

# City of Hawthorne



## Parking Lot Landscape Guidelines

# Purpose...

The City of Hawthorne wishes to enhance the quality of the built environment by ensuring properties provide aesthetically pleasing and environmentally friendly landscaping. This handbook serves as a guide for residents, developers, and design professionals in designing landscaping for parcels in the City's commercial and industrial zones, including limited residential development.

Landscaped parking lots and parcels:

- Enhance the aesthetics of a property
- Soften building perimeters
- Provide shade and a pleasant environment for pedestrians
- Impervious surface areas are reduced through proper environmental design
- Enhances the character of neighborhood commercial retail centers

# Submittal...

The design guidelines apply to new construction, additions, or alterations to new and existing buildings located in the City's commercial and industrial centers and residential buildings with 4 or more units. All landscaped areas shall incorporate water conservation techniques and the thoughtful placement of water quality features.

Submittal requirements:

- Project Summary, including lot coverage/FAR calculation and open space calculations
- Site plan indicating the location and configuration of all buildings and uses, as follows:
  - Include location of parking spaces, fencing, refuse, and waste areas.
  - Location of all parking spaces and drive aisles.
  - Proposed landscaped areas.

Landscaping plan shall include the following:

- Location of all existing and proposed landscaping areas – shade the areas to differentiate between permeable/impervious areas (calculate total percentages/square footages).
- Proposed landscaping materials, including a plant list showing quantities, sizes, common/botanical names, and location where each will be planted.

Additional presentation materials, such as illustrations/renderings, may be required by the Planning Director.

Detailed landscaping requirements can be found at <http://www.gcode.us/codes/hawthorne/> see Hawthorne Municipal Code (HMC) Chapter 17.58, 17.89, 17.99, and within each corresponding zone where the property is located.

# Design...

A variety of height, textures and colors shall be used in the planting palette to enhance and soften property and building perimeters and unify the development. The correct distribution and use of landscaping will define parking lots, building entrances, focal points, buffer neighboring properties, and screen unsightly service areas.

This...



Not This...



# Surface Parking Lots...

Parking lots which front upon a street shall be irrigated and landscaped, per HMC Section 17.58.040, as follows:

- Parking Lots containing more than 20 parking spaces must have a minimum of 5% of the paved area landscaped.
- Parking lots containing less than 20 parking spaces must have a minimum of 4% of the paved area landscaped.
- Planting beds shall have a minimum width of 2 feet and minimum area of 9 square feet.
- An even distribution of the planting beds must be maintained throughout the parking area.
- Any unused space resulting from the design of the parking lot must be used for planting purposes.

This...



Not This...



# Car Dealerships...

Special attention to landscaping is necessary for uses which rely on outdoor displays, such as new and used car dealerships. Landscaping which potentially blocks the view of vehicle displays is not optimal but incorporating beautiful landscaping can be achieved with the type, height, and location of plantings...

This...



Not This...



# Residential...

Residential developments with 4 or more units benefit from good landscaping design to enhance their curb appeal and balance the transition between single family and multi-family residential buildings. Drought tolerant landscaping is encouraged with a variety of plant types and heights.

This...



Not This...

