

CHAPTER 29

LANDSCAPING

SECTION 29.1 PURPOSE AND INTENT. The purpose of this Chapter is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as greenbelts and buffers between uses and along roadways, and adjacent to buildings. Landscaping is considered by the Township to be an important element of land development which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the Township. Landscaping is considered by the Township to be an integral part of a complete comprehensive development plan.

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

SECTION 29.2 APPLICABILITY. The standards contained in this Chapter shall be applicable to any site plan, special land use or planned unit development request which is submitted for review and approval by the Planning Commission or Site Plan Review Committee (the Committee), subject to the following limitations:

1. These regulations shall not apply to individual single and two family dwellings.
2. For existing and proposed uses which require site plan approval to either expand or be built, landscaping as noted herein shall be installed insofar as practical. The Planning Commission or Committee in its review of the site plan, has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this chapter. In doing so, the Commission or Committee shall consider the following criteria.
 - a. The amount of space on the site available for landscaping.
 - b. Existing landscaping on the site and on adjacent properties.
 - c. The type of use on the site and the size of the development.
 - d. Existing and proposed adjacent land uses.
 - e. The effect which the required landscaping would have on the operation of the existing or proposed land use.
3. A Landscape Plan prepared in compliance with this chapter shall be submitted with the required Site Plan.

SECTION 29.3 LANDSCAPE PLAN. A concept landscape plan indicating design intent shall be submitted as part of Site Plan, Special Land Use, or PUD applications. Following PUD, Special Land Use or Site Plan approval, a final landscape plan shall be submitted to

the Planning Commission or its designee to confirm compliance with the approved concept landscape plan. The final plan shall include, but not necessarily be limited to, the following:

1. Location, general type and quality of existing vegetation, including specimen trees.
2. Existing vegetation to be saved.
3. Methods and details for protecting existing vegetation during construction.
4. Location, sizes, and labels for all proposed plantings.
5. Existing and proposed contours on site and 50 feet beyond edges of the site at intervals no greater than 2 feet.
6. Typical cross section, including slope, height and width, of berms and the type of ground cover to be placed on them.
7. Location, height and type of any walls.
8. Plant list(s) showing the required and proposed quantities.
9. Description of landscape maintenance program, including statement that all diseased, damaged or dead materials shall be replaced in accordance with the standards of this ordinance.

SECTION 29.4 GENERAL REGULATIONS.

1. Landscaping shall be installed within 180 days of occupancy of the building or structure unless a longer period is permitted in writing by the Zoning Administrator.
2. All landscaping shall be hardy plant materials and shall be maintained thereafter in a neat, healthy and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but not longer than one growing season.
3. For the purpose of this Chapter, a corner lot is considered as having front yards along each street and the appropriate landscaping shall be provided for both.
4. All plant materials shall be installed so as not to alter drainage patterns on the site or on adjacent properties.
5. Plantings shall not be planted or maintained in such a way so as to create a sight obstruction for persons using street intersections.

SECTION 29.5 SIZE AND TYPE.

1. Proposed plantings shall conform to the following minimum sizes except that the Planning Commission or Committee in its discretion may allow or require variations in the size of plantings in order to achieve the intent and purposes of this chapter:

- a. Evergreen trees: 4-5 feet height
 - b. Deciduous canopy trees: 2 inches caliper
 - c. Ornamental trees: 2 inches caliper
 - d. Upright evergreen shrub: 2 feet height
 - e. Spreading evergreen shrub: 18 inch spread
2. Suggested types of trees to be planted may include, but need not be limited to, the following:
- a. Canopy Trees: Maple, Ash, Locust, Sycamore, Oak, Linden, Male Ginkgo, Beech.
 - b. Ornamental Trees: Callery Pear, Star Magnolia, Hawthorn, Flowering Crabapple, Flowering Dogwood, Flowering Cherry.
 - c. Evergreen Trees: Norway Spruce, Austrian Pine, White Pine, Blue Spruce, Hemlock, Douglas Fir, Cedar.
3. Existing trees, of sufficient size and good condition, may be credited toward landscaping requirements.
4. The following list of species are permitted species but will not be credited towards required landscaping because of their brittleness, susceptibility to disease and insects, excessive root structure, excessive litter, and or other undesirable characteristics. These species are not encouraged.

Box Elder	Cottonwood, Poplar, Aspen
Tree of Heaven	Willow
Catalpa	Black Walnut
Russian Olive	Black Locust
Female Ginkgo	Silver Maple
Osage Orange	Siberian Elm
Mulberry	Slippery Elm

SECTION 29.6 REFUSE CONTAINERS. Refuse containers for other than single and two-family uses shall be screened from view on all 4 sides. Screening shall consist of a 6-foot high opaque wall or fence. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

SECTION 29.7 GREENBELTS. A greenbelt shall be provided by any non-residential use including parking lots or any multi-family building with four or more dwelling units when such use abuts a single, two or three family dwelling or a residential zoning district, including residential planned unit development zones. The greenbelt shall be provided along the lot line which abuts the residential use or zone according to the following requirements:

- 1. Required greenbelts for buildings shall have a minimum width of 25 feet, except such greenbelt shall be reduced to 10 feet when abutting an

existing nonconforming residential use. Greenbelts for parking lots shall have a minimum width of 15 feet.

2. For each 100 feet of length or portion thereof of greenbelt, plantings shall consist of at least 2 deciduous canopy trees, 2 ornamental trees and 4 evergreen trees or any combination thereof; provided, however, that the Planning Commission or the Committee may increase, decrease or modify such requirements in its discretion.
3. Berms, walls and fences may be permitted within a greenbelt area. The Planning Commission or Committee may in their discretion reduce the amount of required plantings if the berm, fence or wall achieves the intent of this chapter.

SECTION 29.8 FRONT YARD LANDSCAPING. Except for necessary driveways, frontage roads, service drives, or walkways, the front yard shall be landscaped according to the following minimum requirements:

1. 2 deciduous canopy trees, 3 evergreen trees and 8 shrubs for each 100 feet in length of road frontage or any combination thereof; provided, however, that the Planning Commission or the Committee may increase, decrease or modify such requirements in its discretion.
2. Landscaping shall be located so it does not obstruct the vision of drivers entering or leaving the site.
3. Earthen berms within the front yard are encouraged to provide variety in appearance and for screening of parking areas.

SECTION 29.9 PARKING AREA LANDSCAPING. For all off-street parking areas that accommodate 10 cars or more, except those serving a four family dwelling or less, the following minimum requirements shall apply.

1. Landscaped islands and deciduous canopy trees shall be located throughout the parking lot so as to relieve and shade expanses of parking, and contribute to the orderly circulation of motor vehicle and pedestrian traffic. Landscaped islands must be a minimum of 160 square feet and a minimum of 9 feet wide. Each island should be planted with at least 1 canopy tree that is located at least 3 feet from the edge of the island.
2. Landscape islands shall be calculated on the basis of 1 landscape island for every 10 parking spaces. Landscape islands may be aggregated. Landscaped corners count towards the required number of islands.
3. Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.