

Section 4B.02 - GENERAL LANDSCAPING REQUIREMENTS.

All lots or parcels of land located in Zone 5 or Zone 6, and all non-residential uses developed in residential zoning districts, shall comply with the following landscaping requirements:

- 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, berm, or screening are required:
1. All unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material, which shall extend to any abutting pavement edge. Grass areas in the front of all non-residential uses shall be planted with sod.
 2. 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 may be planted at uniform intervals, at random, or in groupings.
- B. **Landscaping Adjacent to Roads.** All non-residential developments shall comply with the following requirements for landscaping adjacent to roads (see diagram).
1. **Dimensions and Location.** Landscaping areas adjacent to the road shall have a minimum width of twenty (20') feet where feasible. The Planning Commission may modify the width requirement to accommodate landscaping on sites that have shallow depth, small setbacks, or other constraints. A five (5') foot wide sidewalk may be located within the required landscape area.
 2. **Planting Requirements:**

Type	Requirements
Deciduous or Evergreen	1 per 40 lineal feet of road frontage
Ornamental tree	1 per 100 lineal feet of road frontage
Shrubs	8 per 40 lineal feet of 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.

Examples of Landscaping Adjacent to Roads Length of Road	
Frontage:	
Required Number of Plants	
Deciduous or Evergreen Trees	230 ft./40 ft. = 6
Ornamental Trees	230 ft./100 ft. = 3
Shrubs	230 ft./14 ft. = 46
Total	55

C. **Berms.** A berm may be used to screen off-street parking from view of the road or as a method of screening non-residential uses from adjacent residentially-zoned or used land, subject to the following standards.

1. **Dimensions.** Berms shall be a maximum of three (3') feet in height. Berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each three (3') feet horizontal (33 percent slope), with at least a two (2') foot flat area on top. Berms may undulate in height, subject to review and approval of berm design as shown on the site plan.
2. **Protection from Erosion.** Berms shall be planted with sod, 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 4B.02, and subsection B.
 - b. **Berms used for screening other than in the front yard.** Berms used for screening other than in the front yard shall be landscaped in accordance with the requirements for Protective Screening of Non-Residential Uses from Adjacent Residentially-Zoned or Used Land, Section 4B.02, subsection E.
4. **Measurement of Berm Length.** For the purposed of calculating required plant material, berm length shall be measured along the exterior edge of the berm.

D. **Greenbelts.** Where required, 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 exterior edge of the greenbelt.
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.
 - b. **Tree and Shrubs Requirements.** Except where the greenbelt is used for protective screening, a minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) lineal feet or portion thereof of required berm, or, alternatively, eight (8) shrubs may be substituted for each required tree. Trees and shrubs may be planted at uniform intervals, at random, or in grouping.
 - c. **Distance Used for Screening.** 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. **Landscaped Greenbelts Used for Protective Screening.** Greenbelts used for protective screening shall be landscaped in accordance with the requirements for Protective Screening of Non-Residential Uses from Adjacent Residentially-Zoned or Used Land, Section 4B.02, subsection E.

- E. **Protective Screening of Non-Residential Uses from Adjacent Residentially-Zoned or Used Land.** Screening in the form of a landscaped berm, landscaped greenbelt, or obscuring wall, or any combination of the three methods deemed satisfactory by the Planning Commission, shall be required wherever a non-residential use in a commercial, office, or industrial district abuts directly upon land zoned or used for residential purposes, subject to the following

Protective Screening Methods	Standards for Protective Screening Methods
i. Landscaped Berms	<p>Grouping and Maturity Requirements. Evergreen trees and shrubs shall be planted and grown consistent with the requirements in the Plant Material Spacing Relationship Chart found at Section 4B.02(E)(1). Within five (5) years after the initiation, erection or alteration of a commercial activity or structure, the said trees and shrubs will provide a continuous and uninterrupted sight barrier the full length of said berm to a height, inclusive of the berm, of not less than ten feet (10').</p> <p>Additional Plantings. Deciduous plant materials may be additionally used provided that a complete visual barrier is maintained throughout the year.</p>
ii. Landscaped Greenbelt	<ul style="list-style-type: none">• Grouping and Maturity Requirements. Evergreen trees and shrubs shall be planted and grown consistent with the requirements in the Plant Material Spacing Relationship Chart found at Section 4B.02(E)(1). Within five (5) years after the initiation, erection or alteration of a commercial activity or structure, the said trees and shrubs will provide a continuous and uninterrupted sight barrier the full length of said greenbelt to a height of not less than ten feet (10') and width not less than eleven feet (11').• Additional Plantings. Deciduous plant materials may be additionally used provided that a complete visual barrier is maintained throughout the year.
iii. Obscuring Wall	Refer to Section 4B.07, Obscuring Walls and Fences and 4B.02.E.1 for installation requirements.

1. Plant Material Spacing. Landscape berms and landscape greenbelts constructed satisfy protective screening requirements shall be planted with materials that adhere to following spacing

Plant Materials Types spacing (on-Center)	TO						
FROM		Large Evergreen Tree	Narrow Upright Evergreen	Deciduous Canopy Tree*	Deciduous Subcanopy Tree*	Large Shrub (6-15+' Tall)	Small Shrub (0-5.9' Tall)
	Large Evergreen Tree	Min. 15 ft. Max. 25 Ft.	Min. 12 ft.	Min. 20 ft.	Min. 15 ft.	Min. 15 ft.	Min. 10 ft.
	Narrow Upright Evergreen	Min. 12 ft.	Min. 2.5 ft Max. 10 ft.	Min. 15 ft.	Min. 10 ft.	Min. 5 ft.	Min. 3-5 ft.
	Deciduous Canopy Tree*	Min. 20 ft.	Min. 15 ft.	Min. 20 ft.	Min. 15 ft.	Min. 5-7 ft.	Min. 3-5 ft.
	Deciduous Subcanopy Tree*	Min. 15 ft.	Min 10 ft.	Min. 15 ft.	Min. 10 ft.	Min. 5-7 ft.	Min. 3-5 ft.
	Large Shrub (6-15+' Tall)	Min. 15 ft.	Min. 5 ft.	Min. 5-7 ft.	Min. 5-7 ft.	Min. 5 ft. Max. 10 ft.	Min. 3 ft. Max. 6 ft.
	Small Shrub (0-5.9' Tall)	Min. 10 ft.	Min. 3-5 ft.	Min. 3-5 ft.	Min. 3-5 ft.	Min. 3 ft. Max. 6 ft.	Min. 3 ft. Max. 6 ft.

***Fastigate/columnar trees may require closer spacing to achieve required opacity to study and approval by Planning Commission**

2. Wherever protective screening is required adjacent to residentially zoned or used property, the screening must be installed prior to the beginning of site grading and general construction, except where such activity would result in damage to the screening. In all cases, the screening must be erected or planted and grown, and maintained, as an effective obscuring wall or screen of evergreen trees and shrubs by the owner or his agent at the time any commercial activity or structure is erected or initiated.
3. **None Compliance with Landscaped Protective Screening Requirements.** In the event the owner, or his agent, of land on which said protective screening is or should be located as provided herein, fails to plant, grow or maintain said landscaped protective screen as a continuous sight barrier, and/or fails to replace, in kind, trees or shrubs which may die, and/or permits the landscaped protective screen to become in a state of obvious neglect or disrepair to the detriment of adjoining or abutting residential property the City Clerk, upon direction from the City Council, shall notify the owner of said land of said owner's obligation to maintain said landscaped protective screen in the manner prescribed. Said notice shall be by

certified mail return receipt requested. If said owner or his agent fails to comply with the notice within thirty (30) days after receipt thereof, the City Council is authorized to arrange for such maintenance and/or replacement, and the amount of expense so incurred shall constitute a debt to the City of Orchard Lake Village by the owner so failing to comply with the order. The City Clerk shall notify said owner of said amount by certified mail, return receipt requested. In the event said amount owing or any part thereof remains unpaid thirty (30) days after receipt of said notice, delinquent in payment to the City Council at its next regularly scheduled meeting. The City Council shall cause an assessment roll to be prepared by the City Assessor in the same manner as other special assessments are made under the Charter of City of Orchard Lake Village. The unpaid amount shall become a lien upon said lands from and after the report and certification by the City Clerk to the City Council and may be collected in the manner set forth for special assessments in the City Charter.

4. **Screening of Equipment.** Mechanical equipment, such as air compressors, pool pumps, transformers, sprinkler pumps, 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 at least six (6) inches within two (2) years of planting.
- F. **Parking Lot Landscaping.** In addition to required screening, all off-street parking areas containing greater than fifteen (15) spaces shall also provide landscaping as follows:
 1. **Landscaping Ratio.** Off-street parking areas containing greater than fifteen (15) spaces shall be provided with at least ten (10) square feet of interior landscaping per parking space. 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.
 2. **Minimum Area.** Landscaped areas in parking lots shall be no less than five (5') feet in any single dimension and no less than one hundred and fifty (150) square feet in area. Landscaped areas in or adjacent to parking lot shall be protected with curbing or other means to prevent encroachment of vehicles.
 3. **Other Landscaping.** Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.
 4. **Required Planting.** 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 interior landscaped area. Each interior landscaped area shall be covered by living plant material, such as sod, shrubs, ground cover, or trees. Planting within parking lots shall comply with the requirements for unobstructed sight distance set forth in Section 4.12. The landscape plan shall indicate the types, sizes, and quantities of plant material proposed for such area.
- G. **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 planting except grass or ground cover shall be permitted closer than three (3') feet from the edge of the road pavement, unless the agency having jurisdiction over the road has a different requirement.
- H. **Maintenance of Unobstructed Visibility for Drivers.** No landscaping shall be established or maintained on any parcel or in any parking lot that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions concerning visibility set forth in Section 4.12.

- I. **Potential Damage to Utilities.** In no case shall landscaping material be planted in a way which will interfere with or cause damage to underground utility lines, public road, 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 to any such roadways, sewers, or utilities. Trees shall be set back from overhead utility lines as indicated in the following chart:

Tree Height	Minimum Distance from Center of Trunk or Nearest Utility Line
Up to 15 feet	10 ft.
15 to 25 feet	20 ft.
Over 25 feet	30 ft.

- 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.
- K. **Irrigation.** All required landscaping shall be served by an in-ground irrigation/sprinkler system. At minimum, during June through August the irrigation system shall be used to provide established plants at least one (1") inch of water per application per week (2 applications per week on sandy soils). Newly planted trees and shrubs shall be watered more frequently, as needed, to assure their longevity.