone, or brick curbing.
5. Orderly and efficient layout of parking spaces to minimize congestion and overcrowding, including pavement markings with durable paint indicating parking spaces and flow of traffic.
6. Locating curb cuts as far from street intersections as possible.
7. Use of existing alleys for entrances and exits whenever possible.

8. Lights installed adjacent to residential properties should be low and shielded to reduce glare.
9. Electrical lines to light fixtures, automatic gates, and attendant booths should be buried below grade.
10. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
11. A ten-foot buffer with 100% of the linear distance screened between parking areas, primary streets, residential uses, and/or sidewalks using trees and/or architectural screen walls or fences and/or plant material screens.
12. Replacement during the next planting season of any planting that is required in a Certificate of Appropriateness and that has died or has been removed.

**NOT RECOMMENDED**

1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot (see also Guidelines for Site Development).
3. Excessive widths for new driveways.
4. Overhead electrical lines to light fixtures, automatic gates, and attendant booths.

