

ARTICLE 18 LANDSCAPING STANDARDS

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Section 18.05 Purpose.

The purpose of this Article is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, as buffer areas between uses, on the interior of sites, within parking lots, and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values, and the overall character in the Village.

The standards of this Article are also intended to preserve quality mature trees, screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, assist in directing safe and efficient traffic flows at driveways and within parking areas, and minimize negative impacts of stormwater runoff.

The landscape standards of this Article are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of their property.

Section 18.10 Requirements and Timing of Landscaping.

A. Plan Required.

Landscaping shall be included with all non-residential, multiple family developments, and manufactured housing park preliminary plan applications reviewed by the Village. A separate landscaping plan shall be submitted at a minimum scale of one (1) inch equals forty

(40) feet. The landscape plan shall clearly describe the location, type, size, and spacing of all plant materials. It shall also include planting details and specifications, clearly describing planting technique, material installation, planting mixtures, mulch, material depth, seed blends, and other necessary information.

B. Installation and Inspection.

Wherever this Ordinance requires landscaping or plant materials, it shall be planted prior to issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials which may be supplemented with other plantings. The Planning Commission shall consider a performance guarantee in a form acceptable to the Village, to cover the costs of landscaping, if not completed, prior to the issuance of a certificate of occupancy

Landscaping shall be installed in a sound manner according to generally accepted planting procedures with the quality of plant materials as hereinafter described and shall be protected from vehicular encroachment and snow removal operations.

In the event a performance guarantee is being held, the Zoning Official will within three (3) months of receiving written notification of installation, conduct an inspection to verify said installation and authorize release of the guarantee.

C. Plant Material Standards.

It is the intent of this Article that a diverse mixture of plantings be provided. Therefore, all required landscaping shall comply with the following minimum plant material standards, with no plant species constituting more than 20% of the total number of plants, unless otherwise specified within this Article. These standards may be varied by the Planning Commission where the established minimums, in the judgment of the Commission, will not serve the purpose and intent of this Article.

1. Plant Quality.

Plant materials permitted in required landscaped areas shall be hardy to the climate of Michigan, long-lived, resistant to disease and insect attack, and shall have orderly growth characteristics.

2. Plant Size Specifications.

1. Trees.

Required trees shall be of the following sizes at the time of planting, unless otherwise stated in this Article.

a. Deciduous Trees.

Two and a half (2 1/2) inch caliper minimum trunk measurement at four (4) feet off the ground, with a minimum eight (8) feet in height above grade when planted.

b. Evergreen Trees.

Eight (8) feet in height, with a minimum spread of three (3) feet and the size of the burlapped root ball shall be at least ten (10) times the caliper of the tree measured six (6) inches above the grade.

c. Deciduous Ornamental Trees.

One (1) inch caliper minimum at three (3) feet off the ground, with a minimum height of six (6) feet above grade when planted.

2. Shrubs.

Minimum twenty-four (24) inches in height above planting grade.

3. Hedges.

Planted in such a manner as to form a continuous unbroken visual screen within two (2) years after planting.

4. Vines.

Minimum of thirty (30) inches in length after one (1) growing season.

5. Ground Cover.

Planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.

6. Grass.

Planted in species normally grown as permanent lawns in the Mattawan area. Grass may be plugged, sprigged, seeded, or sodded, except that rolled sod, erosion reducing net, or other suitable mulch shall be used in swales or other areas subject to erosion. Grass, sod, and seed shall be clean and free of weeds, noxious pests, and disease.

7. Mulch Material.

Minimum of six (6) inches deep for planted trees, shrubs, and vines, and shall be installed in a manner as to present a finished appearance.

D. Prohibited Plant Materials.

The following plant materials shall not be used to meet the minimum requirements for landscaping purposes under any circumstances, except where considered appropriate for the immediate ecosystem, such as in wetland areas, due to their susceptibility to storm damage, disease, or other undesirable characteristics:

Box Elder, Silver Maples, American Elm, Horse Chestnut, Poplar, Ailanthus, Catalpa, Osage Orange, Cottonwood, and European Barberry.

Section 18.15 Special Provisions for Existing Sites.

Special provision is made for applying these standards to developed sites which existed prior to the effective date of this Ordinance. Therefore, when an existing site is undergoing improvement, a change in use, or expansion that requires the submittal of a site plan, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of this Article in relation to the extent or change on a site.

When reviewing plans for a change in use or expansion which requires site plan review, the Zoning

Official or body reviewing the plan shall require an upgrade in landscaping, using the following as guidelines:

A. General Requirements.

Each building expansion requiring site plan review shall provide at least 10% of the landscaping requirements for a new development for every 10% of expansion.

B. Street and Parking Lot Requirements.

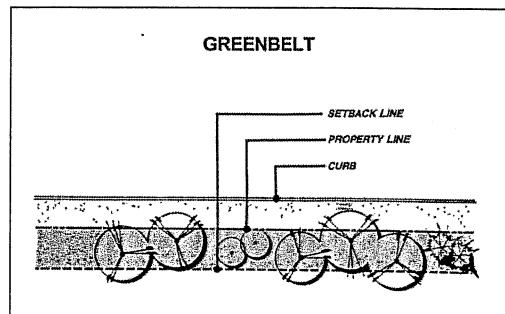
Each building expansion requiring site plan review should provide landscaping along public streets and within parking areas, with landscaping along public streets as the priority. Where parking lot landscaping cannot be reasonably provided, additional landscaping along the street or in any required buffer areas should be considered.

Section 18.20 Required Landscaping Along Public and Private Streets.

Landscaping is required on land abutting public and private streets or where otherwise referenced.

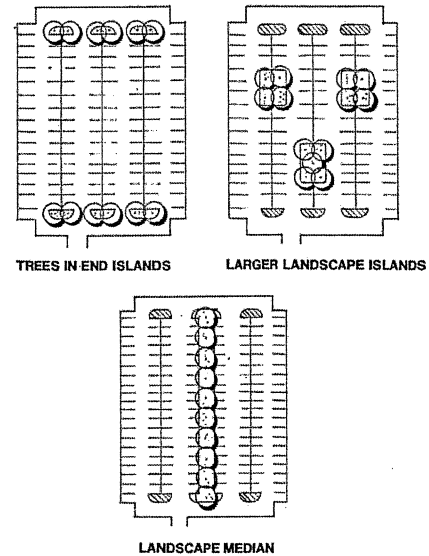
A. Greenbelt.

1. Minimum width of fifteen (15) feet. The Planning Commission may permit the width of the greenbelt to be reduced in cases where existing conditions do not permit a fifteen (15) foot width and in the Historic Central Business District (HCBD), where it is desirable to maintain a shallow front setback in keeping with the character of the HCBD. In such cases, the greenbelt requirement may be met through the provision of street trees or the provision of landscaping as required below.
2. At least one (1) deciduous tree and four (4) shrubs per each fifty (50) lineal feet of street frontage. Location of the trees and shrubbery is discretionary. In the HCBD, additional canopy trees may be provided in lieu of the requirement for shrubs at the rate of one (1) additional canopy tree for every four (4) required shrubs.



3. The greenbelt area shall contain grass, vegetation ground cover, mulch, or crushed stone on a weed barrier, and be curbed or edged as necessary.
4. Where headlights from parked vehicles will shine into the roadway, the Planning Commission may require the use of a totally obscuring hedge with a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.

LANDSCAPE ISLANDS WITHIN PARKING AREA



Section 18.25 Parking Lot Landscaping.

Within every parking area containing ten (10) or more proposed spaces, at least one (1) deciduous tree and ornamental tree with at least one-hundred (100) square feet of planting area shall be used for every ten (10) parking spaces, in addition to any other landscaping requirements. This landscaping shall meet the following standards:

- A. Landscaping shall be dispersed throughout the parking area in order to break up large expanses of pavement and help direct smooth traffic flow within the lot.
- B. Landscaping shall be planned and installed such that, when mature, it does not obscure traffic signs or lighting, obstruct access to fire hydrants, nor interfere with adequate motorist sight distance.
- C. Dimensions of separate landscaped areas within the interior of or adjacent to parking areas shall be shown on the site plan. Minimum width of such areas shall be ten (10) feet.

Section 18.30 Waste Receptacle and Mechanical Equipment Screening.

Waste receptacles shall be located and screened in accordance with the standards of this Ordinance including those standards identified in Article 17, Design Standards, or other Village Ordinances. Mechanical equipment shall be screened with plant materials or a wall, when deemed necessary by the Planning Commission.

Section 18.35 General Layout and Design Standards.

A. Plant Health and Maintenance.

Landscaped areas and plant materials required by this Ordinance shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy and growing condition, neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, they shall be replaced within thirty (30) days of written notice from The Zoning Official, or within an extended time period as specified in said notice.

B. Removal of Support Material.

Tree stakes, guy wires, and tree wrap are to be removed after one (1) year.

C. Irrigation.

All landscaped areas shall be provided with a readily available and acceptable water supply to facilitate continued maintenance.

D. Visibility.

Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants, and shall not interfere with or obstruct the view of public view sheds and sight lines from rights of way and public property to streams, lakes, and other waterways.

E. Species Tolerance.

Cul-de-sacs, site entrances, and boulevard medians shall be landscaped with species tolerant of roadside conditions common to the Mattawan area.

F. Public Safety.

Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at

maturity.

Section 18.40 Incentives to Preserve Existing Trees.

The Village of Mattawan encourages the preservation of quality and mature trees by providing credits toward the required trees for greenbelts, buffer strips, interior landscaping, and within parking lots. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through the use of a fence around the drip line. Tree species, location, and caliper must be shown on the landscape plan. Tree protection measures must be shown and noted on the landscape plan.

To obtain credit, the preserved trees shall be of a high quality and at least two and one half (2 1/2) inches caliper. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Commission. Any tree over twelve (12) inches in caliper to be removed shall be noted on the landscape plan.

The credit for preserved trees shall be as follows:

<u>Caliper of Preserved Tree (in inches)</u>	<u>Number of Trees Credited</u>
over 12	3
8 to 12	2
2 2 to 8	1

Note: Caliper measurements for existing trees is the diameter at a height of four and one-half (4 1/2) feet above the natural grade.

Any preserved trees receiving credit which are lost within two (2) years after construction shall be replaced by the land owner with trees otherwise required by this Ordinance.

Section 18.45 Walls and Buffer Strips Between Uses.

In those instances where the following conditions occur, the need for a wall or landscaped buffer strip shall be required by the Planning Commission.

A. Zoning Districts and Land Uses.

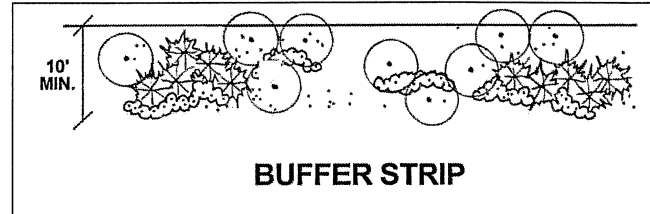
For developments within the R3, HCBD, VGBD, BHD, and LID, there shall be provided and

maintained a buffer strip along all boundaries, except the boundary requiring street landscaping.

For non-residential land uses within or abutting the R-1 and R-2 residential zoning districts there shall be provided and maintained on those sides adjacent to a residential zoning district and/or a current residential use, an obscuring wall six (6) feet in height in addition to a buffer strip.

Buffer Strip.

Minimum width of ten (10) feet.



At least one (1) tree and four (4) shrubs per each fifty (50) lineal feet of street frontage.

All trees shall be evergreens or a mixture of decorative deciduous trees and evergreens

The buffer planting area shall contain grass, vegetation ground cover, mulch, or crushed stone on a weed barrier, and be edged as necessary.

B. Location.

Required walls, greenbelts or buffer strips shall be located on or at the lot line, except where underground utilities interfere.

C. Materials.

Such walls where required shall have no openings for vehicular traffic or other purposes, except as otherwise provided for in this Ordinance and except such openings as may be approved by the Zoning Official. All walls herein required shall be constructed of materials approved by the Zoning Official to be durable, weather resistant, rustproof, and easily maintained. Materials for walls shall be compatible with surrounding building materials, including but not limited to brick or stone. Materials for the greenbelts or buffer strips shall be in accordance with the standards identified in this Article unless specified elsewhere. The primary surface shall face the residential zone.

Section 18.50 Waiver or Modification of Standards for Special Situations.

The Planning Commission may determine existing landscaping or screening intended to be preserved, or a different landscape design, would provide all or part of the required landscaping and screening. In making such a determination to waive or reduce the landscape and screening requirements of this Article, the following may be considered:

- A. Extent that existing natural vegetation provides desired screening.
- B. There is a steep change in topography which would limit the benefits of required landscaping.
- C. The presence of existing wetlands.
- D. Existing and proposed building placement.
- E. The abutting or adjacent land is developed or planned by the Village for a use other than residential.
- F. Building heights and views.
- G. The adjacent residential district is visible from the subject site.
- H. Similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.
- I. Conditions required in this Article which apply to HCBD and cannot be met due to the size, shape, or limitation of the property in question may be waived in whole or part by the Planning Commission.

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