

City of Battle Creek
Chapter 1285 Landscape Requirements
Approved by City Commission 6/6/2017

Chapter 1285 LANDSCAPE REQUIREMENTS

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1285.01 PURPOSE AND INTENT

The impact of urban development on the form, function and environment of the City is significant. The following requirements are intended to ensure a high level of quality development, maintain compatible relationships between land uses, and to improve the overall appearance of all locations within the City. Furthermore, it is the intent of this Chapter to eliminate large expanses of paved parking areas and provide on-site natural areas for storm water to collect and infiltrate into the ground. Bio-swales and rain gardens are strongly encouraged. To this end, a detailed landscape plan showing the names, both common and botanical, location, spacing, plantings, size of plantings to be installed, and the location and type of all materials proposed to be included in the landscape treatment areas, shall be submitted as part of site plan approval submittal process of Chapter 1294 "Site Plan Review".

1285.02 REQUIRED LANDSCAPING

- (a) Whenever any yard (front, side, or rear) of a use other than single or two-family residential, is not designated for building, off-street parking, loading or unloading, or other purpose required by the zoning district requirements, such yard shall be improved with either natural or living groundcover including grass, plant material, rocks, stones, mulch, etc.
- (b) The proposed landscape plan shall integrate existing significant trees, tree stands, and natural vegetation to the greatest extent possible and shall be included in the minimum landscape requirements of this Chapter as determined by the Zoning Administrator.
- (c) All existing and future landscaping shall be maintained in a presentable condition and shall be kept free of refuse and debris. All existing and future plants and living materials shall be maintained in a sound, noxious weed-free, healthy and vigorous growing condition, free of plant disease and harmful insects.
- (d) All new parking lots subject to site plan review and approval in accordance with Chapter 1294 shall provide and incorporate all of the following landscaping to the extent possible:
 - (1) Interior tree plantings areas and side and rear yard planting strips for multifamily residential, commercial, and industrial activities shall be provided as follows:

Parking Lot Size by Space

- 0-10 spaces
- 11-20 spaces
- 21-40 spaces

Landscaping Required by Location:

- Front and side yard planting strips
- Front, side, and rear yard planting strips
- Front, side, and rear planting strips; interior islands

- (2) Planting strips - rear and side. One deciduous canopy tree or conifer type tree shall be planted in any unpaved area along the side and rear property line, external to a parking area, at a rate of one tree per eight parking spaces or one tree per 30 lineal feet of planting strip, whichever is greater. Ornamental trees may be provided in lieu of canopy or coniferous trees at a rate of one tree per six parking spaces or one tree per 20 lineal feet of planting strip, whichever is greater. In addition, six deciduous or coniferous shrubs shall be provided for each 30 lineal feet of planting strip.
- (3) Right-of-way/front yard. Within the front yard planting strip at least one deciduous canopy tree or coniferous tree shall be provided for each 30 feet of frontage. In addition, deciduous or coniferous shrubs shall be provided at a rate of one per 30 lineal feet of frontage. Access drives from public right-of-ways through required front yard planting strips shall be permitted, and such drives may be subtracted from the lineal dimension used to determine the minimum number of plantings required.
- (4) Interior tree planting areas. Interior tree planting areas must be provided at a size equal to or greater than 10% of the overall parking lot area. Interior islands must be surrounded by or contained by at least two sides of parking lot. Multiple interior planting areas may be grouped or combined. One deciduous canopy tree or conifer type tree shall be provided at a rate of one tree per eight parking spaces, and at least one tree must be provided per interior planting area.
- (5) Trees and shrubs may be placed either symmetrically or asymmetrically throughout and around the parking area within planting strips and interior planting areas.

1285.03 TREE/LANDSCAPE PLANTING PROTECTION

- (a) All landscaped areas shall be protected from the encroachment of vehicles by way of curbing or parking block stops except when used as part of an approved storm-water management plan as outlined in the Storm-water Technical Reference Manual.

1285.04 LANDSCAPE ELEMENTS

- (a) Quality-Plant materials shall be of generally acceptable varieties and species, free from harmful insects and diseases, and hardy to Calhoun County, Michigan. The American Standard for Nursery Stock should be used as a reference to meet this requirement.
- (b) Composition-A mixture of plant material, such as evergreens, and deciduous trees, and shrubs are recommended as a protective measure against insect and disease infestation. A limited mixture of hardy species is recommended rather than a large quantity of different species to produce a more aesthetic, cohesive design and avoid a disorderly appearing arrangement. No more than 50% of landscape plant materials shall consist of any one species. This requirement may be waived by the Zoning Administrator if written documentation is received from a professional botanist, horticulturist, or other applicable professional outlining justification of why this requirement should be waived for a specific property.
- (c) Existing Trees- Where existing trees are used to satisfy the requirements of this Chapter, the following requirements shall apply:
 - (1) Paving or other site improvements shall not encroach upon the dripline of the existing tree(s) to be preserved.

- (2) If existing plant material is labeled “to remain” on the site plan, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No materials, vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such methods are approved by the Zoning Administrator.
- (3) In the event that healthy trees which are used to meet the minimum requirements of this Zoning Code or those labeled “to remain” are cut down, destroyed, damaged, or excavated at the dripline, as determined by the Zoning Administrator, the contractor shall replace them with trees at a one-to-one ratio: for example, for every inch in diameter of tree that is removed, one inch diameter of new tree shall be planted; or, if one 20” diameter tree is removed: it shall be replaced with ten 2” diameter trees, or replaced with five 4” diameter trees, as approved by the Zoning Administrator.

(d) Installation, Maintenance and Completion

- (1) All landscaping required by this Chapter shall be planted before obtaining a Certificate of Occupancy or the appropriate financial guarantee may be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed. A temporary Certificate of Occupancy may be issued for projects needing additional time planting the approved landscaping elements based on seasonal limitations.
- (2) All landscaping and landscape elements shall be planted in a sound workmanlike manner in accordance with accepted planting procedures.
- (3) The owner of property required to be landscaped by this Chapter shall maintain such landscaping in a strong and healthy condition, free from refuse, debris, and harmful insects. All materials used to satisfy the requirements of this Chapter which becomes unhealthy, diseased, damaged, or dead, shall be replaced within one year (or the next appropriate planting period, whichever comes first) of the onset of the unhealthy condition, disease, damage, or death. All landscaped areas shall be provided with a readily available and acceptable water supply as needed.
- (4) Any plants, trees, shrubs or vegetation identified as an invasive species by the Michigan Natural Features Inventory list of invasive species are prohibited.

1285.05 SIZE REQUIREMENTS

Where landscaping is required the following schedule sets forth minimum size requirements for representative landscape materials:

<u>Tree Type</u>	<u>Minimum Height (H) or Caliper (C) at Time of Planting</u>
Coniferous Evergreen Trees:	6’ (H)
Narrow Evergreen Trees:	4’ (H)
Deciduous Shade Tree:	2” (C)
Deciduous Ornamental Tree:	6’ (H)
Deciduous Shrubs:	24” (H)
Coniferous Shrub:	15” spread