

CHAPTER 17.12 LANDSCAPING STANDARDS

17.12.010 INTENT

The intent of this chapter 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 of the City of Hazel Park. The standards of this chapter are also intended to provide incentives to preserve quality mature trees, screen headlights of motor vehicles to reduce glare, integrate various elements of sites, 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 standards of this chapter are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage variety and creative design. Additional landscaping above and beyond these standards is encouraged to improve the function, appearance and value of properties within the city.

17.12.020 REQUIREMENTS AND TIMING OF LANDSCAPING

- A. PLAN REQUIRED.** Landscaping shall be included with any site plan or plot plan application. The location, type, size, and spacing of all plant materials shall be indicated. 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. PERFORMANCE GUARANTEE.** The City may require as a condition of approval, the furnishing of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond to be deposited with the City Clerk. The minimum performance guarantee to be required shall be deposited at the time of the issuance of the permit. The City shall not require the deposit before the date on which the City is prepared to issue the permit.
- C. INSTALLATION AND INSPECTION.** Landscaping or plant materials shall be planted within 6 months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials which may be supplemented with other plantings.

Landscaping shall be installed in a sound manner according to generally accepted planting procedures with the quality of plant materials as hereinafter described in this title. Landscaped areas shall be protected from vehicular encroachment by use of concrete curbing. Landscaped areas shall be elevated above the pavement to a minimum height of 6 inches to protect plant materials from snow removal operations, salt, and other hazards. If building or paving construction is completed in an off-planting season, a temporary certificate of occupancy may be issued only after a performance bond is provided to ensure installation of required landscaping in the next planting season.

An inspection of plant materials shall be conducted by the Building Official within 3 months of written notification of installation to release any performance guarantee.

- D. PLANT MATERIAL STANDARDS.** It is the intent of this chapter that an interesting and thoughtful mixture of plantings shall be provided. Therefore, all required landscaping shall comply with the following minimum plant material standards, unless otherwise specified within this chapter.
- E. PLANT QUALITY.** Plant materials permitted in required landscaped areas shall be nursery grown, hardy to the climate of southeast Michigan, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen, long-lived, resistant to disease and insect attack, and shall have orderly growth characteristics.

17.12.030 INTERIOR LANDSCAPING

For every activity requiring site plan review, there shall be interior landscaping areas grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas.

17.12.040 PARKING LOT LANDSCAPING

- A.** Within every off-street parking lot containing 10 or more proposed spaces, at least one deciduous tree or ornamental tree with at least 100 square feet of planting area shall be used for every 10 parking spaces, in addition to any other landscaping requirements of this chapter.
- B.** Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct vehicular traffic flow within the lot.
- C.** All landscaped areas, when adjacent to streets, driveway aisles, or parking areas, shall be curbed with concrete curb and gutters. The length of these areas shall be 2 feet shorter than adjacent parking space to improve maneuvering. A parking space overhang of 2 feet may be used to widen a landscaped area and reduce the length of a parking space by 2 feet less than required by this title.

17.12.050 PLANT MATERIALS AND MINIMUM SPACING

The overall landscape plan shall not contain more than one-third (1/3) of any single plant species. The use of trees native to the area and southeast Michigan, and a mixture of trees from the same species association, is encouraged.

A. PERMITTED SPECIES**1. Trees and Shrubs for Parking Areas (or comparable species).**

London Plane Tree	Snowdrift Crabapple	Honey Locust (Thornless)
Sweetgum	Marshall Seedless Green Ash	Hawthorns
Linden Tree	Spiraea	Dwarf Callery Pear
Junipers (Spreading)		

2. Trees and Shrubs for Greenbelt and Interior Landscape Areas (or comparable species).

Amur Maple	Sweetgum	Goldenrain Tree
Hawthorns	London Plane Tree	Scarlet Oak
White Ash (seedless)	Pin Oak	European Linden
Honey Locust (thornless)	Little Leaf Linden	Zelkova
Junipers	Border Privet	Gingko
Mugo Pine	Serbian Spruce	Mockorange
Euonymus	Cotoneaster	Snowdrift Crabapple
Hedge Maple	Bayberry	European Hornbeam
Viburnum	Dense Yew	Hicks Yew
Sugar Maple	Red Maple	Dwarf Callery Pear (Bradford)

3. Salt Resistant Trees and Shrubs (or comparable species).

Pinus Nigra	Sweetgum	Black Locust
Juniper (sp.)	Honey Locust (thornless)	Bayberry

4. Trees and Shrubs for Shady Areas (or comparable species).

Euonymus	Viburnum	Arborvitae (sp.)
Mahonia Aquifolium	Alpine Currant	Dogwood
Amelanchier	Mountain Laurel	Cotoneasters

B. PROHIBITED TREES

The following trees shall be prohibited, 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.

Box Elder	Soft Maples (Silver)	European Alder
Poplars	Willows	Buckthorn
Horse Chestnut (nut bearing)	Tree of Heaven	Catalpa
Cotton Wood		

C. PLANT SIZE

Type	Caliper	Height	Spread	Miscellaneous
Deciduous Trees	2 ½ inches (at 4 feet above grade)	8 feet	--	--
Coniferous Trees	--	8 feet	3 feet	Root ball shall be 10 times the diameter of the trunk
Deciduous Ornamental Trees	One inch (at 3 feet above grade)	6 feet	--	--
Shrubs	--	2 feet	--	--
Hedges	--	2 feet	--	--
Vines	--	--	--	30 inches long after one growing season
Ground Cover	--	--	--	Complete coverage after one growing season

D. PLANT SPACING

Plant materials shall not be placed closer than 4 feet from a fence line or property line. Plant materials used together in informal groupings shall meet the following on-center spacing requirements:

Type of Plant (X) and Spacing Next to Respective Plant (Y) (in feet)	Coniferous Tree	Narrow Coniferous Tree	Deciduous Tree	Ornamental Deciduous Tree	Shrub
Coniferous Tree	10 to 20	12	20	12	5 to 6
Narrow Coniferous Tree	12	5 to 10	15	10	4 to 5
Deciduous Tree	20	15	20 to 30	15	3 to 5
Ornamental Deciduous Tree	12	10	15	8 to 15	3 to 6
Shrub	5 to 6	4 to 5	3 to 5	3 to 6	4 to 6

E. GRASS

Planted in species normally grown as permanent lawns in southeast Michigan. Grass may be plugged, sprigged, seeded, or sodded, except that rolled sod, erosion reducing net, or 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.

F. MULCH MATERIALS

The interior landscaping area shall contain grass, vegetation ground cover, shredded bark mulch, or crushed stone as a weed barrier, excluding marble chips or lava rock. Steel, aluminum, or black plastic edging shall be used for any planting beds. Mulch, shredded bark, or crushed stone shall have a minimum of depth of 6 inches in a manner as to present a finished appearance.

17.12.060 GENERAL LAYOUT AND DESIGN STANDARDS

A. CONDITIONS OF LANDSCAPING

Landscaped areas and plant materials required by this chapter shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance. If any plant dies or becomes diseased, it shall be removed within 5 days of written notice from the city and replaced within 30 days or within an extended time period as specified in said notice.

B. SUPPORTS. Tree stakes, guy wires and tree wrap shall be removed after one year.

C. IRRIGATION

All landscaped areas shall be provided with a readily available and acceptable water supply, or with at least one outlet located within 100 feet of all planted material to be maintained. The Planning Commission may require frontage landscaping, boulevard medians, interior parking lot landscaping, and other curbed landscaped areas to be irrigated via an underground sprinkler system where deemed necessary.

D. VISIBILITY AND OBSTRUCTIONS

In order to provide an unobstructed view of an intersection to a motorist, there shall be a triangular area of clear vision formed by two intersecting streets or by a driveway/sidewalk intersection. In the case of two intersecting streets, this unobstructed area shall be the triangular section of land formed by the two streets and a line connecting them at points 25 feet from the intersection of said streets. In the case of the driveway/sidewalk intersection, this unobstructed area shall be the triangular section of land formed by the edge of the driveway and the interior edge of the sidewalk and a line connecting them 25 feet from the intersection. No tree or shrub shall be planted or maintained in such a manner as to impede or obstruct vision between a height of 30 inches and 10 feet above the ground within this area.

E. ROADSIDE TOLERANCE

Cul-de-sacs, site entrances and boulevard medians shall be landscaped with species resistant to salt and tolerant of roadside conditions in southeast Michigan.

F. HEIGHT AT FIRE HYDRANTS. Plantings within 15 feet of a fire hydrant shall be no taller than 6 inches at maturity.

17.12.070 INCENTIVES TO PRESERVE EXISTING TREES

The preservation of quality and mature trees is encouraged 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 a landscape plan. The species, locations, calipers and tree protection measures shall also be noted on the landscape plan. Trees intended to be preserved shall be protected during construction through use of a fence around the drip line.

To obtain credit, the preserved trees shall be of high-quality and at least two and one-half (2 ½) inches in 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. Trees over 12 inches in caliper to be removed shall be noted on a landscape plan.

The credit for preserved trees shall be as follows.

Caliper of Preserved Tree (in inches)	Numbers of Trees Credited
over 12	3
8 to 12	2
2 ½ to 8	1

Note: Caliper measurement for existing trees is the diameter at a height of four and one-half (4.5) feet above the natural grade.

Any preserved trees receiving credit which are lost within 2 years after construction shall be replaced by trees otherwise required. The following trees are not eligible for preservation credits:

Box Elder	Apple	Siberian Elm
Willows	Hawthorn	Norway Maple
Poplars	Malus (sp.)	European Alder
Hackberry	Silver Maple	Red Pine
Locust (sp.)	Autumn Olive	Buckthorn
Scotch Pine		

17.12.080 WAIVER OR MODIFICATION OF STANDARDS FOR EXISTING SITES

Special provision is made for applying the standards of this chapter to developed sites which existed prior to the adoption of this chapter. Therefore, when an existing site is any activity requiring site plan review according to Section 17.60.080 of this title, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of this chapter in relation to the extent of expansion or change on a site.

When reviewing plans for an existing building or site which requires site plan review, the Planning Commission shall require, at they determine necessary, an upgrade in landscaping to comply with the standards of this chapter to the greatest extent possible. Landscaping along the street and as a buffer between adjacent uses shall take priority over parking lot and interior landscaping. Where parking lot landscaping cannot be provided, additional landscaping along the street or in the buffer areas shall be considered. In determining whether or not an existing site can comply, the Planning Commission shall consider the following:

- A.** Existing and proposed building placement.
- B.** The abutting or adjacent land is developed or planned by the city for other than residential uses.
- C.** Building heights and views.
- D.** No residential district is within 200 feet of the subject site.