

ARTICLE 21A LANDSCAPING AND SCREENING

SECTION 21A.01 INTENT AND SCOPE OF REQUIREMENTS

Landscaping, greenbelts, and screening are necessary for the continued protection and enhancement of all land uses. Landscaping and greenbelts are capable of enhancing the visual image of the Township, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect low-intensity uses from the noise, light, traffic, litter and other impacts of more intense uses. Accordingly, these provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, and screening and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:

- A. **Improve Appearance.** Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights of way.
- B. **Protect Neighborhood Character.** Protect and preserve the appearance, character, and value of the neighborhoods which abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare.
- C. **Reduce Soil Erosion.** Reduce soil erosion and depletion, and
- D. **Prevent Flooding.** Increase soil water retention, thereby helping to prevent flooding.
- E. **Preserve Trees.** Preserve high quality, mature trees.

These requirements shall apply to all uses which are developed, expanded, or changed and to all lots, sites, and parcels which are developed or expanded in the RM-1, MHP, OS, PCS, B-1, B-2, ES, PCI, PIRO, M-1, M-2, ROM, EI and PUD zoning districts following the adoption of these regulations. Additionally, some nonresidential uses permitted in single family residential districts shall also be required to comply with these provisions. No site plan for all such uses heretofore specified shall be approved unless it provides landscaping consistent with the requirements of this article. Where landscaping is required, a land use permit shall not be issued until the required landscape plan is submitted and approved, and a certificate of occupancy shall not be issued unless provisions set forth in this section have been met or a performance guarantee has been posted in accordance with the provisions set forth in this Ordinance.

SECTION 21A.02 MINIMUM REQUIREMENTS

The requirements in this Article are the minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive landscaping or screening to accomplish the intentions of these regulations.

SECTION 21A.03 DESIGN CREATIVITY

Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect and, equally important, the intent of the Township to coordinate landscaping on adjoining properties. The Township Planning Commission prefers clustering of trees and shrubs rather than uniform distribution of the materials at regular intervals.

SECTION 21A.04 GENERAL LANDSCAPING STANDARDS

- A. General Site Requirements.** All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt or screening are required.

 - 1. Unpaved Portions of a Site.** All unpaved portions of a site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting street pavement edge.
 - 2. Mixture of Trees.** A mixture of evergreen and deciduous trees shall be planted on non-residential parcels at the rate of one (1) tree per 3,000 square feet or portion thereof of any unpaved open area for which specific landscaping requirements do not appear later in this Article. Required trees shall be planted in clusters or in random fashion rather than at uniform intervals.

- B. Berms.** When used for screening purposes, berms shall conform to the following standards.

 - 1. Dimensions.** Unless otherwise indicated or appropriate, the height of required berms shall be measured from the grade of the parking lot and shall be constructed with slopes no steeper than a thirty-three (33) percent slope, with at least a two (2) foot flat area on top. Berms shall undulate in height, subject to review and approval of berm design as shown on the site plan.

2. **Protection from Erosion.** Any required berm shall be planted with grass, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The use of railroad ties, cement blocks, and other types of construction materials to retain the shape and height of a berm shall be prohibited unless specifically reviewed and approved by the Planning Commission.
 3. **Required Plantings:**
 - a) **Berms located in the front yard of non-residential parcels.** Berms located in the front yard of non-residential parcels shall be landscaped in accordance with the requirements for Landscaping Adjacent To Roads, Section 21A.05.A.3.
 - b) **Berms used for screening other than in the front yard.** A minimum of one (1) tree shall be planted for each forty (40) lineal feet or proportion thereof, PLUS, a minimum of one (1) ornamental tree shall be planted for each one hundred (100) lineal feet or portion thereof of required berm, PLUS, closely-spaced evergreen plantings that are at least six (6) feet above the ground level and which can be reasonably expected to provide a visual barrier for at least fifty (50) percent of the berm length within five (5) years of planting.
 4. **Measurement of Berm Length.** For the purposes of calculating the required plant material, berm length shall be measured along the lower edge of the berm.
- C. **Greenbelts.** When a green belt is installed as a requirement of this Ordinance, the greenbelts shall conform to the following standards.
1. **Measurement of Greenbelt Length.** For the purposes of calculating required plant material, greenbelt length shall be measured along the lower edge of the green belt.
 2. **General Planting Requirements:**
 - a) **Grass or ground cover requirements.** Grass, ground cover, or other suitable live plant materials shall be planted over the entire greenbelt area, except where paved walkways are used.
 - b) **Tree and shrub requirements.** Except where the greenbelt is used for screening, a minimum of one (1) deciduous or evergreen tree

shall be planted for each thirty (30) lineal feet or portion thereof of required greenbelt. Additionally, eight (8) shrubs shall be required for each thirty (30) feet of greenbelt. Trees and shrubs shall be planted in clusters or in a random fashion rather than at uniform intervals.

c) **Distance from sidewalk.** Plant materials shall not be placed closer than four (4) feet from the right-of-way line where the greenbelt abuts a public sidewalk.

3. **Greenbelts Used for Screening.** Unless otherwise specified, wherever an evergreen or landscaped screen is required, screening shall consist of closely spaced evergreen plantings (that is, no more than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting. Deciduous plant materials may be used provided that a complete visual barrier is maintained throughout the year. Wherever screening is required adjacent to residential zoned or used property, the screening must be installed prior to occupancy of the structure.

D. **Parking Lot Landscaping.** In addition to other required screening, all off-street parking spaces should also provide landscaping as follows.

1. **Landscaping Ratio.** Off-street parking areas containing fifteen (15) or more parking spaces shall be provided with at least fifteen (15) square feet of interior landscaping per parking space.

2. **Location of Parking Lot Landscaping.** Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area. The Planning Commission may approve placement of the landscaped areas adjacent to a parking area when, in the sole opinion of the Planning Commission, such placement shall achieve the objectives of this section.

3. **Minimum Area.** Landscaped areas in parking lots shall be no less than five (5) feet wide in any single dimension and no less than one hundred (100) square feet in area. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles.

4. **Other Landscaping.** Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.

- 5. Required Plantings.** Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. A minimum of one (1) tree shall be planted per three hundred (300) square feet or fraction thereof of the interior landscaped area. At least fifty (50) percent of each interior landscaped area shall be covered by living plant material, such as grass, shrubs, ground cover, or trees. Plantings within parking lots shall comply with the requirements for unobstructed site distance set forth in Section 21A.04.G. The landscape plan shall indicate the types, sizes and quantities of plant material proposed for such area.

- E. Screening.**

 - 1. General Screening Requirements.** Unless otherwise specified, wherever an evergreen or landscaped screen is required, evergreen screening shall consist of closely spaced plantings which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within five (5) years of planting. Wherever screening is required adjacent to residentially zoned or used property, the Planning Commission may require such screening or other temporary screening to be installed prior to the beginning of site grading and general construction.
 - 2. Screening of Equipment.** Mechanical equipment, such as air compressors, pool pumps, transformers, sprinkler pumpers, satellite dish antennae, and similar equipment shall be screened on at least three (3) sides. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by a least six (6) inches within two (2) years of planting.

- F. Landscaping of Rights-of-Way.** Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be planted with grass or other suitable live ground cover, and shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the required landscaped areas or greenbelts. No plantings except grass or ground-cover shall be permitted closer than three (3) feet from the edge of the road pavement.

- G. Clear Vision Zone.** No fence, wall, shrubbery, sign or other obstruction to vision above a height of thirty (30) inches from the established street grades shall be permitted within the triangular area formed by the intersection of any street right-of-way lines and a diagonal connecting them at points twenty-five (25) feet from their intersection. (See Figure 11 in Article 21, Section 21.39).

- H. Potential Damage to Utilities.** In no case shall landscaping materials be planted in a way which will interfere with or cause damage to underground utility lines, public roads or other public facilities. Species of trees whose roots are known to cause

damage to public roadways, sewers, or other utilities shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities.

- I. **Landscaping Variety.** In order to encourage creativity in landscaping and to minimize tree loss caused by species-specific disease, a variety of tree species shall be required, as specified in the following schedule:

Required Number of Trees	Minimum Number of Species
5 to 30	2
31 to 60	3
61 to 100	4
More than 100	5

- J. **Landscaping of Divider Medians.** Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways is separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) lineal feet or portion thereof of median. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet.

SECTION 21A.05 SPECIFIC LANDSCAPING REQUIREMENTS FOR ZONING DISTRICTS

- A. **Requirements for Commercial, Office Research, and Industrial Districts.** In addition to the General Landscaping Requirements set forth in Section 21A.04, all lots or parcels of land located in B-1, B-2, OS, ES, M01, M-2, EI, and ROM districts and nonresidential elements in PUD zoning districts shall comply with the following landscaping requirements.

- 1. **Front Yard Requirements.** Wherever front, side, or rear yards adjacent to public rights-of-way are used for parking, either a berm or greenbelt shall be required to screen the parking from view of the road. The Planning Commission, in its sole discretion, shall determine whether a berm or greenbelt shall be required for each development proposal. The Planning Commission determination shall be made at the time of site plan review and approval. The berm or greenbelt shall be located totally on private property, adjacent to the road right-of-way line. The height of a berm shall undulate, varying in height by at least one (1) foot in order to avoid a

monotonous uniform appearance. Required berm or greenbelt height and width shall be related to building setbacks as indicated in the following schedule:

Actual Building Setback	Required Berm or Greenbelt Width	Average Berm Height	Minimum Berm Height
100 feet or less	24 feet	3 feet	2 feet
101 to 150 feet	30 feet	4 feet	2 feet
151 feet or more	36 feet	5 feet	2 feet

2. **Protective Screening Requirements.** Protective screening in the form of a berm, greenbelt or obscuring wall shall be required wherever a nonresidential use in a business, office, or industrial district abuts directly upon land zoned for residential or agricultural purposes. If a wall is used instead of a berm or greenbelt, the requirements of Section 21A.10 shall be complied with. The Planning Commission, in its sole discretion, shall determine whether a berm, greenbelt or obscuring wall shall be used for protective screening.

3. **Landscaping Adjacent to Roads.** All front, side, or rear yards adjacent to roads, including berm areas, shall be landscaped in accordance with the following schedules:

Type of Planting	Frequency (per front feet of road frontage)	Minimum Plantings
Deciduous Tree	per 40 feet or fraction thereof	1 tree
Ornamental Tree	per 100 feet or fraction thereof	1 tree
Shrubs	per 40 feet or fraction thereof	8 shrubs

4. **Computing Frontage.** For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

B. Requirements for Manufactured Home Park Districts. All lots or parcels of land located in a district zoned for manufactured home uses shall comply with the following landscaping requirements.

- 1. General Site Landscaping.** A minimum of one (1) deciduous or evergreen tree shall be planted for each manufactured home lot. Deciduous trees may be planted between the curb and sidewalk or in any other unpaved open area. Unless otherwise specified, required landscaping elsewhere in the manufactured home park shall not be counted in meeting these requirements for trees.

- 2. Landscaping Adjacent to Roads.** All front, side, or rear yards adjacent to roads, including berm areas, shall be landscaped in accordance with the following standards:

Type of Planting	Frequency (per front feet of road frontage)	Minimum Plantings
Deciduous Tree	per 40 feet or fraction thereof	1 tree
Ornamental Tree	per 100 feet or fraction thereof	1 tree
Shrubs	per 40 feet or fraction thereof	8 shrubs

- 3. Landscaping Around Manufactured Homes.** Areas between or surrounding manufactured homes, as well as other open areas, shall be covered with grass and landscaped with trees and shrubs. Any landscaping material used to satisfy the requirements of this subsection may also be counted toward meeting the requirements for General Site Landscaping specified above.

- 4. Protective Screening Requirements.** Protective screening in the form of a berm, greenbelt or obscuring wall shall be required wherever development in the MHP District abuts directly upon land zoned for single family residential or agricultural purposes. Berms shall be a minimum of four (4) feet in height, and shall be planted in accordance with Section 21A.04.B. If a wall is used instead of a berm, the requirements of Section 21A.10 shall be complied with. The Planning Commission, in its sole discretion, shall determine if a berm, greenbelt or obscuring wall shall be used for protective screening.

5. **Parking Lot Landscaping.** Off street parking areas containing greater than fifteen (15) spaces shall be provided with at least fifteen (15) square feet of interior landscaping per parking space. Interior landscaping area shall not be required for those parking spaces abutting a public or private right-of-way or a greenbelt for which landscaping is otherwise required by the various provisions of this Ordinance. Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area. Interior landscaping shall comply with all applicable requirements set forth in Section 21A.04.C
 6. **Vehicle Encroachment.** A vehicle may encroach up to two (2) feet upon any interior landscaped area that is at least ten (10) feet in depth and is protected by wheel stops or curbs. Accordingly, two (2) feet of said landscaped area may be included to satisfy the required depths of each abutting parking space.
- C. **Requirements for Multiple-Family Districts.** In addition to the General Landscaping Requirements set forth in Section 21A.04 above, all lots or parcels of land located in RM-1 zoning districts shall comply with the following landscaping requirements.
1. **General Site Landscaping.** A minimum of two (2) deciduous or evergreen trees and four (4) shrubs shall be planted per dwelling unit. Unless otherwise specified, required landscaping elsewhere in the multiple-family development shall not be counted in meeting these requirements for trees.
 2. **Parking Lot Landscaping.** Multiple-family uses requiring off-street parking areas containing greater than fifteen (15) spaces shall be provided with at least fifteen (15) square feet of interior landscaping per parking space, excluding those parking spaces abutting a public right-of-way or greenbelt for which landscaping is required by the various provisions of this Ordinance and also excluding all parking spaces which are directly served by a driveway abutting and running parallel to a public right-of-way or greenbelt. Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area. Interior landscaping shall comply with all applicable requirements set forth in Section 21A.04.D.
 3. **Protective Screening Requirements.** Protective screening in the form of a berm, greenbelt or obscuring wall shall be required wherever development in the RM-1 district abuts directly upon land zoned for residential or agricultural purposes. Berms shall be a minimum of four (4) feet in height, and shall be planted in accordance with Section 21A.04.B. If a wall is used

instead of a berm, the requirements of Section 21A.10 shall be complied with. The Planning Commission, in its sole discretion, shall determine if a berm, greenbelt or obscuring wall shall be used for protective screening.

- 4. Privacy Screen.** Where multiple-family dwellings are designed so that rear open areas or patio areas front onto a public street, a landscaped privacy screen shall be provided to obscure the view of the private living area from the public street. Such a screen shall consist of a combination of trees and shrubs planted in hedges or on berms, subject to review and approval by the Planning Commission.
 - 5. Landscaping Adjacent to a Freeway.** Where multiple-family dwellings abut or are constructed within 250 feet of the right-of-way for a limited access freeway, a landscaped buffer shall be provided to screen freeway views and to assist in the dispersion of noise from the freeway traffic. The buffer shall consist of a combination of closely spaced evergreens and earth mounding, providing a total minimum design height of eight (8) feet. The size and placement of plantings shall provide for a complete visual barrier at the desired height within two (2) years of planting. The Planning Commission may modify these requirements where noise mitigation measures, such as walls, have been constructed in the freeway right-of-way.
 - 6. Landscaping Adjacent to Roads.** All front, side, or rear yards adjacent to roads, including berm areas, shall be landscaped in accordance with the standards established in Section 21A.05.B.2.
- D. Requirements for Nonresidential Uses in Residential Districts.** In addition to the General Landscaping Requirements set forth in Section 21A.04 above, all non-residential uses developed in residential districts, including but not limited to nonconforming commercial or industrial uses, churches, schools and other public or institutional uses shall comply with the following landscaping requirements.
- 1. Protective Screening Requirements.** Protective screening in the form of a berm or an obscuring wall shall be required wherever a non-residential use in a residential district abuts directly upon land zoned for residential or agricultural purposes. Berms shall be a minimum of four (4) feet in height, and shall be planned in accordance with Section 21A.04.B, above. If a wall is used instead of a berm, the requirements of Section 21A.10 shall be complied with. The Planning Commission, in its sole discretion, shall determine if a berm, greenbelt or obscuring wall shall be used for protective screening.

2. **Screening of Off-Street Parking.** An evergreen obscuring screen not less than five (5) feet high shall be required along all sides of any off-street parking or vehicle use area constructed to serve a non-residential use in a residential district, where said off-street parking or vehicle use area is located within twenty-five (25) feet of any land zoned for residential or agricultural use.
3. **Landscaping Adjacent to Roads.** All front, side, or rear yards adjacent to roads, including berm areas, shall be landscaped in accordance with the standards established in Section 21A.05.B.2.
4. **Road Frontage.** For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

SECTION 21A.06 STANDARDS FOR LANDSCAPE MATERIALS

Unless otherwise unspecified, all landscape materials shall comply with the following standards.

- A. **Plant Quality.** Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases and hardy in northeastern Livingston County, Michigan, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations.
- B. **Non-Living Plant Material.** Plastic and other nonliving plant materials shall not be considered acceptable to meet the landscaping requirements of this Ordinance.
- C. **Plant Material Specifications.** The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance.
 1. **Deciduous Shade Trees.** Deciduous shade trees shall be a minimum of two and one half (2.5) inches in caliper measured twelve (12) inches above grade with the first branch a minimum of four (4) feet above grade when planted.
 2. **Deciduous Ornamental Trees.** Deciduous ornamental trees shall be a minimum of one and one-half (1.5) inches in caliper measured six (6) inches above grade with a minimum height of four (4) feet above grade when planted.

3. **Evergreen Trees.** Evergreen trees shall be a minimum of six (6) feet in height when planted. Furthermore, evergreen trees shall have a minimum spread of three (3) feet and if the tree is balled and burlapped, the size of the burlapped root ball shall be at least ten (10) times the caliper measured six (6) inches above grade.
4. **Shrubs.** Upright shrubs shall be a minimum of two (2) feet in height when planted. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted.
5. **Hedges.** Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within two (2) years after planting, barring unusual growing conditions, such as drought or disease. Hedges shall be a minimum of two (2) feet in height when planted or of a sufficient size to attain the minimum height otherwise specified by this Ordinance.
6. **Ground Cover.** Ground cover, such as pachysandra or ivy, used in lieu of turf grasses in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.
7. **Grass.** Grass area shall be planted using species normally grown as permanent lawns in Livingston County. Grass, sod, and seed shall be clean and free of weeds, pests and diseases. Grass may be sodded, plugged, sprigged, or seeded, except that sod shall be installed in swales or other areas that are subject to erosion, and in the front yard areas of all non-residential uses. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.
8. **Mulch.** Mulch used around trees, shrubs, and vines shall be a minimum of three (3) inches deep, and installed in such a manner as to present a finished appearance.
9. **Sod.** Grass areas in the front yard of all nonresidential uses shall be planted with sod.

SECTION 21A.07 INSTALLATION AND MAINTENANCE

The following standards shall be observed where installation and maintenance of landscape materials are required.

- A. INSTALLATION.** Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, hedges, and vines shall be generously mulched at the time of planting.
- B. PROTECTION FROM VEHICLES.** Landscaping shall be protected from vehicles through the use of curbs. Landscape areas shall be elevated above the pavement to a height adequate to protect the plants from snow removal, salt and other hazards.
- C. OFF-SEASON PLANTING REQUIREMENTS.** If development is completed during the off-season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
- D. MAINTENANCE.** Landscaping required by this Ordinance shall be maintained in a healthy, neat and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately upon notice from the Zoning Administrator. If the season is not appropriate for planting, the plant material shall be replaced at the beginning of the next planting season. Trees, shrubs, and other plantings and lawn areas shall be watered regularly throughout the growing season. All constructed or manufactured landscape elements such as, but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Rotted, deteriorated, or damaged landscape elements shall be repaired, replaced, or removed.

SECTION 21A.08 TREATMENT OF EXISTING PLANT MATERIAL

The following regulations shall apply to existing plant material.

- A. Consideration of Existing Elements in the Landscape Design.** In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided such substitution is in keeping with the spirit and intent of this Section and the Ordinance in general.

Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such existing elements are in conformance with the requirements of this section.

B. Preservation of Existing Plant Material. Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are eight (8) inches or greater in caliper, measured forty-eight (48) inches above the grade. The plans should indicate the existence of intentional planting formations such as fence row plantings or windbreaks planted to provide protection for farm crops or pasture land.

Trees shall be labeled "To Be Removed:" or "To Be Saved" on the site plans. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing or stakes at the dripline around each tree. No vehicle or other construction equipment shall be parked or stored within the dripline of any tree or other plant material intended to be saved.

In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced with the same species as the damaged or removed tree, in accordance with the following schedule, unless otherwise approved by the Planning Commission based on consideration of the site and building configuration, available planting space, and similar considerations:

Damaged Tree	Required Replacement Trees*
Less than six (6) inches	One (1)
Six (6) inches or more	One (1) for the first six (6) inches in caliper and one (1) additional for each six inches or part thereof in excess of six (6) inches.

*Each replacement tree shall be a deciduous shade tree or deciduous ornamental tree as specified in Section 21A.06.C

SECTION 21A.09 MODIFICATION TO LANDSCAPE REQUIREMENTS

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements described herein, provided that any such adjustment is consistent with the intent and purpose of this Section and the Ordinance in general. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist.

- A. **Topographic Features.** Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
- B. **Parking.** Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
- C. **Public Benefit.** The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of the Ordinance.

SECTION 21A.10 OBSCURING WALLS AND FENCES

Where permitted or required by this Ordinance, obscuring walls shall be subject to the following regulations.

- A. **Location.** Required obscuring walls and fences shall be placed inside the lot line except in the following instances.
 - 1. Where underground utilities interfere with the placement of the wall or fence on the property line, the wall shall be placed on the utility easement line located nearest to the property line.
 - 2. Walls and fences shall conform to the setback and location requirements set forth in all other adopted Township fence regulations.
- B. **Time of Construction.** Whenever construction of an obscuring wall or fence is required adjacent to residential zoned or used property, the Planning Commission may require such screening or other temporary screening to be installed prior to the beginning of site grading and general construction.
- C. **Corner Clearance.** Obscuring walls and fences shall comply with the specifications for maintenance of a clear vision zone for all drivers as set forth in Section 21A.04.G.
- D. **Substitution.** As a substitute for a required obscuring wall or fence, the Planning Commission may, in its review of the site plan, approve the use of other existing and/or proposed natural or man-made natural landscape features (such as closely spaced evergreens) that would produce substantially the same results in terms of screening, durability, and permanence. The character of the adjoining uses and the preferences of adjoining residents or businesses shall be taken into consideration in determining whether any such substitution is appropriate.

- E. Wall Specifications.** Required obscuring walls shall comply with the following height requirements, unless otherwise specified in this ordinance.

PURPOSE	REQUIRED HEIGHT
To screen a permitted use in a Business, Office, or Industrial district from adjacent land zoned for residential or agricultural use.	Six (6) feet
To screen a nonresidential use or parking area in a residential district, including but not limited to nonconforming commercial or industrial uses, churches, schools and other public or institutional uses, from adjacent land zoned for residential or agricultural use.	Not less than four (4) feet

Required walls shall be constructed of masonry material that is architecturally compatible with the materials used on the facade of the principal structure on the site, such as face brick, decorative block, or poured concrete with simulated brick or stone patterns. All walls shall be constructed in compliance with the requirements of this Ordinance.

- F. Fence Specifications.** Fences erected for screening purposes shall be six (6) feet in height unless otherwise specified in this Ordinance, and shall be constructed of redwood, cedar, or pressure-treated wood. Chain link fences shall not be permitted for screening purposes.

SECTION 21A.11 SOLID WASTE RECEPTACLES

In RM-1, B-1, B-2, B-3, M-1, M-2, ROM, PUD district and in any other nonresidential district, and for nonresidential uses permitted by special use approval in a residential district, solid waste receptacles shall be enclosed by a wooden or masonry wall equal to the height of the receptacle and not less than five (5) feet high with an opaque lockable gate to prevent unsightly collection of refuse, prevent animal intrusions into this area and to keep children from entering the area. The receptacle shall be located at the rear of the site unless prevented by topographic conditions. In all cases the receptacle shall be located where it will be least visible from the public right-of-way and adjacent properties.

REVISIONS:

2016 APRIL – Added PCS, PCI, and PIRO to Section 21A.01.