



Public Notice

City of Plymouth
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CITY OF PLYMOUTH, MICHIGAN ORDINANCE NO. 23-01

AN ORDINANCE TO AMEND CHAPTER 78, THE CITY OF PLYMOUTH ZONING ORDINANCE IN THE CODE OF ORDINANCES OF THE CITY OF PLYMOUTH FOR THE PURPOSE OF REGULATING IMPERVIOUS SURFACES.

Approved addition of new definitions for landscape area and permeable pavement to Section 78-21. Approved addition of minimum landscape area percentage to Section 78-190. Approved addition of landscape area requirements for single-family residential to Section 78-191. Approved amendments to Section 78-203 (5) to remove invasive species and add native species and add Section 78-203 (6) requiring right-of-way landscaping. Approved amendment to Section 78-219 that certificate of grading include landscaping areas. Approved amendment to Section 78-270 for typo correction. Approved amendments and additions to Section 78-273 for new restrictions on single-family residential driveways. For the complete Zoning Ordinance language visit www.plymouthmi.gov/public_notices.

Introduced: 1-3-2023
Enacted: 1-17-2023
Published: 2-1-2023
Effective: 2-2-2023

Single-Family Changes:

- Require a minimum landscape area of 35%
- Require a minimum of 60% of the front yard to be landscape area
- Permeable pavement, as defined, may qualify as landscape area. If 1,500 square feet of landscape area is required, then 75 square feet of that requirement is permitted to be permeable pavement. The remaining 1,425 square feet must be landscape area.
- The right-of-way (AKA the boulevard or tree lawn) adjacent to residential property shall be landscaped with live plant material
- When a grading certificate is required, the landscape area should be shown on the certificate
- Minimum driveway size is 9-feet
- Maximum driveway size at property line is 24-feet
- The required one-foot buffer adjacent to new driveways shall be landscaped area
- One driveway is permitted per lot
- One curb cut is permitted per lot. A second curb cut is permitted on a public alley.
- Driveways should be relocated so they do not abut each other
- A legal, non-conforming driveway can be repaved or reconstructed if it was established legally, with permits
- Parking is only permitted on a driveway in the front yard

Non-Residential Changes:

- Add Zelkova, Sycamore, Tuliptree, Kentucky Coffeetree, and Blackgum as suggested large, deciduous trees
- Remove “Hard Maples” as suggested large, deciduous trees
- Remove “Honeysuckle” and “Border Privet” as suggested large shrubs
- Add Common Witchhazel, Blackhaw Viburnum, Highbush Cranberry, and American Elderberry as suggested large shrubs
- Remove “Regal Privet” and “Compact Burning Bush” as suggested medium to small shrubs
- Add Red Chokeberry, Michigan Holly, Common Ninebark, Arrowwood Viburnum, New Jersey Tea, and Buttonbush as suggested medium to small shrubs
- Change “trees not suggested” to “trees not permitted”
- Remove “Horsechestnut” as a tree not permitted
- Add/clarify that all Maples and Siberian Elms are not permitted trees

Sec. 78-21 – Definitions

Landscape area means an area of ground surface that is planted with live plant material such as turf grass, ground cover, trees, shrubs, hedges, vines, flowers, and other live plant material. Landscape areas may also include other incidental natural materials such as woodchips, boulders, and mulch provided in combination with live plant material.

Permeable pavement means paving material that absorbs water or allows water to infiltrate through the paving material and then drains directly into the ground. This definition includes permeable pavers, porous concrete, permeable interlocking concrete pavers, concrete grid pavers, porous asphalt, and other material with similar characteristics.

Sec. 78-190 – Limiting height, bulk, density and area by zoning district.

Zoning District	Minimum Landscape Area Percentage of Lot
R-1 One-Family Residential	35 (x)
RT-1 Two-Family Residential	35 (x)
RM-1 Multi-Family Residential	35 (x)
RM-2 Multi-Family Residential	35 (x)
MU—Mixed Use	35 (x)
B-1 Local Business District	35 (x)

Sec. 78-191 – Notes to schedule.

(x) Landscape area shall be required only for single-family residential buildings in all zoning districts that they are located. A minimum of 60% of the front yard shall be landscape area. Up to 5% of the total landscape area may be permeable pavement.

Sec. 78-203. Plant material and landscaping requirements.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

Pine (White)

Douglas-Fir

Fir

Hemlock

Spruce

b. *Narrow evergreens:*

Red Cedar

Arborvitae

Junipers

c. *Large deciduous trees:*

Zelkova

Sycamore

Tuliptree

Kentucky Coffeetree

Blackgum

Oaks

Ginkgo (male)

Birch

Linden

Beech

Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam

Hawthorn

Magnolia

Mountain Ash

Redbud

Flowering Dogwood

Flowering Crabapples (disease resistant varieties)

e. *Large shrubs:*

1. Deciduous:

Lilac

Forsythia

Staghorn Sumac

Pyracantha

Flowering Quince

Sargent Crabapple

Dogwood (Silky, Red Osier, Grey)

Cotoneaster (Pekin, Spreading)

Common Witchhazel

Blackhaw Viburnum

Highbush Cranberry

American Elderberry

2. Evergreen:

Irish Yew

Hicks Yew

Mugo Pine

Pfitzer Juniper

Savin Juniper

f. *Medium to Small shrubs:*

1. Deciduous:

Fragrant Sumac
Japanese Quince
Potentilla

Cotoneaster (Cranberry, Rockspray)
Red Chokeberry
Michigan Holly
Common Ninebark
Arrowwood Viburnum
New Jersey Tea
Buttonbush

2. Evergreen:
Dwarf Mugo Pine
Big Leaf Winter Creeper
Arborvitae
Low Spreading Junipers (Andora, Hughes, Tamarack, etc.)
Spreading Yews (Dense, Brown's, Ward, etc.)

g. *Trees not permitted:*

Box Elder
Ash Trees
Willows
Maples
Poplars
Siberian Elms

Tree of Heaven

Russian Olive (6) Right-of-way landscaping requirements.

The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways. **Sec. 78-219. Grading, drainage and building grades.**

- (1) The ground areas outside the walls of any building or structure hereafter erected, altered, or moved shall be so designated that surface water shall flow away from the building walls in such a direction and with such a method of collection that inconvenience or damage to adjacent properties will not result. Where property is developed adjacent to existing properties previously developed, existing grades of adjacent properties shall have priority. Grades around houses or structures shall meet existing grades in the shortest possible distance, as determined by the building official, but under no circumstances shall exceed 1:4 slopes or 25 percent grades.
- (2) To minimize impacts on contiguous, previously developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the building official's satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage.
- (3) A certificate of occupancy will not be issued until final grades are approved by the city building official. A certificate of grading shall be completed by the applicant. When possible, the certificate of grading should

show landscaping areas. The building official shall require a certified copy of the grading plan to be submitted by a registered civil engineer or land surveyor.

Sec. 78-270 – Off-street parking requirements

(a) There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

(1) Off-street parking for other than residential use and other than those spaces accommodated by payment in lieu of parking as approved by the city commission shall be either on the same lot or within 300 feet of the building it is intended to serve, measured by public right-of-way from the nearest point of the building to the nearest point of the off-street parking lot. Ownership of the parking lot must be the same as the building. Spaces may be leased from municipal lots or other lots controlled by the city or downtown development authority (DDA), provided such spaces are within 300 feet of the building and the lease is not in default. Rate and terms of the leased spaces shall be determined by the city commission. Default of a parking lease agreement will constitute a violation and enforcement by the city.

(2) Residential off-street parking spaces shall consist of parking spaces, driveways, garage, or combination thereof and shall be located on the premises they are intended to service, and subject to the provisions of section 78-273.

(3) Unless otherwise provided herein, off-street parking shall not be permitted in any required or non-required front yard, except for use of the driveway. Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum five foot setback is maintained between off-street parking and the side and rear lot lines of all adjoining properties. This requirement may be waived or modified by the planning commission for sites where there is limited land area available to meet the strict requirements of this section or for sites where it is possible to provide additional landscaping or screening to buffer parking from adjoining uses and a public road right-of-way.

Sec. 78-273. – Residential driveways.

(1) New driveways constructed for single-family residential access shall meet all the following standards:

(a) Shall be a minimum of nine feet wide and clear of encumbrances such as columns or curbs.

(b) Shall be a maximum of 24 feet wide at the property line.

(c) The edge of the driveway including any necessary curbs shall be located at least one foot off the side property line. The one-foot buffer area between the driveway edge and property line should be landscape area.

(d) One driveway is allowed per lot and one curb cut is allowed per driveway. A second curb cut is

(e) Driveways that abut each other shall be relocated if possible.

(f) Any legal, non-conforming driveway may be repaved or reconstructed in the same location and in the same manner if it was established legally and with necessary permits.

(g) Parking is not permitted in any front yard except on a driveway.