

Article VI

LANDSCAPING STANDARDS

Section 6.01 INTENT

The intent 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 a site, 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 of the City. The standards of this Article are also intended to provide incentives 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 flow at driveways and within parking lots, and minimize negative impacts of stormwater runoff and salt spray.

The landscape standards of this section are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design based on the specific conditions of the environment. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Reference to the National Standards for Horticulture is encouraged.

Section 6.02 MINIMUM PLANT MATERIAL STANDARDS AND REQUIREMENTS/ TIMING OF LANDSCAPING

A. Minimum Plant Material Standards: All proposed landscaping shall meet the minimum following plant standards at the time of installation. A performance guarantee may be required in accordance with Article 21, Site Plan Review and Approval, Section 21.11, Performance Guarantees.

1. Deciduous Canopy Tree: 2.5" caliper
2. Deciduous Ornamental Tree: 2.0" caliper
3. Evergreen Tree: 6' height
4. Deciduous Shrub: 2' height
5. Upright Evergreen Shrub: 2' height
6. Spreading Evergreen Shrub: 18" – 24" spread

B. Site Plan: Landscaping shall be illustrated on any site plan reviewed by the City. The landscape plan shall clearly describe the location, type, size and spacing of all plant materials. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the City. The City permits no more than 25% of any one

genus or 10% of any one species per site plan. Wherever the Zoning Ordinance requires landscaping or plant materials, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained.

- C. Installation:** Landscaping proposed within the right-of-way at entrances and along the perimeter of the site shall be installed following the installation of the streets and utilities. If installation of landscaping cannot be completed due to weather conditions, landscaping shall be installed as weather permits. At the time of the request for Final Zoning Compliance, the applicant shall provide confirmation of the species planted and the date of planting.

Section 6.03 SPECIAL PROVISIONS FOR EXISTING SITES

In any case where the area of the building and/or parking is increased by ten (10%) percent over the originally approved site plan or the use is being changed to a more intensive use as determined by the Planning Commission, the site shall be brought into full compliance with the landscape standards herein.

Section 6.04 REQUIRED PARKING LOT SCREENING

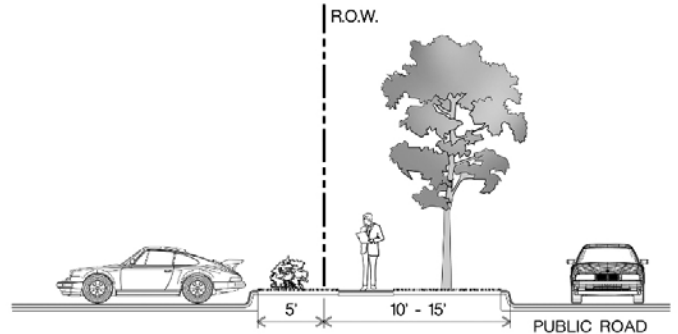
- A. Required Parking Lot Screening From Public Streets -** Parking lots which abut a public street in all districts with the exception of the City Commercial and Central Business District, and Ann Arbor Road Corridor and Baker Road Corridor, shall provide a landscape screen as follows:

Minimum Buffer Width (in feet)	Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11
10	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage OR One (1) evergreen tree per Section 6.11 for every 20' of lineal frontage AND Four (4) – 2 foot shrubs every 20 lineal feet of frontage* *Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

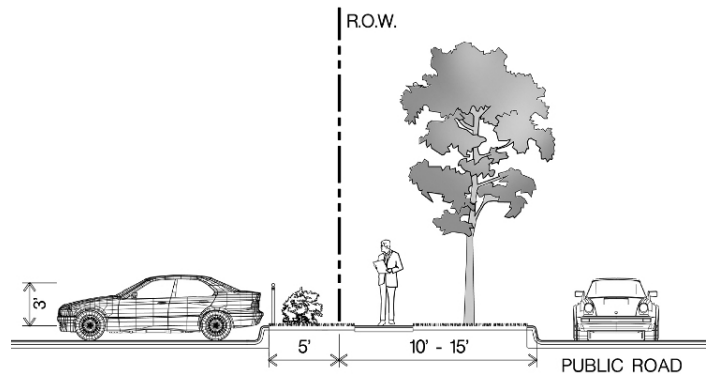
B. Ann Arbor Road Corridor (ARC) and Baker Road Corridor (BRC) Required Parking Lot Screening From Public Streets - Parking lots which abut a public street in the ARC and BRC Districts shall provide a landscape screen as follows:

Parking Area Screening Options	Minimum Buffer Dimensions (in feet)	Minimum Landscaping Requirements
#1 – Landscaping Strip	10-15	10 shrubs per lineal 30 lineal feet
#2 – 36” high decorative metal fence	10-15	5 shrubs per 30 lineal feet
#3 – 36” high masonry screen wall	10-15	5 shrubs per 30 lineal feet

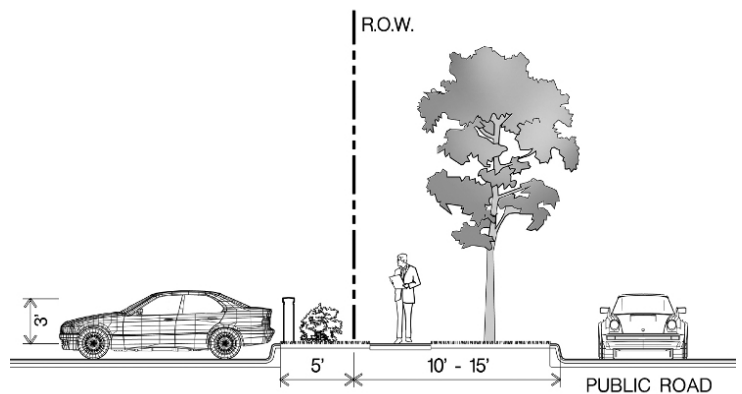
#1 Shrubs: A minimum ten (10) to fifteen (15) foot wide buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) lineal feet or fraction thereof parking lot street frontage.



#2 Fences: A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six inch (36”) high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry piers spaced twenty-four (24) feet apart, capped, and at least 16” to 21” wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of parking lot street frontage.



#3 Wall: A minimum ten (10) to fifteen (15) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36”) high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs every thirty (30) lineal feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.



C. Required Parking Lot Screening From Public Streets - Village Commercial and Central Business District: All parking lots within the Village Commercial and Central Business District shall provide a landscape screen as follows:

Minimum Buffer Width (in feet)	Minimum Landscaping Requirements – per Sections 6.02, 6.09 and 6.11
4 Planning Commission may reduce or waive minimum width requirements if a wall having a minimum height of three (3) feet is erected.	One (1) Street/Canopy tree for every 30-40 lineal feet of frontage OR AND Six (6) – 2 foot evergreen or deciduous shrubs every 20 lineal feet of frontage if the screen width is a minimum of four (4) feet.* *Shrubs shall not be required if an opaque wall or fence having a minimum height of three (3) feet is erected. The Planning Commission may reduce the number of shrubs required if evergreen trees are used to meet the required number of tree plantings.

Section 6.05 BUFFER

A buffer strip is required per section 6.06. The intent of the buffer strip is to have a minimum five (5) foot high obscuring area. A buffer strip shall meet the following requirements:

- A. Minimum per Section 6.06
- B. Minimum plant material per Section 6.02A.

Section 6.06 LANDSCAPE SCREENING BETWEEN LAND USES

PROPOSED USE	Adjacent to Single or Two-Family Residential Use/Zone	Adjacent to Prof. Business/Office District Use/Zone	Adjacent to Commercial District Use/Zone	Adjacent to Multiple Family Use/Zone	Adjacent to Industrial/RD Use/Zone
One Family Residential	None	C	C	B	D
Two-Family Residential	None	C	C	B	D
Multiple Family	B	B	B	A	C
C-1 General Business	C	A	A	B	C
CBD and VC Central Business and Village Commercial*	A	A	A	A	A
Professional Business / Office	C	A	A	B	C
Industrial/RD	D	C	C	C	A

- Village Commercial And Central Business District – Per Section 6.13 Buffer requirements may be waived or reduced by the Planning Commission if the site design provides for additional landscaping, better site design, or shared parking and/or ingress and egress drives.

BUFFER ZONE	Minimum Width	Wall/Berm	Minimum Plant Materials
A	10 Feet	None Required	1 ornamental AND 1 evergreen tree every forty (40) lineal feet along the property line AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
B	10 Feet	3 foot high planted berm or 4 foot high continuous wall or fence	1 ornamental OR 1 evergreen tree AND 7 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
C	15 Feet	6 foot high continuous wall, fence or 3 foot high planted berm	1 ornamental tree OR 1 evergreen AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward
D	20 Feet	8 foot high continuous wall, fence or 4 foot high planted berm	1 ornamental tree, 1 evergreen tree AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward

Section 6.07 ON-SITE LANDSCAPING

Multiple Family Residential projects shall provide a minimum of one (1) deciduous tree (minimum 2.5-inch caliper) or evergreen tree (minimum 6 foot high) for every 1,000 square feet of open space on the development site. Trees in any required screen may be counted.

For every new development except in the One Family Residential Districts, Two Family Residential Districts, Multiple Family Residential Districts, and Village Commercial and Central Business Districts, there shall be interior landscaping areas exclusive of any other required landscaping consisting of at least five percent (5%) of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All landscaping shall conform to the following:

- A. One (1) deciduous tree (minimum 2.5-inch caliper) or ornamental tree (minimum 2-inch caliper) or evergreen tree (minimum 6-foot height) shall be provided for every four hundred (400) square feet of required interior landscaping area.
- B. One (1) eighteen (18) inch-high shrub shall be provided for every two hundred fifty (250) square feet of required interior landscaping area.
- C. The interior landscaping area shall contain grass, ground cover, three (3) inch-deep shredded-bark mulch, or three (3) inch-deep stone mulch. It shall be curbed or edged as necessary.

- D. Internal landscaping shall be located and designed to direct traffic flow, particularly near site entrances. Additional landscaping shall be dispersed throughout the site to define vehicular circulation, improve site aesthetics, provide shade, and shall be installed such that, when mature it does not obscure traffic signs, fire hydrants and lighting. Landscape plantings shall not obscure drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- E. Required trees shall be located a minimum of three (3) feet from any curb or pavement surface and a minimum of five (5) feet from underground utilities.

Section 6.08 PARKING LOT LANDSCAPING

Within every parking area containing at least 3000 square feet of pavement or twenty-five (25) parking spaces (whichever is less), at least three percent (3%) of the total parking lot area shall be landscaped in addition to any other landscaping requirements. This landscaping shall meet the following standards:

- A. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct safe and efficient traffic flow within the lot. A minimum of one tree shall be planted and included in each landscaping island or required landscaping area pursuant to the calculations of this section. Landscaping areas shall be covered by grass, other living groundcover or wood mulch.
- B. Landscaping shall be installed so that at maturity it does not obscure traffic signs or lights, obstruct access to fire hydrants, or interfere with adequate motorist sight distance.
- C. All islands shall be curbed. Dimensions of islands shall be shown on the site plan. Minimum island width shall be ten (10) feet; minimum radii shall be ten (10) feet at ends facing main aisles and a minimum one (1) foot for radii not adjacent to main circulation aisles. The length of the islands shall be two (2) feet shorter than adjacent parking space in order to improve maneuvering.
- D. Interior Parking Lot Landscaping shall be provided in accordance with the following:
 - 1. 25 through 100 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 10 spaces, rounded upward.
 - 2. 101 through 200 spaces: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 12 spaces, rounded upward.
 - 3. 201 spaces or more: 1 canopy/deciduous tree and 100 s.f. of landscaped area per 15 spaces, rounded upward.

Figure 6.1
Parking Lot Landscaping-
Perimeter Parking Lot

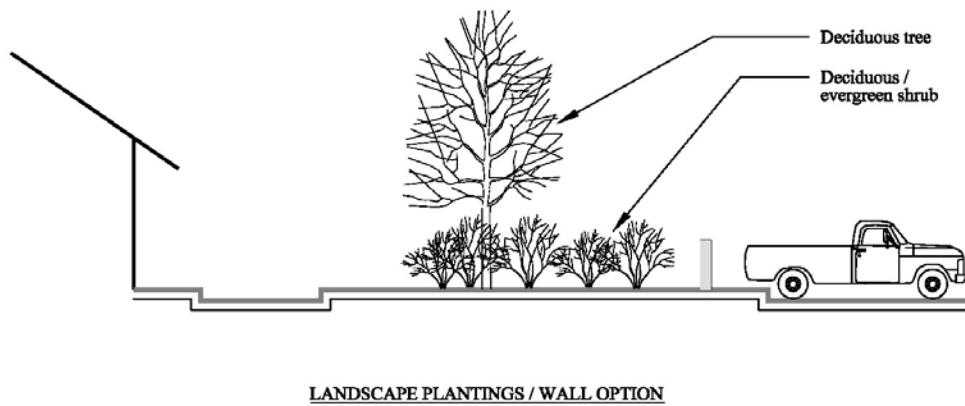
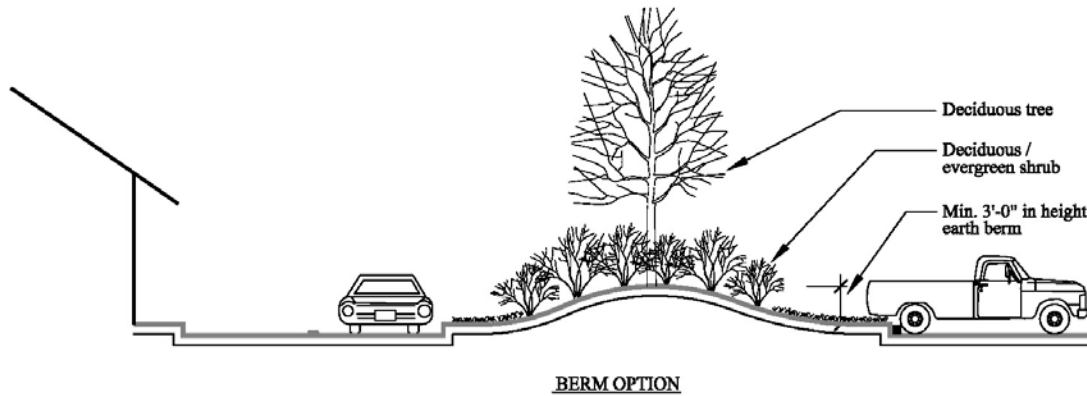
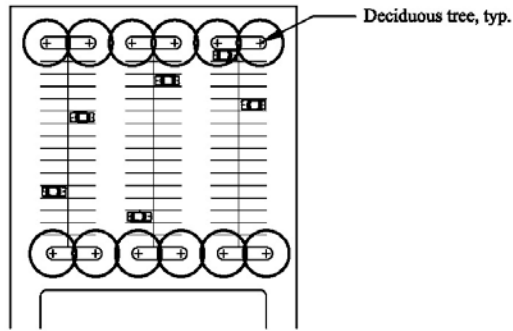
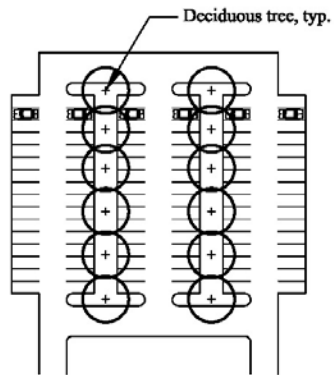


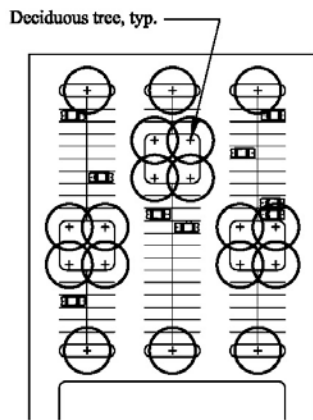
Figure 6.2
Parking Lot Landscaping-
Interior Parking Areas



TREES IN END ISLANDS



LANDSCAPE MEDIAN



LANDSCAPE ISLANDS

Section 6.09 STREET TREE/REQUIRED GREENBELT PLANTING

One (1) street tree/canopy tree is required at a minimum of every thirty (30) lineal feet or a maximum of every forty (40) lineal feet between the sidewalk and the curb in a residential subdivision or other development with frontage on a public street. Placement of street trees on cul-de-sacs shall be reviewed as part of site plan approval. All Street/Canopy trees shall be uniformly spaced to create a tree lined street. Notes should be included on all site plans indicating that trees shall not be planted within six (6) feet of water or sewer lines and shall not interfere with overhead utility lines or underground utilities. Consideration should be given to the mature size and height of the tree when evaluating placement and species selection.

Section 6.10 WASTE RECEPTACLE AND MECHANICAL EQUIPMENT SCREENING

Waste Receptacles shall be located and screened in accordance with the standards of Section 3.16, Waste Receptacles. Ground mounted mechanical equipment shall be screened with plant materials, fences, or a wall when deemed necessary by the Planning Commission.

Section 6.11 RECOMMENDED PLANT MATERIALS

All plant material shall be hardy to the area, free of disease and insects, and shall conform to the American Standard for Nursery Stock of the American Association of Nurserymen. The overall landscape plan shall not contain more than 25% of any one plant genus or 10% of any one species. The use of trees native to Southeast Michigan or a mixture of trees from the same species association is encouraged. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of the project site. Trees included in this list are recommended but not exclusive of trees permitted in the City of Dexter. Other species may be approved by the Planning Commission.

A. Street and Parking Lot Trees

Note: Cultivars typically available from commercial nursery sources are listed with the common and botanical names. Non-deciduous conifers/evergreens are not permitted to be used as street trees since they interfere with visibility, pedestrian safety, and vehicular circulation.

1. Canopy/Deciduous/Street Trees. Tree sizes at time of planting shall adhere to Sections 6.02

SCIENTIFIC NAME	COMMON NAME	CULTIVARS (CVS)
**Acer griseum	Paperback Maple	Crimson red foliage, not drought tolerant
**Acer campestre	Hedge Maple	Slow growing, very tolerant, good street tree
Acer rubrum	Red Maple	Red Sunset, September Charm, October Glory, other CVS.

SCIENTIFIC NAME	COMMON NAME	CULTIVARS (CVS)
Acer saccharum	Sugar Maple	Green Mountain, Bonfire, Legacy, other CVS.
Acer x freemanii (A. rubrum x A. saccharinum)	Red/ Silver Maple Hybrid	Autumn Blaze, Celebration, Morgan, and other CVS.
Acer nigrum	Black Maple	Little ornamental difference saccharum
**Amelanchier grandiflora	Apple Serviceberry	Four season flowering plant, salt tolerant
Cladrastis kentuckea	American Yellowwood	Slow growing, drought resistant, tolerant of alkaline soils, late spring flowering, mid-sized
Celtis occidentalis	Hackberry	Relatively fast growing and tolerant of harsh urban conditions
**Crataegus viridis	Winter King Hawthorne	Great winter interest, small fruit baring and flowering tree
Gleditsia triacanthos inermis	Honey Locust	Many thornless, non-fruiting cultivars: Imperial, Shademaster, Halka, Skyline, other CVS.
Ginkgo biloba	Ginkgo	Use male only; there is a columnar CV.
Liriodendron tulipifera	Tulip Tree	
Liquidambar styraciflua	Sweet Gum	Many cultivars; use only northern grown trees;
**Malus Prairie Fire	Flowering Crab	Spring showy flowers, attracts birds
*Metasequoia glyptostroboides	Dawn Redwood	Several cultivars; hardiness is an issue; best as a park tree where branches kept to ground
*Platanus x occidentalis	London Plane Tree	Coarse, messy; disease issues
**Prunus Kwanzan	Kwanzan Cherry	Small flowering, fragrant tree
**Prunus x yedoensis	Yoshino Cherry	Small flowering, fragrant tree
Quercus acutissima	Sawtooth Oak	
*Quercus alba	White Oak	Transplants with some difficulty; big; for parks, not street trees
Quercus bicolor	Swamp White Oak	Tough, coarse; chlorosis on high pH soils
Quercus coccinea	Scarlet Oak	
*Quercus palustris	Pin Oak	Pendulous lower branches a problem re: walks, narrow areas; chlorotic in high pH soils

SCIENTIFIC NAME	COMMON NAME	CULTIVARS (CVS)
Quercus robur	English Oak	
Quercus rubra	Northern Red Oak	Transplants easily; sizes up quickly; durable; nuts
Sophora japonica	Pagoda Tree	Summer flowering; durable urban tree
Taxodium distichum	Bald Cypress	Up and coming for street tree use
Tilia cordata	Littleleaf Linden	Dense, attractive to bees
Tilia tomentosa	Silver Linden	Several cultivars; durable
Ulmus parvifolia	Lacebark Elm	Tough, adaptable, easily transplanted; multiple CVS.
Zelkova serrata	Japanese Zelkova	Many cultivars; Green Vase and City Green commonly available; transplants easily
* Species best located in parks and open spaces		
** Species suitable for planting under overhead utility wires		

2. Deciduous Shrubs. Shrub sizes at time of planting shall adhere to Sections 6.02.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Aronia melanocarpa	Black Chokeberry
Berberis mentorensis	Mentor Barberry
Chaenomeles speciosa	Flowering Quince cultivars
Cornus sericea cvs	Red Twig Dogwood
Cornus sericea 'Flaviramea'	Yellow Twig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster
Euonymus alatus	Burningbush
Hydrangea paniculata	PeeGee Hydrangea and cultivars
Ilex verticillata cultivars	Michigan Holly cultivars
Myrica pensylvanica	Northern Bayberry
Rhus glabra, typhina, copallina	Sumacs
Ribes alpinum	Alpine Currant
Viburnum dentatum	Arrowwood Viburnum and cultivars
Viburnum lantana	Wayfaringtree Viburnum
Viburnum lentago	Nannyberry
Viburnum trilobum	American Cranberry Viburnum – several cultivars

3. Small/ornamental trees. Tree sizes at time of planting shall adhere to Section 6.02.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Acer ginnala	Amur Maple Tough, excellent fall color
Cornus mas	Corneliancherry Dogwood, very early bloom
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn Dense, no thorns; flowers, brilliant winter fruit
Crataegus viridis	'Winter King' Winter King Hawthorn Sparse thorns
Hamamelis spp and cultivars	Witchhazels
Koelreuteria paniculata	Goldenrain Tree Summer fls; tough
Magnolia stellata	Star Magnolia, showy white flowers, early bloom
Malus spp. and cvs	Flowering Crabapples , many cvs. check lists for disease susceptibility
Prunus spp. and cvs.	Flowering Cherries
Pyrus calleryana cvs.	Callery Pears (Cleveland, Aristocrat, others – not Bradford)
Syringa reticulata	Japanese Tree Lilac
Viburnum prunifolium	Blackhaw (tree form)

Acceptable for more sheltered situations:

Amelanchier spp and cultivars	Amelanchier, Serviceberry
Cercis Canadensis, C. Can. 'Alba'	Redbud, Whitebud
Halesia monticola	Mountain Silverbell

B. Materials For Parking Lot Screens And Buffer Plantings

The following is a selection of both evergreen and deciduous material suitable for use in planted buffers and screens. Other materials of similar density which reach a minimum 6' height at maturity may also be appropriate for use in screen or buffer plantings.

1. Evergreen trees and shrubs. Minimum size of plantings at the time of installation shall adhere to the standards in Sections 6.02.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Juniperus, upright spp and cultivars	Junipers-Ames, Iowa, Canaerti, Hooks, Keteleeri, others
Juniperus, mid-size cultivars	Junipers-Sea Green, Holger, others
Pinus mugo	Mugo Pine
Pinus sylvestris	Scotch Pine
Thuja occidentalis	American Arborvitae-Techny, Nigra, Emerald Green

2. Ornamental trees and large shrubs. Minimum size of plantings at the time of installation shall adhere to Sections 6.02.

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Betula pumila	Dwarf Birch
Chaenomeles speciosa	Flowering Quince
Cornus rugosa, many cultivars	Roundleaf Dogwood
Crataegus crus-galli linermis'	Thornless Cockspur Hawthorne
Euonymus alatus	Burningbush
Hibiscus syriacus	Rose of Sharon
Viburnum dentatum	Arrowwood Viburnum
Viburnum lentago	Nannyberry
Viburnum plicatum cvs.	Doublefile Viburnum
Viburnum prunifolium	Black Haw Viburnum
Viburnum trilobum	American Cranberry Viburnum

3. Medium / small shrubs

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Berberis thunbergii and cultivars	Japanese Barberry
Calycanthus floridus	Sweetshrub
Chaenomeles japonica cvs.	Dwarf Flowering Quince
Chaenomeles speciosa cvs.	Flowering Quince
Chamaecyparis obtuse cvs.	Hinoki Falsecypress
Cornus alba 'Elegantissima'	Variegated Redtwig Dogwood
Cornus sericea cvs.	Redtwig, Yellowtwig Dogwood
Cotoneaster divaricatus	Spreading Cotoneaster
Deutzia gracilis	Slender Deutzia
Diervilla lonicera	Dwarf Bush Honeysuckle
Euonymus alatus 'Compacta'	Compact Burning Bush
Hydrangea paniculata cultivars	PeeGee Hydrangea
Lonicera xylosteum	Dwarf Honeysuckle
Myrica pensylvanica	Northern Bayberry
Potentilla fruticosa, many cultivars	Potentilla
Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac
Ribes alpinum	Alpine Currant
Roses, Landscape Type	Landscape Roses
Spiraea japonica cultivars	Summer Flowering Spiraeas
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac

4. Groundcovers, Perennials and Ornamental Grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Calamagrostis acutiflora cultivars	Feather Reed Grass
Carex pensylvanica	Pennsylvania sedge
Echinacea purpurea	Cone Flowers

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper
Helictotrichon sempervirens	Blue Oat Grass
Juniperus,	Junipers many prostrate, spreading and low mounding species/cultivars
Hemerocallis	Daylilies
Pennisetum alopecuroides and cvs.	Japanese Fountain Grass
Rudbeckia sullivantii 'Goldsturm'	Black-eyed Susan
Stephanandra incisa 'Crispa'	Cutleaf Stephanandra

5. Large Ornamental grasses

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Andropogon gerardii	Big bluestem
Bouteloua curtipendula	Side-Oats Grama
Chasmanthium latifolium	Northern sea oats
Hystrix patula	Bottlebrush grass
Koeleria macrantha	June grass
Panicum virgatum	Switch grass
Schizachyrium scoparium	Little bluestem
Sorghastrum nutans	Indian grass
Sporobolus heterolopsis	Prairie dropseed

6. Grasses, Sod, Seed, and Hydroseed. The following common perennial turf grasses may be planted on any site. Species listed below were selected for their ability to withstand the Michigan climate.

- Kentucky bluegrass
- Fine-leaved fescue
- Perennial ryegrass

C. **Trees Not Permitted:** (except where they are considered appropriate for the ecosystem, such as in a wetland environment not in proximity to any existing or proposed buildings or structures)

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Acer negundo	Box Elders
Acer platanoides, saccharinum	Maples (Norway, Silver)
Aesculus hippocastanum	Horse Chestnut (nut bearing)
Ailanthus altissima	Tree of Heaven
Catalpa (all)	Catalpa Wayfaring Tree
Ginkgo	Female Ginkgo
Fraxinus (all)	Ash (all varieties)
Juglans nigra	Black Walnut
Morus	Paper mulberry
Populus alba	Poplars/Cottonwood (White, Silver)
Robinia pseudoacacia	Black Locust

SCIENTIFIC NAME	COMMON NAME/CULTIVARS
Salix (all)	Willows
Ulmus pumila	Elms (Siberian)

Trees with the following characteristics are also undesirable: fruit bearing, weak wooded, weeping form/branches, low-branching height typically lower than five (5) feet.

Section 6.12 GENERAL LAYOUT AND DESIGN STANDARDS

- A. All landscape plans required for commercial, industrial, office, and mobile home park developments and multiple family developments in the R-3 District over three (3) acres in size, submitted to the City of Dexter for review and approval, must be prepared and signed by a State of Michigan licensed landscape architect.
- B. The landscape plan should also include information on the percentage (%) of genus and species of each proposed planting to ensure diversity in species throughout the City. The City requires no more than 25% of any one genus or 10% of any one species per site plan.
- C. Upon submittal of final zoning compliance, the applicant should include information on the species of trees planted and date of planting. If weather is not permitting, the applicant shall post a performance escrow to ensure compliance when weather permits.
- D. Landscaped areas and plant material required by this Ordinance, including the lawn, shall be kept free from refuse and debris and shall be maintained in a healthy growing condition. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced within thirty (30) days of written notice from the City or within an extended time period as specified in said notice.
- E. Tree stakes, guy wires, and tree wrap are to be removed after one (1) year.
- F. All landscaped areas shall be provided with a readily available and acceptable water supply or with at least one (1) outlet located within one hundred (100) feet of all plant material to be maintained.
- G. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.
- H. Landscape within the site shall be approved based on adequate sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, location of underground utilities, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, maintenance-performance guarantee, curbing around landscape areas.

- I. Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at maturity.
- J. Berms shall be constructed with slopes no greater than one (1) foot vertical for each four (4) feet horizontal and with at least a three (3) foot wide generally flat top. Adequate protection against wind erosion shall be provided. Berms shall be designed and constructed to appear as a natural feature in the landscape and the vicinity. Uniform heights and shapes should be avoided. If a slope greater than 1 (vertical) on 4 (horizontal) is necessary, the surface shall be planted with ground covers that are suitable for stabilizing surfaces. Hydroseed or seed are not acceptable.

Section 6.13 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. The Planning Commission may approve credit for existing trees on a site to accommodate landscaping requirements. 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 and are not on the list of trees not permitted. Refer to Section 6.11(c). In no case shall the minimum number of required trees be reduced by less than 50% through the use of existing trees. The credit for preserved trees shall be:

<u>D.B.H. of Preserved Tree * (in inches)</u>	<u>Number of Trees Credited</u>
over 12 inches	3
8" - 11.9"	2
2.5" - 7.9"	1

* **D.B.H.** is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

In making a determination to waive or reduce the landscape and screening requirements of this Article, the following may be considered.

- A. Extent to which existing natural vegetation provides desired screening.
- B. The existence of 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 City for a use other than residential.

- F. Building heights and views.
- G. The adjacent residential district is over 200 feet away from the subject site.
- H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Section 6.14 REPLACEMENT STANDARDS

The standards below are intended to encourage the preservation of existing mature, healthy trees on private property which contribute to the character, welfare, and quality of life in Dexter. These standards are intended to prevent the unnecessary removal of trees prior to, during, and following construction on a site. The standards of this section in conjunction with the standards for site plan review promote the goals of the Dexter Master Plan.

- A. As noted in Article XXI, Site Plan Review, all trees over eight (8) inches caliper shall be identified on the site plan designating those to be preserved and those to be removed.
- B. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the drip line.
- C. To protect and encourage the continued health of the preserved trees, the ground area within the drip line of the trees shall be maintained in vegetative landscape material or pervious surface cover. The City may not allow sidewalks, bike paths, vehicular lanes or parking within the drip line upon determining the setback from the trunk is suitable to reasonably ensure protection of the tree and the public. Storage of soils or other materials during or after construction within the drip line is prohibited.
- D. All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

<u>D.B.H.* of Removed Tree</u>	<u>Number of Trees Required to Be Planted</u>
Landmark Trees**	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12" - 23.9"	3 trees of at least 2.5" caliper
8" - 11.9"	2 trees of at least 2.5" caliper

* **D.B.H.** is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

** **Landmark Tree.** Any native species tree of 24" D.B.H. or greater that has a health and condition standard factor over 50 percent based on the standards established by the International Society of Arboriculture. These standards consider the soundness of the trunk, the growth rate, the structure of the tree, the presence of insects or disease, the crown development, and the life expectancy.

- E. Any property owner or his representative proposing to clear more than twenty-five percent (25%) of the trees of eight (8) inch diameter at breast height (D.B.H.) or greater on a site, as determined by the Planning Commission, shall first notify the City of the intent of such clearing and/or earth change and submit a proposed plan describing the site's features for review and approval by the Planning Commission.

This sub-section shall not prevent tree clearing for approved building envelopes, swimming pools, decks, essential services, utility lines or construction drives; nor shall this ordinance prohibit site alterations for farming purposes. The Planning Commission may waive the (D.B.H.) standard for select clearing of lower quality and non-native species including, but not limited to box elders, elms, poplars, willows, and cottonwoods.

- F. Where it is not feasible and/or desirable to replace or relocate trees on site, according to the above listed schedule, the Planning Commission may require greater size for replacement trees, require replacement trees at another location on public property in the City, or require contributions to the City's Tree Replacement Program.

Where the applicant demonstrates that it is not possible to mitigate all replacements on site, the Planning Commission may also consider the planting of two ornamental trees per one required replacement tree.

On site replacement and/or relocation shall be required for permitted activities in accordance with the replacement schedule of this section. Every effort should be made to relocate or mitigate trees on site. Off-site mitigation or contribution to the City's Tree Replacement Program shall only be allowed after the applicant has demonstrated that on site mitigation is not practical or feasible. The requirement for on-site mitigation may be altered or waived by the Planning Commission is the proposal meets the following criteria:

1. The proposal meets all other ordinance requirements.
2. The applicant can clearly demonstrate that there is inadequate planting area for the healthy installation of the required trees on site and that maximum effort has been put into locating as many of the required trees as possible.
3. The applicant has made every reasonable effort to preserve as many of the existing on site trees as possible.

4. The proposal demonstrates environmental sensitive design in terms of topography, stormwater management, soil erosion management, etc.

Should the proposal meet the above criteria, the Planning Commission may reduce the requirement for on-site mitigation of replacement trees and permit mitigation off site at an approved location or by contribution to the City's Tree Replacement Program. Off-site mitigation or financial contribution shall only apply if the Planning Commission should determine that no practical or feasible alternative exists for on-site mitigation. Payment to the program per tree removed shall be in accordance with replacement fee schedule as established by City Council resolution. Contributions placed in the Tree Replacement Program shall be used in accordance with the Tree Replacement Program Policy Statement.

Section 6.15 TREE PROTECTION DURING CONSTRUCTION

Placement of Materials Near Trees. No person shall conduct any activity within the drip line of any tree designated to remain including, but not limited to, placing solvents, building materials, construction equipment, or soil deposits within the drip line. Nor shall vehicles or construction equipment be operated in such close proximity of an existing tree so as to cause compaction of the soil within the drip line of the tree which is to remain.

Attachments to Trees. During construction no person or entity shall attach any device or wire to any tree which is to remain after construction.

Protective Barriers. Before development, land clearing, filling, or any other land alteration for which a permit is required, the developer and/or property owner shall erect and maintain suitable barriers to protect existing trees which are to remain after construction. Protective barriers shall remain in place until the City authorizes their removal or issues a final Certificate of Occupancy, whichever occurs first. Wood, metal, or other substantial material shall be utilized in the construction of barriers. Barriers are required for all trees designated to remain except in the following cases:

1. **Rights-of-Way and Easements.** Street rights-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, or similar material from stake to stake along the outside perimeters of areas to be cleared.
2. **Large, Separate Areas.** Large areas of property separate from the construction or land clearing area on to which no equipment will venture may also be cordoned off as described in Paragraph A, above.

6.16 LANDSCAPE MATERIAL GUARANTEE

All landscaping materials planted per the approved site plan shall have a two-year warranty due to soil conditions within the City of Dexter. In that time all plant materials that are unsightly, dead, dying, or that become unhealthy because of damage, neglect, drainage problems, disease, insect infestation, or other causes shall be replaced. Replacement materials shall meet all standards of the original installation. Two-year landscaping material warranties/performance bonds will not begin until the entire project is complete OR the open space landscaping is completed per the site plan OR for individual residential lots immediately prior to the request for final zoning compliance. All warranties shall be submitted as a cash bond or warranty bond. Amounts shall be established per City Council resolution. All landscaping materials must be healthy and in good condition at the time of inspection. Landscaping materials will be warranted from the date of approval as documented on the field inspection sheet. Verification of planting date and species information shall be submitted with the Final Zoning Compliance application. Final Zoning Compliance Applications will not be released and Certificate of Occupancy permits not issued until the planting date and species information has been submitted or a performance bond has been submitted.