

ZONING ORDINANCE
TOWNSHIP OF BELLEVUE
EATON COUNTY, MICHIGAN

SECTION 23.08 – LANDSCAPE PLANTING

- A. All plant materials required by this Ordinance or an approved Site Plan shall be planted to completion within six (6) months from date of approval and shall thereafter be properly maintained.
- B. All plantings shall consist of permanent, living plant materials and shall be maintained in a healthy growing condition which shall include watering, cultivation and weed control, and further maintained in a neat and orderly appearance free of refuse and debris. All unhealthy and dead plant materials shall be replaced within three (3) months or during the next appropriate planting season.
- C. A site plan including a detailed planting plan for the required landscape screen or plantings must be submitted to the Zoning Administrator and receive approval by the Planning Commission prior to issuance of a building permit. Plans shall be submitted in accordance with the following:
 - 1. A minimum scale of one (1) inch equals forty (40) feet.
 - 2. Plans shall indicate, to scale, the location, spacing, starting size and description for each unit of plant material proposed for use within the required screening or planting area, together with the finished grade elevations therein.
 - 3. Plans shall indicate the proposed location of all structures (including height), off street parking areas, points of ingress and egress to the site, walks, roadways, proposed outside storage, dumpster areas, loading or service areas and transformers.
 - 4. Plans shall indicate existing plant or tree cover including types and heights of trees.
- D. The planting plan shall be reviewed relative to the following:
 - 1. The proper spacing, height, placement, location and type of plant materials:
 - (a) To insure landscape screens are sufficient to achieve the requisite horizontal and vertical obscuring of the proposed land use.
 - (b) To insure landscape planting areas meet the minimum requirements set forth in this ordinance.
 - (c) Where landscape screens are required a proper relationship must exist between deciduous and evergreen plant materials to assure that the desired obscuring effect will be maintained throughout the various seasonal periods.
 - 2. The choice and selection of plant materials so as to insure that root systems will not interfere with public utilities and that fruit and other debris

(excluding leaves) will not constitute a nuisance within public rights-of-way or to abutting property owners.

3. The choice and selection of plant materials are of types that will survive and thrive in the area in which they are to be located. It is suggested that a mixture of plant materials (evergreen and deciduous trees and shrubs) be provided in all landscape plans as a protective measure against disease and insect infestation.
 4. The size of plant materials (both starting and ultimate).
 - (a) Where landscape screens are required to insure adequate maturity and optimum screening effect.
 - (b) Where landscape planting areas are required, to insure such areas are safely distant from any building, point of ingress or egress and do not create a traffic hazard.
- E. Landscape planting screens and landscape planting areas shall consist of suitable plant materials laid out in conformance with the following:
1. Landscape planting screen:
 - (a) Plant materials (except creeping vine type) shall not be located within two (2) feet of a property line.
 - (b) Where plant materials are planted in two (2) or more rows, planting shall be staggered in rows.
 - (c) Evergreen trees shall be a minimum of six (6) feet in height. When planted in informal groupings, they shall be spaced not less than ten (10) feet on centers. If placed further apart, additional screen plantings shall be used to achieve the desired obscuring effect. When planted in rows, they shall be spaced not more than eight (8) feet on centers.
 - (d) Narrow evergreen trees shall be a minimum of five (5) feet in height. When planted in informal groupings, they shall be spaced not more than ten (10) feet on centers. When planted in rows, they shall be spaced not more than five (5) feet on centers.
 - (e) Tree-like shrubs shall be a minimum of six (6) feet in height and spaced not more than ten (10) feet on centers.
 - (f) Large deciduous shrubs shall be a minimum of four (4) feet in height and spaced not more than six (6) feet on centers.
 - (g) Deciduous trees shall be a minimum of eight (8) feet in height with a minimum caliper of two and one-half ($2\frac{1}{2}$) inches, they shall be spaced not more than thirty (30) feet on centers.

F. Street trees

1. In addition to landscape requirements as specified herein, trees shall be located on private property spaced thirty-five (35) feet on centers along all street frontages. On streets under the jurisdiction of the County or the State, plans for street trees shall be subject to the requirements of such agency.

G. Landscaping planting areas.

1. Spacing Between and Minimum Size of Plant Materials (in feet) shall be as follows:

Plant Material Types	Narrow Evergreen Trees	Evergreen Trees	Tree-Like Shrubs	Large Deciduous Trees	Large Shrubs
Narrow evergreen tree	Min. 5' Max. 10'	Min. 12'	Min. 10'	Min. 15'	Min. 5'
Evergreen trees	Min. 12'	Min. 10' Max. 20'	Min. 12'	Min. 20'	Min. 6'
Tree like shrubs	Min. 10'	Min. 12'	Min. 8' Max. 15'	Min. 15'	Min. 6'
Large deciduous Tees	Min. 15'	Min. 20'	Min. 15'	Min. 20' Max. 30'	Min. 6'
Large Shrubs	Min. 5'	Min. 6'	Min. 6'	Min. 6'	Min. 4' Max. 6'

Narrow evergreen trees, five (5) feet in height.
 Evergreen trees, six (6) feet in height.
 Tree-like shrubs, six (6) feet in height.
 Large deciduous trees, two and one-half (2 1/2) inch caliper
 Large deciduous shrubs, four (4) feet in height.

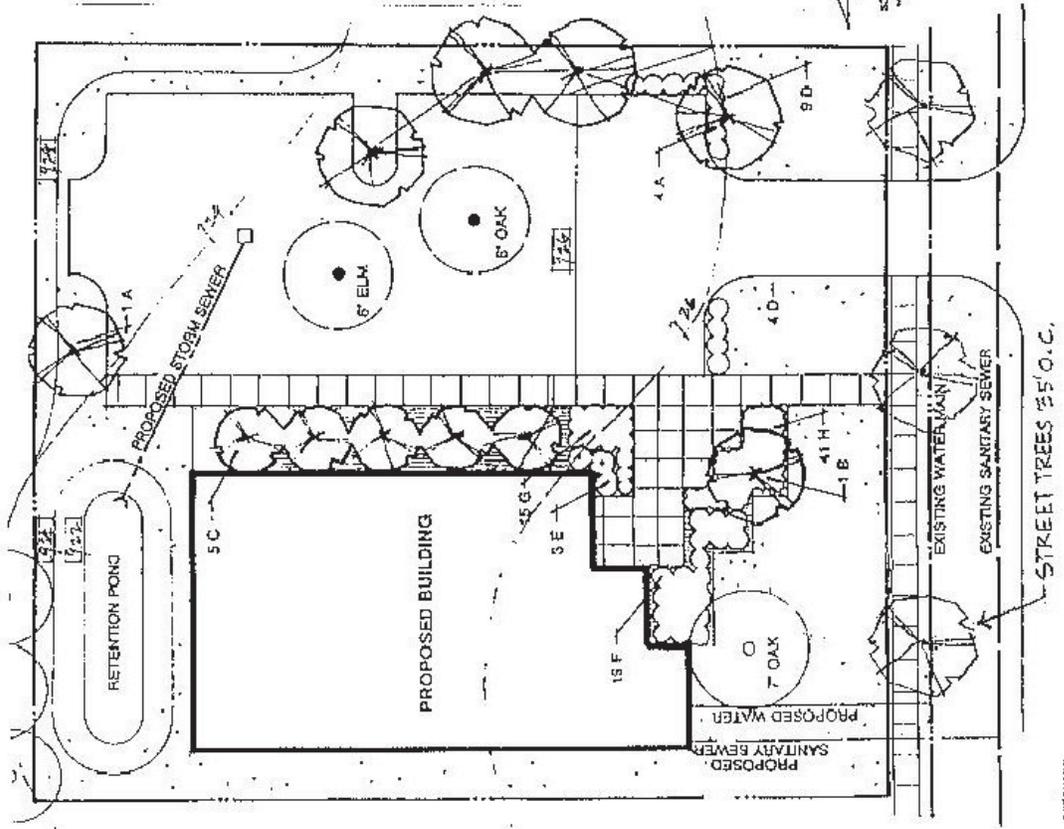
2. Trees not permitted (all locations):
 - (a) Box elder
 - (b) Soft maples
 - (c) Elms
 - (d) Horse chestnut (nut-bearing)
 - (e) Tree of Heaven
 - (f) Catalpa
 - (g) Ash

3. Trees not permitted within street right-of-way:
 - (a) Basswood
 - (b) Cottonwood
 - (c) Willow

4. The following table is a list of suggested plant materials. Size, special characteristics and tolerances are given to aid in determining what plant materials are right for individual situations. This list is not intended to be a comprehensive list of plant materials, especially in the area of deciduous shrubs.

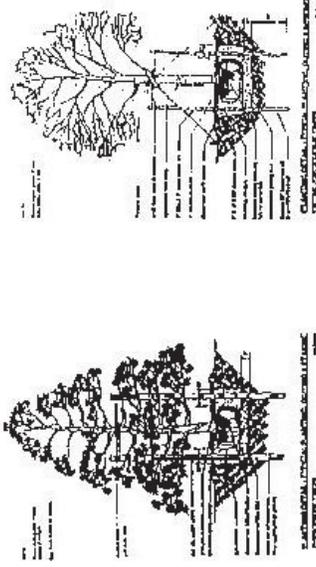
	Deicing Salt	Heat	Drought	Shade	Course	Medium	Fine	Oval	Round	Pyramidal	Light Foliage	Dense Foliage	Ped Level Massing	Attractive Flowers	Attractive Fruit	Good Fall Color	Winter Interest	Growth Rate
T – Tolerant I – Intolerant S – Slow M – Moderate F – Fast V - Varies																		
Shade (Canopy) trees 50' – 60'																		
Hackberry	T	T	T	T		X		X										F
Honeylocust, Thornless	T	T	T				X		X		X		X					F
Linden, American	I			T	X			X				X	X	X				M
Maple, Norway	T		I		X				X			X	X					M
Maple, Red	I			T		X		X						X		X		F
Maple, Sugar	I	I		T		X		X				X				X		S
Oak, Pin	I		I	T		X				X			X			X	X	M
Intermediate Trees 30' – 40'																		
Birch, River				T			X	X			X		X			X	X	F
Linden, Greenspire				T		X				X		X	X	X				F
Linden, Littleleaf			I	T		X		X			X	X	X					M
Linden, Redmond				T	X					X		X	X	X				M
Low trees 15' – 25'																		
Beech, Blue				T			X		X				X			X		S
Crabapple	I			I		X		X	X				X	X	X		X	F
Dogwood, Pagoda				T		X		X					X	X		X		M
Hawthorn, Thornless	I					X			X				X	X	X			F
Maple, Amur	T			T		X			X				X			X		F
Mountain Ash, European	I		T	I			X	X	X				X					M
Olive, Russian	T	T	T				X		X				X					F
Shadblow Serviceberry				T		X		X			X		X					F
Evergreen trees 50' – 60'																		
Pine, Austrian	T			T		X				X			X				X	F
Pine, Scotch	T					X				X			X				X	F
Spruce, Black Hills	T	T	T			X				X			X				X	M
Spruce, Colorado	T					X				X			X				X	S
Deciduous Shrubs 4 ½' and taller																		
Buckthorn, Columnar	T	T		T		X		X					X		X			F
Chokeberry, Black				T		X			X				X	X	X	X		S
Dogwood, Redtwig	I					X			X				X	X			X	F
Euonymous, Winged	I				X			X			X		X			X	X	S
Lilac, French				T		X			X				X	X				M
Ninebark, Golden				T		X			X				X					F

	Deicing Salt	Heat	Drought	Shade	Course	Medium	Fine	Oval	Round	Pyramidal	Light Foliage	Dense Foliage	Ped Level Massing	Attractive Flowers	Attractive Fruit	Good Fall Color	Winter Interest	Growth Rate
T – Tolerant I – Intolerant S – Slow M – Moderate F – Fast V - Varies																		
Deciduous shrubs under 4 ½'																		
Currant, Alpine	T	T					X		X			X	X					M
Barberry, Japanese	I		T	T	X				X				X		X	X	X	M
Cranberry Bush, Compact	I					X			X				X					
Honeysuckle, Emerald Mound				T		X			X				X	X	X			M
Potentilla	T	T	T		X				X				X	X				M
Spiraea, Anthony Waterer				T		X			X				X	X				M
Evergreen shrubs (height varies)																		
Arborvitae		Varies				X		Varies					X				X	S
Junipers		Varies				X		Varies					X				X	V
Pine, Mugho		Varies				X		Varies					X				X	S
Yews		Varies				X		Varies					X				X	S
Groundcovers 1' – 2'																		
Cinquefoil Wineleaf			T				X						X			X		F
Crownvetch			T	T			X						X	X				S
Creeper, Virginia	T		T	T	X								X			X		F
Fleeceflower		T	T			X							X	X	X		X	F



- Legend**
- Existing tree to remain
 - ⊙ Existing tree to be removed
 - Existing contour
 - Proposed contour

SITE LOCATION MAP



STK.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	1	Amelanchier canadensis	Spicebush	24-30"	BLE
B	1	Quercus macrocarpa	Eastern White Oak	18-24"	BLE
C	1	Malus baccata	Japanese Flowering Crab	18-24"	BLE
D	12	Prunella pennsylvanica	Black Cherry	24-30"	BLE
E	3	Quercus macrocarpa	White Oak	20-30"	BLE
F	11	Quercus macrocarpa	White Oak	20-30"	BLE
G	13	Quercus macrocarpa	White Oak	24-30"	BLE
H	11	Quercus macrocarpa	White Oak	24-30"	BLE
I	1	Quercus macrocarpa	White Oak	24-30"	BLE

EXAMPLE LANDSCAPE PLAN