

ARTICLE 9 LANDSCAPING

9.1 APPLICATION

- A. The standards in this Article shall apply to all proposals coming before the Planning Commission for site plan review except single-family and duplex residential developments.
- B. For redevelopment of existing sites, the Planning Commission shall require compliance with these standards to the extent possible considering current site conditions. For such redevelopments, compliance with these standards shall be required only in reasonable proportionality to the improvements proposed on the site.
- C. The Planning Commission may grant exceptions to the provisions of this Article during the review of any site plan where the application of such provisions is not reasonable for the parcel and provided such exceptions are consistent with the general intent and objectives of this Article.

9.2 GENERAL STANDARDS

- A. Landscaping shall be species native to Northern Michigan or other species as approved by the Planning Commission. Factors to be considered in determining species shall include ability to thrive in proposed location, expected full size of the species, and whether it is poisonous to humans.
- B. Deciduous trees installed to meet the minimum requirements of this Article shall be a minimum of two (2) inches caliper at breast height (d.b.h.) or the equivalent.
- C. Coniferous trees installed to meet the minimum requirements of this Article shall be at least six (6) feet in height when planted.
- D. All shrubs required shall be of a size generally known in the nursery industry as requiring a five (5) gallon container.
- E. Landscaping shall be neatly maintained. Diseased or dead materials shall be replaced within the current or next planting season, as appropriate.
- F. The Planning Commission may require an applicant to place a performance bond to ensure the full installation or replacement of landscaping as required under this Article. The value of the bond shall be based on a current estimate from a local nursery to install landscaping per the approved landscape plan, plus ten percent (10%). Such estimate shall be provided by the applicant prior to final site plan approval.

- G. Any berms installed in the Township shall meet the following standards:
1. Berms shall be no higher than five (5) feet in height as measured from the average grade along the primary road side or along the perimeter of the site (depending on proposed location).
 2. Berms shall have a minimum width of three (3) feet at the crown and shall have a maximum side slope of 2:1.
 3. Berms shall undulate or otherwise be designed to avoid an unnatural appearance.
 4. Berms shall be landscaped with the minimum plantings required herein for a greenbelt, parking lot perimeter planting or buffer. Landscaping shall be in naturalized groupings planted along the slopes of the berm.

9.3 FOUNDATION PLANTINGS

- A. For uses regulated under this Article, there shall be installed a minimum four (4) foot wide vegetative strip around the primary building. Such strip shall be planted with a mixture of ground cover, ornamental trees, and shrubs.
- B. The Planning Commission may grant exceptions to A above for the rear and sides of the building where:
1. The building is in industrial or warehouse use; or
 2. There are vehicle loading/delivery areas along that portion of the building; or
 3. The building is fully screened from the view of adjacent streets and/or properties by existing landscape materials or a berm in accordance with 7.2.G above.

9.4 PARKING LOT PLANTINGS

Non-residential parking lot areas adjacent to lands used or zoned for residential purposes shall be screened from any alley and from neighboring residential properties.

9.5 BUFFERS

- A. Where a non-residential use is adjacent to a single-family or duplex residential use or district, a buffer may be required, at the discretion of the Planning Commission, along the perimeter(s) of the site adjacent to the single-family or duplex residential use or district.
- B. A buffer, at the discretion of the Planning Commission, may consist of any combination of the following:
1. Existing natural vegetation, provided that it provides substantial screening year round;
 2. Existing natural vegetation augmented with additional evergreen plantings to provide substantial screening year round;
 3. A "living wall" of upright evergreen shrubs with a minimum mature height of five (5) feet; or
 4. Naturalized groupings of planted vegetation with a minimum of one (1) tree and four (4) shrubs per twenty (20) linear feet.

- D. The Planning Commission may reduce or waive the standards for a buffer, require a fence in lieu of a buffer, or any combination thereof, if the Planning Commission finds that there would be no adverse effects upon the neighboring properties resulting from the reduction, omission, or substitution.

9.6 GREENBELTS

- A. For uses regulated under this Article, there shall be provided a greenbelt along the right-of-way of any street frontage.
- B. Greenbelts shall be a minimum of ten (10) feet in width.
- C. Greenbelts shall be planted with a minimum of one (1) tree and three (3) shrubs per thirty (30) lineal feet of road frontage. Such landscaping shall be installed in naturalized groupings with natural ground cover except where a hedgerow is installed or the landscape design is intended to be of a more formal appearance.
- D. Greenbelts may include a berm meeting the standards of Section 7.2.G of this Article, but such berm shall not replace the other landscaping requirements in this Section.
- E. Where existing natural vegetation (wooded area, understory scrub, native grasses, wildflowers, etc.) exists in the greenbelt area, it may be retained in place of the requirements above.