



ARMADA TOWNSHIP ZONING ORDINANCE

#114

Drafted By: Armada Township Planning Commission

Adopted By: Armada Township Board of Trustees

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Contains Amendments thru
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ARTICLE V

SITE DEVELOPMENT AND ENVIRONMENTAL STANDARDS

Section 5.00 INTENT.

The intent of the Site Development and Environmental Standards is to preserve the quality and character of the Township's environment by regulating man-made development and by conserving natural resources. The requirements of this Section are promulgated pursuant to the following objectives:

- Screen and buffer incompatible views and activities within and between uses.
- Define the limits of site functions and areas.
- Reduce or eliminate glare into and from adjacent sites and activities.
- Reduce dust and other pollutants from the air.
- Control noise and provide acoustical modification into and from adjacent sites.
- Contain odors and minimize their passage into and from adjacent sites.
- Control the direction and velocity of surface water runoff and minimize soil erosion.
- Moderate interior and exterior temperatures by controlling solar radiation on buildings and paved surfaces.
- Maintain aesthetic quality of property and preserve its value.
- Maintain and enhance the visual quality of the Township.

Section 5.01 SCREENING REQUIREMENTS.

A. The Planning Commission shall require screening whenever construction or development in a non-residential district abuts a residential zoning district or use. Screening shall also be required where multiple-family or mobile home developments abut single-family districts or uses. The Planning Commission shall evaluate the need for screening between adjacent uses based on the following standards:

- The compatibility of adjoining uses.
- The distance between structures, parking lots, access drives, service areas, and other applicable development features on the abutting sites; dimensional conditions unique to the parcel; existing and proposed building placement.
- The presence of existing natural vegetation.

In those locations where screening between dissimilar uses or districts is required, the screening shall consist of a decorative masonry wall, greenbelt, berm, or combination thereof as determined by the Planning Commission, meeting the following standards:

1. Walls.
 - (a) Walls shall be constructed of reinforced masonry with face brick, poured concrete with a brick embossed pattern, or other durable and decorative masonry product compatible with other materials used on site. In no instance shall the wall be painted, nor shall it be constructed of exposed concrete block, cinder block or wood products. The color of brick or facing shall be compatible with brick or materials used on the site and shall be durable, weather-resistant and easy to maintain.

- (b) Walls shall be placed on the lot line of the subject property wherever possible and shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings, and the arrangement of such, as may be approved by the Planning Commission for the purposes of public safety. Where walls are pierced, the openings shall be so spaced as to maintain the overall obscuring character required and shall not reduce the minimum height requirement. Maintenance easements shall be obtained (where appropriate) from the adjoining property owner to ensure long term maintenance of both sides of such wall.
- (c) The foundation of any wall shall be constructed to meet the requirements of the Building Department.
- (d) Whenever a wall abuts a parking lot, the wall shall be placed on the property line with a five (5) foot landscaped greenbelt provided between the wall and the surface of the parking lot. This greenbelt shall be planted with grass, ground cover, or other landscape materials acceptable to the Planning Commission. The wall shall not be permitted to extend into the required front yard setback or the parking lot setback, whichever is less.
- (e) The height of a required screen wall shall be between four (4) and six (6) feet in height.

2. Greenbelts.

- (a) The minimum required greenbelt width shall be ten (10) feet.
- (b) Six (6) foot high evergreen trees and/or two and one-half (2½) inch caliper deciduous trees, planted at staggered intervals an average of not less than fifteen (15) feet on center. Not more than fifty (50) percent of planting shall consist of deciduous trees.
- (c) Shrubs and ground cover or mulches so as to cover the ground at the time of planting. All such plantings shall meet the height and spacing requirements specified herein.
 - (1) Plant material shall not be placed closer than four (4) feet from the fence line or property line.
 - (2) Where plant materials are planted in two (2) or more rows, planting shall be staggered in rows.
 - (3) Evergreen trees shall be planted not more than fifteen (15) feet on centers.
 - (4) Narrow evergreens shall be planted not more than three (3) feet on centers.
 - (5) Deciduous trees shall be planted not more than thirty (30) feet on centers.
 - (6) Tree-like shrubs shall be planted not more than ten (10) feet on centers.
 - (7) Large deciduous shrubs shall be planted not more than four (4) feet on centers.

3. Berms.

Whenever a berm is to be used as a greenbelt, screen, or buffer for the purpose of this Ordinance, it shall be constructed to the following standards:

- (a) All berms shall have a maximum slope ratio of four (4) feet horizontal to one (1) foot vertical, except where retaining walls are used. Side slopes shall be designed and planted with sod or hydro seeded to prevent erosion.

- (b) A detailed drawing and cross-section of the proposed berm shall be provided as part of the landscape plan.
 - (c) The berm shall be provided where necessary, with flow-through drainage, in accordance with the Township's engineering requirements to assure that water runoff and drainage are not ponded. No berm shall be designed in such a way as to change or divert natural drainage patterns from or onto adjacent properties.
- B. Unless otherwise expressly directed by the provisions of this Ordinance, all protective walls or greenbelts shall be provided along the zoning district boundary line and/or property line and shall be installed so as to lie wholly on the land of the applicant seeking site plan approval. In instances where drains, trees or other obstacles preclude such location, the Planning Commission shall determine the most appropriate alternative location.
- C. All walls or greenbelts required by this Ordinance shall be completely installed prior to the issuance of an occupancy permit for the use of the premises. In any case where the development of the land and/or buildings has been fully completed and an occupancy permit would otherwise be issued, and the completed installation of the wall, greenbelt and/or landscaping required is prevented by inclement weather or acts of nature beyond the control of the owner, the owner may receive an extension of no more than twelve (12) months provided that a financial guarantee in the amount acceptable to the Township has been provided for the improvements which have not been completed.
- D. Maintenance of the wall or any other substituted screening device shall be the responsibility of the property owner on whose property such wall or screen is located and shall be contained within an acceptable landscape easement and thereafter be reasonably maintained to provide a screen to abutting properties.

Section 5.02 LANDSCAPING REQUIREMENTS.

A. General Requirements.

Whenever a landscaping plan is required by this Ordinance, the following general requirements and standards shall apply:

1. Whenever any yard (front, side or rear) is not designated for building, off-street parking, loading and unloading, storage or other approved purpose within the terms and requirements of a given zoning district, it shall be landscaped with either approved natural materials or living plant materials which shall be maintained in an aesthetically pleasing condition.
2. All landscaped areas shall be protected from the encroachment of vehicles by curbing or other suitable device.
3. A detailed landscape plan for all yard areas shall be submitted to the Planning Commission showing the names (common and botanical), location, spacing, starting size and planting and staking details of all plantings to be installed, and the location and types of all natural materials proposed to be included in the landscape treatment of the yard areas. This provision shall apply to all landscape yards including those expanded beyond the minimum setback requirements of this Ordinance. This landscape plan shall be reviewed and approved by the Planning Commission.

4. Existing trees and natural vegetation shall be integrated into the site landscape plan whenever possible.
5. Undeveloped portions and subsequent phases of the site shall be seeded, mowed and maintained.
6. The Planning Commission may approve constructed features of other materials, such as masonry walls or brick, stone and cobblestone pavement, as a supplement or substitute upon a showing by the applicant that the general plantings will not prosper at the intended location.
7. Landscaping shall be planted, landscape elements shall be installed, and earth moving or grading performed in a sound workmanlike manner and according to accepted good planting and grading procedures.
8. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. All plant materials shall be continuously maintained in a sound, weed-free, healthy and vigorous growing condition and shall be kept free of plant diseases and insect pests. All unhealthy and dead material shall be replaced with the originally approved material or other acceptable material within one (1) year or the next appropriate planting period, whichever comes first.
9. 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. Approved ground cover used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season, with at least three (3) plants per square foot.
10. The following plant materials are specifically prohibited from inclusion as part of a required landscaping plan:
 - (a) Box elder.
 - (b) Soft maple (silver).
 - (c) Elm.
 - (d) Poplar.
 - (e) Willow.
 - (f) Horse Chestnut (nut bearing).
 - (g) Tree of Heaven.
 - (h) Catalpa.
 - (i) Fruit-bearing Trees.
 - (j) All thorned trees and shrubs.
 - (k) Ribes (Gooseberry).
 - (l) Cottonwood.
 - (m) Ash Trees
11. All proposed landscaped plantings shall meet the minimum size requirements specified in the following table.

	Height				Caliper		18"-2' Spread	2" Peat Pot	2 gal. Container
	6'	3'-4'	2'-3'	18"-2'	2"	2½"			
Evergreens:									
Fir	x								
Spruce	x								
Pine	x								
Hemlock	x								
Douglas Fir	x								
Narrow Evergreen Trees:									
Red Cedar	x								
Arborvitae	x								
Juniper (selected varieties)	x								
Large Deciduous Trees:									
Oak						x			
Maple						x			
Beech						x			
Linden						x			
Ash						x			
Gingko (male only)						x			
Honey locust (seedless, thornless)						x			
Birch						x			
Sycamore						x			
Small Deciduous Trees (Ornamental):									
Flowering Dogwood (disease resistant)					x				
Flowering Cherry, Plum, Pear					x				
Hawthorn (thornless)					x				
Redbud					x				
Magnolia					x				
Flowering Crabapple					x				
Mountain Ash					x				
Hornbeam					x				
Russian Olive					x				
Large Evergreen Shrubs:									
Irish Yew			x						
Hicks Yew			x						
Upright Yew			x						
Spreading Yew							x		
Pfitzer Juniper							x		
Savin Juniper							x		
Mugho Pine							x		

	Height				Caliper		18"-2' Spread	2" Peat Pot	2 gal. Container
	6'	3'-4'	2'-3'	18"-2'	2"	2½"			
Small Evergreen Shrubs:									
Brown's, Ward's Sebio Yews							x		
Dwarf Spreading Juniper							x		
Dwarf Mugho Pine							x		
Euonymous Varieties							x		
Large Deciduous Shrubs:									
Honeysuckle			x						
Lilac			x						
Border Privet (hedge plantings)				x					
Sumac		x							
Buckthorn		x							
Pyracantha			x						
Weigela		x							
Flowering Quince		x							
Barberry		x							
Cotoneaster (Peking & spreading)		x							
Sargent Crabapple		x							
Dogwood (Red Osier & Grey)		x							
Euonymous Varieties		x							
Viburnum Varieties		x							
Tail Hedge (hedge planting)			x						
Small Deciduous Shrubs:									
Dwarf Winged				x					
Regal Privet				x					
Fragrant Sumac				x					
Japanese Quince				x					
Cotoneaster (Rockspray, Cranberry)				x					
Ground Cover:									
Periwinkle								x	
Baltic Ivy								x	
Euonymous Varieties								x	
Hall Honeysuckle								x	
Pachysandra								x	
Vines:									
Euonymous Varieties									x
Virginia Creeper									x
Baltic Ivy								x	
Wisteria									x

Section 5.03 PARKING LOT LANDSCAPING REQUIREMENTS.

The intent of these requirements is to enhance the visual environment of the Township; to promote public safety; to moderate heat, wind and other local climatic effects produced by parking lots; and to minimize nuisances, particularly noise and glare.

A. Interior Parking Lot Landscaping.

All interior parking lots shall incorporate and provide curbed tree planting spaces providing not less than fifty (50) square feet of land area for each tree planted. Trees shall be placed somewhat evenly, either symmetrically or asymmetrically, throughout the parking area. The number of trees required shall be based on a ratio of one (1) tree for each five (5) parking spaces, or fraction thereof. Small parking lots with less than twenty (20) spaces may place the required trees on the perimeter of the parking lot, rather than the interior of the lot. The minimum size of all parking lot trees shall be two and one-half (2½) inches caliper at the time of planting. The following types of trees or similar types are considered to be suitable for parking lots and other intense urban conditions:

1. White Fir.
2. Norway Maple.
3. Tulip Tree (Magnolia).
4. Austrian and Red Pine.
5. Moraine, Skyline, Majestic and Sunburst Locusts.

B. Frontage Landscaping.

Street landscaping shall be required along any public right-of-way line of any street, road or highway. One (1) tree shall be planted for each thirty (30) linear feet of the landscaping strip and shall be located within the required front yard setback.

C. Vision Clearance.

To ensure that landscape materials do not constitute a driving hazard, clear vision site triangles shall be established at all street intersections and at the intersection of site driveways and streets, as provided and regulated in this Ordinance. Internal parking lot landscaping improvements should be located to avoid blocking the vision of drivers within the parking lot.

Section 5.04 LIGHTING.

Lighting in all use districts shall conform to the following requirements as to type, location and intensity.

- A. All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences.
- B. All outdoor lighting shall be directed toward and confined to the ground areas of lawns, parking lots or surface areas, except as noted in C. below.