

Chapter 18.135

OFF-STREET PARKING AND LOADING

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18.135.010 Application of requirements.

(A) After the effective date of the ordinance codified in this title, any person who constructs a building, structurally alters a building, or initiates or alters a use in a manner requiring more parking per this title than currently exists on a site shall provide and maintain off-street parking facilities as provided in this title.

(B) The owner or operator of a building or use shall not discontinue or reduce the off-street parking facilities required by this title without review and approval of a revised site plan.

(C) Permits. All parking areas shall be installed after the required site review approval and issuance of an improvement location permit. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 1; 1982 Code § 153.090; 1983 Code § 15.153.090.]

18.135.020 Location.

(A) Off-street parking facilities shall be on the same lot as the principal use except as provided in subsection (B) of this section.

(B) If the size or shape of the lot or the existence of a nonconforming building or use prevents providing the parking facilities on the lot, the owner may provide the facilities on an alternate lot within 300 feet upon filing a parking lease agreement for the alternate lot with the Planning Department and obtaining approval by the Director of the alternate parking and the related submittals. The alternate lot shall not be subsequently used for any other use unless the subsequent use has been approved by the Planning Department with the provision of compliant parking.

(C) Parking spaces for all uses may be in either garages or open parking areas; providing, however, that garages must meet all requirements of this title.

(D) Any vehicle requiring registration under IC [9-18.1](#) and IC [14-16](#), including but not limited to automotive vehicles, motorcycles, trailers, watercraft, off-road vehicles, and recreational vehicles such as motor homes, travel trailers, and fifth-wheel trailers, without proof of current registration displayed, shall not be parked or stored on any property zoned or used or for residential purposes other than in a completely enclosed building. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 2; 1982 Code § 153.091; 1983 Code § 15.153.091.]

18.135.030 Type and size of facilities.

(A) A parking space must be a minimum of nine feet wide and 18 feet long, except for a parallel parking space, which must be nine feet wide and 20 feet long.

(B) Except on lots occupied by single-family or two-family residences, aisles shall be provided depending on the angle of parking from the curb as follows:

Angles in degrees from curb	Aisles	
	One-Way	Two-Way
0	10 feet	18 feet
15	8 feet	18 feet
30	10 feet	18 feet
45	12 feet	18 feet
60	18 feet	22 feet
90	24 feet	24 feet

(C) Except on lots occupied by single-family or two-family dwellings, access drives or driveways to or from any parking space or lot shall provide an access drive measured at right angles to the centerline of the drive, as follows (widths do not include required entrance and exit radii):

	One-Way Min. – Max.	Two-Way Min. – Max.
Residential		
1 – 2 Units	10	10 – 20
3 – 8 Units	10	20 – 30
8 or more	12 – 20	24 – 40
Commercial	12 – 20	24 – 40
Industrial	12 – 20	24 – 40

A divided entrance drive must be between 20 feet and 30 feet for each divided section with a median having a minimum width of four feet. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-93-7](#), passed 4-13-93; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 3; 1982 Code § 153.092; 1983 Code § 15.153.092.]

18.135.040 Parking areas not in or adjacent to residential districts.

Parking areas shall be constructed and maintained in accordance with the following requirements:

(A) Limitations on Use.

- (1) A building other than a parking garage shall not be constructed in a parking area without site review approval, and issuance of an improvement location permit.
- (2) The parking area must be designed to eliminate vehicles backing out into street right-of-way.
- (3) Off-street parking areas shall not be used for the storage, display, advertisement, sale, repair, dismantling, or wrecking of any vehicle, equipment, or materials unless one or more of these uses have obtained site review approval and issuance of an improvement location permit.

(B) Yards Adjacent to a Parking Area. Minimum required yards as shown on EMC [18.130.010](#) must be planted and maintained in grass or other living, vegetative ground cover. Mulch and wood chips

may only be used in the portion of a yard limited to the area around landscape plantings. Use of other nonliving materials such as gravel, limestone, or river rock are prohibited.

(C) Paving.

(1) Parking areas and access drives shall be installed and maintained with a hard and sealed surface except in R-1, R-2, and A districts where any durable surface is permitted.

(2) The parking area surface shall be graded and drained so that there will be no flow of water onto either adjacent properties or sidewalks.

(3) When the front end of a parking space is adjacent to the perimeter of the parking area, a bumper guard shall be provided to prevent any part of a parked vehicle from extending beyond the parking area.

(D) Maintenance. Off-street parking areas shall be maintained in good condition and be kept free of weeds, trash and debris.

(E) Lighting. Lighting must be shaded and shall be located so that it does not cause glare onto adjacent properties or create a safety hazard by interfering with street traffic. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-2010-6](#) § 1, passed 3-9-10; Ord. [G-95-1](#), passed 2-28-95; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 4; 1982 Code § 153.093; 1983 Code § 15.153.093.]

18.135.050 Parking areas in or adjacent to residential districts or uses.

Off-street parking areas for all uses except for single-family and two-family residences located in or adjacent to residential districts are required to meet the provisions of EMC [18.135.040](#) and also the following restrictions:

(A) Limitations in Residential Districts.

(1) SU 10 approval is required for parking lots located on a lot separate from the lot occupied by the principal use, as listed in EMC [18.145.050](#), List of special use designations.

(2) No fee shall be charged for parking.

(3) The parking area shall be used only for parking of passenger motor vehicles including

motorcycles.

(B) Access.

(1) Access to the parking area shall not be through a required front yard, unless no other access is reasonably available.

(2) Access shall be through the principal use lot or from a public alley.

(C) Yards Adjacent to a Parking Area.

(1) Required yards must be maintained in grass or other living, vegetative ground cover. Mulch and wood chips may only be used in the portion of a yard limited to the area around landscape plantings. Use of other nonliving materials such as gravel, limestone, or river rock is prohibited. Minimum front and side yards shall meet or exceed the minimum front and side yards required in EMC [18.130.010](#).

(2) If a setback line has already been established in the same block as the parking area, the minimum front yard shall be equal to the average setback of existing buildings on the same side of the street.

(3) Required side and rear yards shall not be less than five feet.

(D) Buffer Screens around the Parking Area. Along the length of all required yards adjacent to a residential zone or use there shall be a buffer screen as described below:

(1) An opaque wall or fence of ornamental block, brick, stone, solid wood fencing, or a combination of these materials at least 42 inches in height.

(2) A compact hedge of evergreen or deciduous shrubs or trees at least 36 inches in height at the time of planting and positioned in a double row of staggered plantings to create an opaque screen. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-95-1](#), passed 2-28-95; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-78-13](#), passed 5-8-78; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 5; 1982 Code § 153.094; 1983 Code § 15.153.094.]

18.135.060 Mixed or multi-uses.

(A) In the case of mixed or multi-uses, the total requirements for off-street parking are the sum of

the requirements of the various uses computed separately unless specifically listed, except for shopping centers which have their own parking rate.

(B) Except as provided in EMC [18.135.070](#), off-street parking spaces for one use may not be considered spaces for another use. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 6; 1982 Code § 153.095; 1983 Code § 15.153.095.]

18.135.070 Shared parking.

An off-street parking area for one use may be included in the requirements for another use if the Director determines that the periods of usage are not concurrent, and a parking agreement is obtained to allow for the shared parking. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 7; 1982 Code § 153.096; 1983 Code § 15.153.096.]

18.135.080 Amount of off-street parking.

(A) Off-street parking facilities are required for uses as follows:

- (1) Use Group 1 (One-Family Dwelling). Two spaces per dwelling; providing, however, that all extended families, as defined in this title, must provide adequate off-street parking for all such family vehicles.
- (2) Use Group 2 (Residential Occupations). None required in addition to residential parking.
- (3) Use Group 3 (Duplex). Two spaces per dwelling unit; providing, however, that all extended families, as defined in this title, must provide adequate off-street parking for all such family vehicles.
- (4) Use Group 4 (Multiple-Family Dwelling).
 - (a) Efficiency, bedroom unit or one-bedroom: one per unit.
 - (b) Two-bedroom: one and one-half per unit.
 - (c) Three-plus bedroom: two per unit.
 - (d) Plus one visitor space for each five units.

(5) Use Group 5. All listed uses: one parking space for each 400 square feet.

(6) Use Group 6. Sorority and fraternity: one and one-half spaces for each two beds.

(7) Use Group 7.

(a) Restaurants and cafeterias (no alcohol):

(i) With drive-through: one space per 250 square feet (includes any outdoor seating area);

(ii) Without drive-through: one space per 200 square feet (includes any outdoor seating area);

(iii) Drive-in/open air: one space per ordering station, plus one space per employee of the largest working shift.

(b) Beauty and barber shops: one per 300 square feet.

(c) All other listed uses: one parking space for each 400 square feet.

(8) Use Group 8.

(a) Business and commercial trade schools, dance/theatrical school or studio: one space for each 400 square feet.

(b) Nightclub, bar, tavern, restaurant serving alcohol, and similar uses: one space for each 125 square feet (includes any outdoor seating area).

(c) Indoor recreation: one space for each 500 square feet.

(d) Bowling alley: four parking spaces for each alley or one space for each 500 square feet, whichever is less.

(e) Theater: one parking space for each four seats, or one parking space for each 300 square feet if no permanent seats.

(f) Automobile service station: one parking space for each employee of the largest

working shift, two spaces for each service stall if any, plus one space for each gas pump stall.

(g) Tennis courts (also includes racquetball and pickleball): three parking spaces for each court, plus one space for each employee of the largest working shift, or one space for each 500 square feet, whichever is less.

(h) Party houses, lodges, private clubs, dance halls, and meeting halls: one space per 300 square feet.

(i) Supermarkets, drugstores, package liquor stores, and department stores: one space per 400 square feet.

(j) Hotels and motels (exclusive of retail uses): one parking space for each rental room/unit, plus one space for each five employees of the largest working shift.

(k) Laundromats: one space per 300 square feet.

(l) Shopping centers: one space for each 400 square feet.

(m) Mortuary: one space for each 300 square feet.

(n) All other listed uses: one parking space for each 500 square feet.

(9) Use Group 9.

(a) Printing, photostatting, lithographing and engraving: one space per employee of the largest shift, plus one space minimum for visitors;

(b) Parking lot or garage: none required;

(c) All other listed uses: one parking space for each 500 square feet.

(10) Use Group 10.

(a) Retail uses: one space for each 700 square feet; minimum two spaces.

(b) Service, storage, warehouse, and wholesale uses: one parking space for each two

employees of the largest working shift, one space per company vehicle, plus two spaces minimum for visitors.

(11) Use Group 11.

(a) Retail or rental uses:

- (i) Automobiles: one space per 500 square feet;
- (ii) Building supplies and lumber: one space per 1,000 square feet, plus one space per 2,500 square feet of outdoor storage or display;
- (iii) Shrubs and trees: one space per 500 square feet of retail sales area, plus one space per employee of the largest shift;
- (iv) All other retail uses listed: one space per 1,000 square feet: minimum two spaces.

(b) Service uses:

- (i) Large item repair: two spaces per service bay, plus one space per 400 square feet of office area;
- (ii) Plant and shrub nursery: one space per employee of the largest shift;
- (iii) Railroad transfer, storage and team tracks: one space per employee of the largest shift;
- (iv) All other service uses listed: one space for every two employees of the largest working shift, one space per company vehicle, plus two spaces minimum for visitors.

(c) Outdoor recreational uses:

- (i) Archery range: one space per lane, plus one space per 400 square feet of any indoor sales area.
- (ii) Drive-in/open air restaurant: the number of ordering stalls, plus one space per employee of the largest shift.

(iii) Miniature golf and driving range: one space per golf hole/range tee box, plus one space per 400 square feet of any indoor pro-shop or sales area.

(iv) Tennis courts (also includes racquetball and pickleball): three parking spaces for each court, plus one space for each employee of the largest working shift.

(12) Use Group 12.

(a) Restaurants (no alcohol):

With drive-through: one space per 250 square feet (includes any outdoor seating area);

Without drive-through: one space per 200 square feet (includes any outdoor seating area).

(b) Refreshment stands: minimum of two spaces.

(c) All other listed uses: one parking space for each two employees of the largest working shift plus a minimum of one space for visitors.

(13) Use Group 13.

(a) Boat sales, rental and repairs: one space for every 1,000 square feet.

(b) All other listed uses: one parking space for each two employees of the largest working shift, one space per company vehicle, plus a minimum of one space for visitors.

(14) Use Group 14.

(a) Automobile engine overhauling/rebuilding, painting and body work: two spaces for each service bay, plus one space per 400 square feet of office.

(b) All other listed uses: one parking space for each two employees of the largest working shift, one space per company vehicle, plus a minimum of one space for visitors.

(15) Use Groups 15 and 16. All listed uses: one parking space for each two employees of the largest working shift, one space per company vehicle, plus a minimum of two spaces for visitors.

(16) Use Group 17.

- (a) Agricultural and forestry operations: none required.
- (b) Greenhouses and nurseries: one space for each employee of the largest working shift.
- (c) All other listed uses: one parking space for each two employees of the largest shift, one space per company vehicle, plus a minimum of one space for visitors.

(17) Use Group 18.

- (a) Boarding and breeding kennel: one space for each 10 animal cages/pens, plus one space for each employee of the largest working shift.
- (b) Riding stables or guest ranches: one space per horse stall, plus one space per employee of the largest working shift.
- (c) Veterinary clinic: one space for each 400 square feet.
- (d) All other listed uses: one parking space for each employee plus a minimum of one space for visitors.

(18) Use Group 19.

- (a) Campground: two spaces per site (can be stacked), plus one space per five sites for visitors.
- (b) Child care centers: one space per 400 square feet.
- (c) Drive-in theater: two parking spaces for each 100 square feet plus one space for each employee of the largest working shift.
- (d) Boarding/breeding kennel: one space per 10 animal cages/pens, plus one per employee of the largest working shift.
- (e) Veterinarian or veterinary clinic: one space per 400 square feet.
- (f) All other listed uses: one parking space for each employee during events, plus one

space per four seats in any assembly areas or one space per 300 square feet if no permanent seats.

(19) Use Group 20. Bed and breakfast, boardinghouse, and similar uses: two spaces for the owner dwelling unit, plus one space per rental room/unit.

(20) Use Group 21. Adult uses: one space for each 200 square feet.

(21) Elementary, middle and high schools (allowed in any use group):

(a) Elementary and middle schools: two spaces for each classroom, plus one space for every six persons of seating capacity (based on occupancy) in the largest assembly space;

(b) High schools: one space for every four persons of seating capacity (based on occupancy) in the largest assembly space or, if no assembly area, one space for every four persons of student design capacity, plus one space for every staff member.

(B) Special Uses.

(1) As provided by Chapter [18.145](#) EMC and the special use approved by the Board of Zoning Appeals:

SU 1 *Repealed by Ord. 6-2025-15.*

SU 2 One per four seats of assembly space or one per 300 square feet, whichever is less.

SU 3 Hospitals: one per two beds, plus one per two employees of the largest shift.
Nursing homes, convalescent and custodial care centers (including assisted living): one per three beds, plus one per employee of the largest shift, or if dwelling units are provided, one per unit, plus one per employee of the largest shift.

SU 4 Golf courses: Four per green, one per employee of the largest shift, plus one per 400 square feet of pro-shop and club house.
Driving ranges: one per range tee box, plus one per 400 square feet of any sales area.

SU 5 One per 400 square feet.

SU 6 One per 4 seats in any chapel/assembly area or one per 300 square feet, whichever is less.

SU 7 See subsection (B)(2) of this section.

- SU 8 Two per mobile home unit.
- SU 9 One-half per employee, plus a minimum of one for visitors.
- SU 10 None required.
- SU 11 See subsection (B)(2) of this section.
- SU 12 For projects at the Evansville-Regional Airport, see subsection (F) of this section. For all other projects, See subsection (B)(2) of this section.
- SU 13 None required.
- SU 14 See subsection (B)(2) of this section.
- SU 15 Electric power/steam generating plants: one per employee of largest shift.
Radio, television, and cellular towers and similar uses: one per facility.
- SU 16 One per four permanent seats, or if no permanent seats, one per 300 square feet.
- SU 17 One per employee, two for each service stall, plus one per gas pump stall.
- SU 18 None required in addition to residential requirements.
- SU 19 One-half per employee.
- SU 20 One-half per employee.
- SU 21 See subsection (B)(2) of this section.
- SU 22 One per 10 animal cages/pens, plus one per employee of the largest shift.
- SU 23 One per shooting lane/station, one per employee, plus one per 400 square feet of any sales area.
- SU 24 See subsection (B)(2) of this section.
- SU 25 Campground: two per site (can be stacked), plus one per five sites for visitors.
Child care centers: one per 400 square feet.
Boarding/Breeding Kennel: one per 10 animal cages/pens, plus one per employee of largest shift.
Veterinarian or veterinary clinic: one per 400 square feet.
All other UG 19 uses: one per employee during events, plus one per four seats in any assembly area, or one per 300 square feet if no permanent seats.
- SU 26 One per 400 square feet.
- SU 27 None required if located on a site with an existing business. If located on a vacant site, one per 2,500 square feet of any sales area; or one per employee where no sales are occurring.
- SU 28 One for each 400 square feet of area used for in-home care, in addition to residential

requirements.

SU 29 One per 400 square feet.

SU 30 Two per three employees of the largest shift, plus one space for each five students, based on the maximum student design capacity.

SU 31 One space in addition to any residential requirements.

SU 32 See subsection (B)(2) of this section.

SU 33 One space per rental room/unit in addition to residential requirements.

SU 34 One space per rental room/unit in addition to residential requirements.

SU35 –

42 *Repealed by Ord. [G-2008-13](#).*

SU 43 If two or more spaces exist at the residence – None required. If there are less than two existing spaces at the residence – One space in addition to residential requirements.

SU 44 None required.

SU 45 Not applicable.

SU 46 One space for each four beds, plus one space for each employee of the largest working shift.

SU 47 & One space per facility.

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SU 49 Aggregate of spaces calculated per unit:

Efficiency or bedroom unit: one space per unit.

One-bedroom: one and one half spaces per unit.

Two-bedroom: two spaces per unit.

Three-plus bedroom: two spaces per unit.

Plus one visitor space for each three units.

(2) For the special uses listed in subsection (B)(1) of this section that reference this subsection instead of a parking rate, the petitioner must provide in the special use application an estimate of the amount of parking needed for the proposed use, which could include a formal parking study, parking data on the same use in other locations or on similar uses to the proposed use, or other calculations projecting parking needs. Based on the review of this information and any input on the proposed parking from the Director, the Board of Zoning Appeals will determine an appropriate amount of parking that is reasonably adequate to serve the public for customers, patrons, visitors, employees and company vehicles.

(3) Where a parking rate is listed for a special use in subsection (B)(1) of this section, the petitioner shall provide the amount of parking to comply with these requirements, or if the petitioner objects to the amount of required parking, petitioner may choose to include in their special use application the detailed parking needs information described in subsection (B)(2) of this section and request a review of that information by the Director and the Board of Zoning Appeals for a determination on the amount of parking needed. If a petitioner plans to request such a review, the petitioner's alternate parking proposal and a conceptual site plan must be considered by Site Review prior to the filing of the Special Use application. The burden of proof shall be on the petitioner to show:

(a) Sound parking calculations based on an acceptable parking standard for the proposed use;

(b) That the applicable parking rate listed herein and the corresponding amount of required parking is unreasonable for the proposed use; and

(c) That the alternate calculations of the petitioner result in a sufficient amount of parking.

(C) The unit of measure for building size used in the parking rate requirements of this section is gross floor area, unless otherwise noted. "Gross floor area" for the purposes of this section means the total horizontal areas of the floors of the building or portion of the building, including accessory storage areas located within selling and working space and basement floors devoted to retail activities, production or processing of goods, or offices. Gross floor area does not include area devoted entirely and permanently to parking, loading, restrooms, utilities, elevator shafts, or stairwells.

(D) Whenever a new use is added to the use groups listed in EMC [18.125.020](#), the off-street parking requirement to be applied shall depend on whether a specific use is listed within the appropriate use group that is most similar to the new use, and if so, the parking rate for that use shall apply. If no similar use is listed, the appropriate use group may have a parking rate for "All other uses listed" that can be applied, at the discretion of the Director.

(E) One-half or more of a fractional parking space in a computation requires providing one full parking space.

(F) Off-street parking for all uses in the AIR district will be determined by the Evansville-

(G) When the minimum off-street parking requirement for a nonresidential use is equal to or greater than 100 spaces, the off-street parking provided shall not exceed a maximum parking threshold of 125 percent of the minimum required off-street parking. [Ord. [G-2025-27](#) § 3, passed 12-16-25; Ord. [G-2025-11](#) § 5, passed 7-16-25; Ord. [G-2013-17](#) § 5, passed 11-19-13; Ord. [G-2011-7](#) § 1(I), passed 5-16-11; Ord. [G-2008-13](#) § 1, passed 4-15-08; Ord. [G-96-16](#), passed 10-21-96; Ord. [G-96-11](#), passed 8-19-96; Ord. [G-95-1](#), passed 2-28-95; Ord. [G-93-24](#), passed 12-14-93; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-78-13](#), passed 5-8-78; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 8; 1982 Code § 153.097; 1983 Code § 15.153.097.]

18.135.085 Parking credits.

Reductions in the minimum required off-street parking may be granted upon approval by the Director for projects that provide significant environmental improvements beyond meeting existing minimum code requirements including parking area landscaped islands, green spaces adjacent to parking areas and other site amenities as set forth in this section. Applicants can utilize any one or a combination of the parking credit options listed in this section; provided, that the total reduction in parking spaces is not greater than 35 percent of the minimum required off-street parking, before parking space credits are applied. The parking lot amenities and site characteristics listed below shall qualify for the following parking credits:

(A) Improvements Within or Adjacent to Parking Lots.

(1) The provision of vegetative green space that is adjacent to at least one side of the perimeter of a site parking area, is outside of any required setback and meets the following minimum criteria shall qualify for a parking credit not to exceed 10 percent of the minimum required off-street parking:

Type of Green Space	Parking Credits
Vegetative Strip Adjacent to Parking Lot	2 parking spaces
Min. width: 5 feet	
Min. total area: 500 square feet	
Groundcover: grass or other plantings	
Small tree(s) encouraged but not required	

Every additional combination of 1 foot in width over min. and 250 square feet in area over min. 2 additional parking spaces

(Example: A vegetative strip 7 feet wide and a total of 1,000 square feet in area would earn 4 additional parking space credits, for a total of 6, subject to 10% limitation)

Landscaped Area Adjacent to Parking Lot

Min. dimension: 8 feet 3 parking spaces

Min. total area: 350 square feet

Groundcover: grass or other plantings

Medium or large tree(s) required as listed in the Evansville Arboricultural Specifications Manual

Every additional combination of 1 approved tree and 175 square feet in area over min. 3 additional parking spaces

(Example: A landscaped area with all required trees plus 2 extra trees and a total of 700 square feet in area would earn 6 additional parking space credits, for a total of 9, subject to 10% limitation)

(2) Interior Parking Area Landscaped Islands With Trees.

(a) The provision of islands in the parking area that are required per this chapter and are required to contain medium or large trees shall qualify for parking credits as follows:

Island Size	Parking Credits per Island
136 to 314 square feet	1 parking space
315 square feet or larger	2 parking spaces

(b) The provision of islands containing medium or large trees that exceed the amount of islands with trees that are required per this chapter shall qualify for parking credits as follows:

Island Size	Parking Credits per Island
136 to 314 square feet	4 parking spaces
315 square feet or larger	6 parking spaces

(c) All criteria specified in EMC [18.135.120](#) for islands with trees shall be complied with, including the provision that trees planted must be from the medium or large canopy tree lists in the City of Evansville Arboricultural Specifications Manual;

(d) These parking credits shall also be granted for parking areas smaller than 15 spaces as long as the islands meet the standards of EMC [18.135.120](#).

(e) The parking credits for any islands in addition to those required to meet the standards of EMC [18.135.120](#) shall not exceed 15 percent of the minimum required off-street parking.

(3) Bicycle Parking Credit. The number of required off-street parking spaces may be reduced at a ratio of one parking space for each four secured bicycle parking spaces provided, up to a maximum reduction of five percent of the required off-street parking spaces.

(4) Electric Vehicle Charging Station Credit. Each parking space equipped with a separate electric vehicle charging station may be counted as two spaces toward the minimum number of required parking spaces.

(B) Special Site Characteristics.

(1) Closure of Curb Cut. The number of required off-street parking spaces may be reduced up to five percent for each driveway curb cut voluntarily removed as part of redevelopment activities on a site; except where there is a requirement or recommendation from the City Engineer or Evansville Metropolitan Planning Organization for curb cut closure due to a safety issue. To qualify for this credit, the curb cut closure must:

(a) Be permanent and involve the installation of a new curb, as well as any necessary removal of driveway pavement and planting of grass, whereas the use of bumper blocks, chains or bollards will not be considered a permanent closure; and

(b) Be part of a net reduction in curb cuts; closing one access and creating another would not qualify for this credit.

(2) Preferred Parking Location. It is discouraged for parking to be located on a site between the building and the street, or when located on a corner lot, between the building and the

higher functional class roadway. The preferred locations for on-site parking include behind the building, a mid-site courtyard, the side of the building or underneath the structure. When parking is placed in one of these preferred locations, the required off-site parking may be reduced by 15 percent. [Ord. [G-2025-27](#) § 4, passed 12-16-25.]

18.135.090 Access and service drives.

(A) An access or service drive for any use may not be constructed over a public sidewalk or right-of-way without approval from the City Engineer as provided in EMC [18.170.010](#).

(B) All uses are subject to the following requirements:

(1) Access drives are determined as follows:

Road Frontage	Access Drives
0 – 200 feet	One
201 – 400 feet	Two
Over 400 feet	Number to be determined

(2) An access drive must be at least 50 feet from any parallel access drive on the same property; provided, that in residential-1 districts, that distance may be reduced on local streets only with site review approval.

(3) An access drive must be at least 200 feet from the base of a bridge incline, measured from the centerline of access drive to the base of the bridge incline.

(4) An access drive must be at least 400 feet from an interchange ramp, measured from the centerline of access drive to the nearest edge of the ramp.

(5) Access drives in residential-1 districts must be at least 30 feet from a parallel public street; provided, that the 30 feet requirement may be reduced to not less than 15 feet on local streets only with site review approval. The distance is measured from the nearest side line of the drive to the nearest right-of-way line of the street. Access drives in all other districts must be at least 50 feet from any parallel public street, measured from the nearest curb line of the street.

(6) All access drives shall be in conformance with the current Evansville Metropolitan Planning Organization Access Management Manual and Development Guide.

(7) Auxiliary lanes, such as passing blisters and turn lanes, shall be installed, when required, according to the current Evansville Metropolitan Planning Organization Access Management Manual and Development Guide.

(8) Where an access drive is located in front of a garage on a public street, the garage shall be set back a minimum of 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. This shall not be interpreted to waive a larger required minimum setback required by the zoning district.

(9) Access drives for a single-family residential use, located on a street classified as local, and that has a front or side load three-car garage may have an access drive of a maximum width of 30 feet located directly in front of the garage door location. All access drive standards above still apply.

(C) The agencies participating in site review shall also consider the following factors in approval of a site plan:

(1) Automotive and pedestrian safety;

(2) Traffic flow and control;

(3) Accessibility for emergency vehicles;

(4) Effects of the access drives on abutting properties.

(D) To enhance pedestrian safety and circulation, all parking lots greater than 100 spaces shall include a marked pedestrian path through the parking lot to the principal structure entrance. The pedestrian pathway shall:

(1) Incorporate one or more of the following safety enhancing design features including grade separation, raised curbs, planting strips, landscaped islands, bollards or other appropriate features;

(2) Be ADA compliant for handicapped accessibility and be adjacent to handicapped parking spaces;

(3) Be aligned to connect at or near the principal structure entrance/exit; and

(4) Incorporate a crosswalk spanning any aisle between the parking lot and the principal structure.

(E) If the location or site of a lot prevents development in accordance with the above requirements, access shall be provided which most closely complies with these requirements. Access may not be denied to any property. [Ord. [G-2025-27](#) § 5, passed 12-16-25; Ord. [G-2022-19](#), passed 10-11-22; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 9; 1982 Code § 153.098; 1983 Code § 15.153.098.]

18.135.100 Off-street loading.

(A) A use shall provide space separate from off-street parking areas, streets, and alleys for loading and unloading, and shall not block off-street parking spaces, parking aisles, access drives, streets, or alleys.

(B) Vehicles may not be parked or stored in the required off-street loading areas during the time the use is in operation, except for loading and unloading purposes.

(C) Off-street loading space shall be provided and maintained so that loading and unloading facilities are adequate in number and area to safely and efficiently accommodate the type of delivery trucks that will serve the site.

(D) All designated loading and unloading areas shall be located on the side or rear of a structure.

(E) Buffer Screens for Loading and Unloading Areas. Where loading and unloading facilities are adjacent to residential uses or zones, rights-of-way or are clearly visible from a nearby right-of-way, they shall be screened from public view. These buffer screens shall consist of the following:

(1) An opaque wall or fence of ornamental block, brick, stone, solid wood fencing, or a combination of these materials at least eight feet in height; or

(2) A double row of noninvasive evergreen trees that:

(a) Are at least six feet in height at the time of planting, and are a species that can reach a minimum height at maturity of 25 feet;

(b) Have a minimum one and one-half-inch trunk diameter and a three-foot spread at the time of planting; and

(c) Are planted at 15-foot intervals (a spacing of one tree for every 15 linear feet) and positioned so that the two rows of trees are staggered to create an opaque screen.

(F) Plans for buildings or uses with off-street loading facilities shall clearly indicate the location, dimensions, and clearance of such facilities, the on-site circulation of delivery vehicles, and the type and size of delivery vehicles expected to service the site.

(G) The use of shipping containers, cargo containers and portable storage units in the vicinity of the loading/unloading area or in any portion of the parking lot shall:

(1) Not be for long-term storage except during construction/remodeling projects, and such long-term use in R-1 and R-2 districts shall be limited to 21 days within any one-year period;

(2) Be allowed for short-term use, but only during the loading and unloading of their contents, which may not exceed 72 consecutive hours in duration; and

(3) Be removed from the parking lot or loading and unloading area after the 72-hour time frame, unless the storage use is approved by site review and obtains an improvement location permit. [Ord. [G-2025-27](#) § 5, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 10; 1982 Code § 153.099; 1983 Code § 15.153.099.]

18.135.110 Combining off-street loading spaces.

Off-street loading spaces may be combined for two or more uses. [Ord. [G-2025-27](#) § 5, passed 12-16-25; Ord. [G-89-17](#), passed 5-24-89; Ord. [G-76-10](#), passed 2-28-77. 1962 Code, Art. 9, Ch. 24, § 11; 1982 Code § 153.100; 1983 Code § 15.153.100.]

18.135.120 Interior parking area green space.

(A) In order to reduce the visual and environmental impact of large parking lots, interior parking area green space shall be provided in landscaped islands, bumpouts and/or strips within all new surface parking areas and within expansions of existing parking areas having 15 or more parking spaces. The term “landscaped island” shall refer to this required parking area green space. The parking area shall be considered as the pavement devoted to parking spaces and adjoining aisles. These requirements are in addition to any required front, side, and rear yard setbacks, and shall

meet the following standards:

(1) The amount of landscaped islands to be provided shall be determined by the following ratio: one landscaped island for every 15 parking spaces. In addition, islands shall be installed at each end of the rows of parking bays to function as endcaps. These endcap islands are required due to their location and function, but shall not count toward the total number of islands needed to comply with the requirements of this section. When computing the number of islands required results in a fraction of one-half of an island or higher, the fraction shall be rounded up to the next whole number.

(2) The minimum size of a landscaped island that can be applied towards these requirements shall be 136 square feet. The minimum dimension for an island without a tree is six feet. The dimensions for an island shall be measured from the inside of the curb.

(3) To ensure their appropriate location within the parking area, islands shall:

(a) Be placed every 15 spaces or less within continuous rows of parking so that they are dispersed throughout the parking area to address the visual impact of long rows of parking spaces and expansive pavement; and

(b) Be installed at the ends of parking bays as endcap islands that help define drives/aisles, direct site circulation and safely separate pedestrians from parking spaces.

(4) Permanent curbing shall be installed around islands to minimize damage to landscaping and for easier parking area maintenance. Pavement (at or below the surface) is prohibited inside the island. However, light pole standards, storm inlets, and other drainage facilities are allowed within landscaped islands provided they do not occupy more than 25 percent of the island area, do not block a drainage way and they meet any applicable drainage requirements.

(B) The preferred design option for landscaped islands is an island strip placed in the parking area between rows of head-to-head parking (see Figure A).

(1) To encourage this form of landscaped island, a credit will be provided for the area where a vehicle could overhang the island strip as long as the strip is at least 10 feet wide. This credit allows two feet of the island adjacent to the front end of the parking spaces to be counted as part of the parking spaces, reducing the paved length of the spaces from 18 feet to 16 feet

(see Figure B). Only ground cover plants are allowed within the overhang area.

(2) The design grade of landscaped strips can be above or below the parking lot surface (see Figure A). Island strips with an elevation below the parking lot also function as bio-swales that can be integrated into the project drainage system. Gaps must be provided in curb around this type of an island to allow for storm water flow into the area. Bio-swale islands are a best management practice for dealing with storm water and can lower drainage system cost. Design criteria for bio-swales must meet applicable drainage requirements.

(C) Each island shall contain plantings and be maintained as green space. Appropriate ground cover species, including grasses, flowers, shrubs and/or trees shall be used to create an appealing landscape with shade and color.

(1) Trees are strongly encouraged, as well as exclusive use of native plantings. Lists of native trees by size recommended for planting can be obtained from the City of Evansville Arboricultural Specifications Manual. This document also offers guidance on planting procedures, soil treatment, irrigation and maintenance. Additional advice can be obtained from the City Arborist in the Evansville Urban Forestry Office, and from the County Extension Office.

(2) Gravel, limestone, river rock or similar stone materials are prohibited in islands. Mulch or wood chips may only be used around plantings extending out six inches beyond the drip line of shrubs and within a six-foot diameter surrounding tree trunks. The remainder of the island must contain living, vegetative ground cover.

(3) Site plans for new development must show islands and indicate the species of trees to be planted.

(4) The island plantings must be installed on a site of new or expanded development as follows:

(a) For projects that have construction activities completed in the winter or summer months (November – February or June – August) but do not have landscaping installed, a temporary certificate of occupancy (C of O) will be issued upon a satisfactory site inspection. Plantings shall be installed by the beginning of May for the winter completion projects, and by the beginning of October for the summer projects. When a site inspection

by the Planning Department verifies that the landscaping and the other site improvements conform to the approved site plan, the Building Commission will be notified that a final C of O can be issued.

(b) When completion is at any other time of year, landscaping shall be installed immediately after construction. Any project not having the required plantings installed per these requirements will not receive a final C of O, and within one month from the date planting installation is expected, enforcement actions will be taken.

(5) In parking lots with 30 or more parking spaces, trees are required to be planted in islands at a rate of one tree for every 15 parking spaces. When computing results in a fraction of one-half of a tree or higher, the fraction shall be rounded up to the next whole number. All required trees are to be from the medium and large tree lists in the document referenced herein (no dwarf trees are allowed), unless other equivalent sized trees are approved by the City Arborist or the County Extension Office. At least 50 percent of required trees must be from the large tree list. Any existing trees to be preserved that meet these requirements as shown on a site plan approved by the City Arborist or the County Extension Office shall also count toward the required tree total.

(a) Minimum Size of Islands Containing Trees.

Tree Size	Minimum Island Size
Small/medium tree	Area: 136 square feet Minimum dimension: 8 feet.
Large tree	Area: 315 square feet Minimum dimension: 10 feet.

(b) Minimum Distance From Tree to Curb/Pavement.

(i) Small tree – three feet.

(ii) Medium tree – four feet.

(iii) Large tree – five feet.

(c) The minimum sizes for islands with trees can be reduced upon approval by the City

Arborist or the County Extension Office. To obtain approval, a site plan and island construction details must be submitted for site review indicating the use of structural soil, permeable pavement or an equivalent material or design (e.g., landscaped bumpouts adjacent to perimeter green space).

(d) The size of the tree stock at the time of planting shall be as follows:

Size/Type of Tree	Minimum Size
Small tree	1.5 inch trunk diameter
Medium or large tree	2.5 inch trunk diameter
Evergreen or multi-stem trees – Small	10 feet in height
Evergreen or multi-stem trees – Medium or large	12 feet in height

(6) In areas where sight distance is needed, landscaping shall not obstruct visibility between three and six feet above the pavement surface (no evergreens).

(D) The landowner and tenant, if any, of the parking area shall be jointly and severally responsible for the ongoing maintenance of the islands and the landscaping to ensure the green space is kept in good condition. This shall include any necessary island repairs and replacement of landscaping as needed. If any trees die for which parking credits were granted pursuant to this chapter, they shall be replaced in kind with healthy specimens on the appropriate medium or large tree lists.

(E) Existing Parking Lots.

(1) Islands may be retrofitted into an existing parking lot despite not being depicted on the approved site plan without requiring a revised site plan to be approved; provided, that the number of remaining parking spaces is sufficient to comply with the parking requirements.

(2) If a developer is not changing the dimensions or configuration of an existing parking lot that has been legally permitted, no landscape islands will be required, even when the use is changed.

(3) The following developments are exempt from the standards and requirements of this section:

(a) Parking areas located within an enclosed parking structure.

(b) Public parks.

(c) Paved areas for site loading/unloading.

(d) Opaque fenced storage areas.

Summary Chart

Requirement/Standard (parking lots smaller than 15 spaces are exempt)

Minimum Landscape Island Size – 136 square feet

With Large Tree – 315 square feet

Islands Required – 1 island/15 parking spaces

Trees Required – 1 tree/15 spaces (in parking lots with 30 or more spaces)

Results with a fraction of 0.5 or higher shall be rounded up to the next whole number.

Landscaped Island Strips

Bioswale & Above Grade Options

Figure A



Bioswale
12' Width or larger per drainage requirements

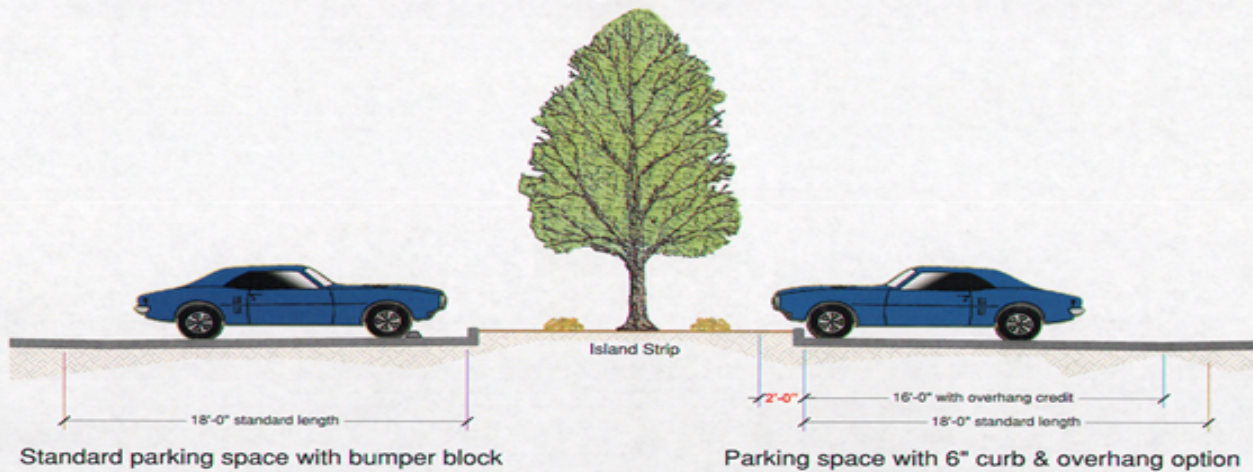


Above Grade



Plan View of Bioswale Island Strip Option

Credit for Vehicle Overhang into Island Strip Standard & Reduced Length of Paved Parking Space Figure B



[Ord. [G-2025-27](#) § 5, passed 12-16-25; Ord. [G-2022-25](#) § 1, passed 1-25-23; Ord. [G-2010-6](#) § 2, passed 3-9-10.]

The Evansville Municipal Code is current through Ordinance G-2026-9, passed April 27, 2026.

Disclaimer: The city clerk's office has the official version of the Evansville Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://evansvillegov.org/>

City Telephone: (812) 436-4993

Codification services provided by [General Code](#)