

Article 8

LANDSCAPING and SCREENING

Section 8.1 Purpose

It is the purpose of this Article is to establish standards and requirements to assure adequate landscaping and screening so that land uses minimize noise, air, and visual pollution; improve the appearance of off-street parking and other vehicular use areas; assure adequate buffering between differing uses; support the desired community character along property adjoining public rights-of-way; prevent soil erosion and soil depletion; and protect and preserve the appearance, character, and value of the community as a whole.

Section 8.2 Uses Subject to This Article

The requirements of this Article shall apply to those uses for which site plan approval is required under Article 14, Site Plan Review, and any other use so specified in this Ordinance. This Article shall not apply to single family and two-family dwellings.

Section 8.3 Landscape Plan Required

A. A detailed landscape plan is required to be submitted as part of a site plan (see Article 14). The plan shall be prepared at a minimum scale of 1" = 100' and shall identify all buffer areas (see Sections 8.4 and 8.5). The landscape plan shall include, but not necessarily be limited to, the clear delineation of the following:

1. Proposed plant location, spacing, size, common and botanical name, and growth habit of each plant type proposed.
2. Identification of grass and other proposed ground cover, including common and botanical name.
3. Existing and proposed contours.
4. Planting and staking details in either text or drawing form to ensure proper installation of proposed plant materials, including significant construction details to resolve specific site conditions such as tree wells to preserve existing trees.
5. Identification of existing trees and vegetative cover to be preserved and those trees of ten (10) inches or larger in diameter, measured five (5) feet from ground surface, to be removed.

Section 8.4 Buffer Areas

A. Side and Rear Yard Buffer Areas: A buffer area shall be established along all side and rear lot lines. The buffer area shall not be used for storage or used in any other manner except for the purposes of landscaping.

1. The buffer area shall extend fifteen (15) feet from the respective lot line. The buffer area shall be planted and maintained with evergreens such as spruce, pines, or firs, and deciduous trees. While such plantings need not be evenly spaced, the trees shall be provided at an overall rate of at least one (1) evergreen tree for each fifty (50) linear feet of such lot line and one (1) deciduous tree for each fifty (50) linear feet of such lot line. At the time of their planting, evergreen trees shall be a minimum of six (6) feet in height and deciduous trees shall have a caliper of at least two and a half (2 1/2) inches, measured five (5) feet above the ground surface. The remainder of the buffer area shall be landscaped in grass, shrubs, trees and/or other ground cover.
2. In the case where the buffer yard abuts a parcel in an Agricultural or Residential District, or where the buffer yard is in an Industrial District and abuts a Commercial District, the site plan approving body (see Sec. 14.2) may require that the buffer yard include a berm, wall or fence to adequately mitigate negative impacts of the particular use on such parcels. Such berm, wall or fence, either individually or in combination, shall be at least five (5) feet in height. This height standard may be increased by the site plan approving body if determined necessary to adequately mitigate negative impacts.

B. Front Yard Buffer Areas: A buffer area shall be established along all front lot lines. The buffer area shall not be used for storage or used in any other manner except for the purposes of landscaping. The buffer area shall extend from the respective lot line a distance equal to the required minimum front yard setback. The front yard buffer area shall be landscaped with a minimum of one (1) tree meeting the minimum size requirements specified in Section 8.4(A) above for each thirty (30) lineal feet, or portion thereof, of frontage adjoining the road right-of-way. The remainder of the front yard buffer area shall be landscaped in grass, shrubs, trees and/or other ground cover. Access ways from public rights-of-way through required buffer area shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of required trees.

Section 8.5 Parking Lot Landscaping and Screening

See Section 7.3(l).

Section 8.6 Minimum Standards of Landscape Elements

A. Quality and Composition: Plant material shall be free of insects and diseases, and hardy to the climate. Plant species which are generally considered undesirable due to limited disease tolerance, low wood strength and/or high wood-splitting tendencies, such as boxelder, mulberry, and willows, are prohibited unless specifically authorized by the site plan approving body (see Sec. 14.2) based on the manner in which the plant material is to be used or located. A mixture of plant material shall be required to protect against insect and disease infestation.

B. Existing Trees: If existing plant material is labeled "To Remain" on site plans by the applicant or required by the site plan approval body, protective techniques such as fencing, placed at the dripline around the perimeter of the plant material, shall be indicated on the site plan. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. In the event that existing healthy trees which are used to meet the minimum requirements of this Ordinance, or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the site plan approving body, the applicant shall replace them with trees that meet Ordinance requirements. Such replacement trees shall be a minimum two inches (2") in caliper and planted at a rate of two (2) trees per two inches (2") of tree caliper of the tree cut down, damaged, or otherwise destroyed.

Section 8.7 Installation, Maintenance and Completion

All landscaping required by this Ordinance shall be planted prior to obtaining a Certificate of Occupancy or, where the applicant can demonstrate to the Zoning Administrator that seasonal conditions prohibit the installation of the plant material prior to desired occupancy, the plant material shall be installed within six months of receipt of such Certificate. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner and according to accepted good planting and grading procedures. All plant material shall be maintained in a healthy condition, and free of refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.

Section 8.8 Fencing and Walls Construction

All required fencing and walls shall be constructed and maintained in a sound manner to assure long-term structural integrity and visual character. Site plans shall include all necessary construction details to illustrate compliance with this requirement. The finished side of fencing shall face abutting properties.

Section 8.9 Waivers and Modifications

Any of the requirements of this Article may be modified through site plan review proceedings, provided the approving body makes a finding that identifies characteristics of the site or site vicinity that would make required buffer areas, fencing, or screening unnecessary, inappropriate, or ineffective, or where it would impair vision at a driveway or street intersection.

End of Article 8

Article 9 ENVIRONMENTAL PROTECTION

Section 9.1 Purpose

The purpose of this Article is to promote a healthy environment as it relates to the Township's natural resources; and sensitive ecosystems; the quality of the Township's visual environment, including the management of outdoor lighting and its impact upon traffic safety, adjacent land uses and the night sky; and the provision of adequate sewage disposal and potable water. All provisions of this Article apply to all structures, buildings and uses unless otherwise specified.

Section 9.2 Natural Resources

A. Compliance with Local, County, State, and Federal Regulations: All land uses and construction activities shall conform to the provisions of this Ordinance and all local, county, state and federal regulations including, but not limited to:

1. Applicable fire safety and emergency vehicle access requirements of the State Construction Code and State Fire Marshall.
2. Requirements of the Michigan Department of Consumer and Industry Services and the Montcalm County Health Department.
3. Requirements of the Michigan Department of Environmental Quality including those applying to air and water quality protection, wetlands, stream crossings, fills in or near water bodies or in flood plains, and waste disposal, and the requirements of the Montcalm County Drain Commissioner regarding storm water management.
4. Regulations related to loading/unloading, transport, storage, use and/or disposal of hazardous substances including fuels and other flammable liquids.
5. Requirements of the Federal Communications Commission.

B. Discharges and Flammable/Hazardous Materials

1. No use shall discharge, or otherwise result in, obnoxious, toxic or corrosive fumes or gases deleterious to the public health, safety or welfare, or otherwise be of a nuisance, including radioactive emissions.
2. No use shall discharge, or otherwise result in, dust, particulate matter, smoke, odorous gases, or other odorous matter in such quantities as to be offensive to the public health, safety and general welfare at or beyond the property line. This subsection shall not apply to farm operations in compliance with most current published Generally Accepted Agricultural Management Practices of the Michigan Commission of Agriculture.
3. Any atmospheric discharge requiring a permit from the Michigan Department of Environmental Quality or federal government shall have said permit(s) as a condition of approval for such use.
4. No use shall discharge, or otherwise result in, any materials of such nature or temperature as can contaminate any surface waters, land or aquifers, or otherwise cause the emission of dangerous or objectionable elements.

C. Sensitive Lands:

1. Where a portion of a parcel is characterized by sensitive or fragile environmental features, including wetlands, hydric soils, or flood plains, new development on the parcel shall only occur on those portions of the parcel void of such features where reasonably feasible.
2. Except where required to do so by state or federal law, the Township shall not approve any land use which requires a county, state, or federal permit until such permit has been obtained and satisfactory evidence has been submitted verifying the acquisition of the necessary permits, or satisfactory evidence has been submitted to the approving body verifying the acquisition of such permit is not necessary.
3. The Township may require mitigation measures be taken to replace those resources disturbed or destroyed by a land use, or to otherwise lessen the impact of a new land use upon natural resources and sensitive areas.

D. Removal of Topsoil: Stripping and removal of topsoil from a site is prohibited prior to the completion of all approved site improvements and the seeding, sodding, and landscaping of all disturbed areas except where expressly authorized as part of an approved site plan. "Disturbed areas" shall be interpreted to mean any area of a lot which is altered by grading or other construction activities and which area is not proposed to be paved or otherwise built upon.

Section 9.3 Potable Water and Sewage Disposal

Any building intended for human occupancy and used for dwelling, businesses, industrial, recreational, or institutional purposes shall not be erected, altered, used or moved upon any premises unless said building shall be provided with a safe, sanitary and potable water supply and a safe and effective means of collection, treatment, and disposal of generated wastes including human excreta and domestic, commercial, and industrial wastes. All sewage disposal and potable water facilities shall be constructed and maintained in accordance with the requirements and standards of the Montcalm County Health Department as well as those of other applicable local, county, state, or federal agencies.

Section 9.4 Lighting

- A. No lighting shall in any way impair the safe movement of traffic.
- B. Lighting associated with a commercial, industrial, or other non-residential uses shall comply with the following:
 - 1. A wall, fence, or berm, at least five (5) feet in height, shall be erected to prevent headlight glare from shining onto adjacent residential property. Such wall/fence shall not impair safe vertical or horizontal sight distances for vehicles entering or exiting the property or travelling near the property.
 - 2. Exterior lighting shall be designed and installed so that the surface of the source of light shall be hooded or louvered to the greatest extent practical to ensure that:
 - a. all emitted light is directed downward and confined to the lot or parcel upon which the light source is located.
 - b. light sources shall not be visible from beyond the lot lines and shall be so arranged to reflect light away from adjacent properties.
 - c. no more than one-half (0.5) foot candle power of light shall cross a lot line five (5) feet above the ground.
 - 3. No light source shall exceed the height of the tallest structure on the lot or parcel, and in no case shall a light source exceed a height of twenty-five feet, measured from the ground or pavement closest to the light source.
- C. Outdoor lighting which need not comply with the standards of Section 9.4(B) above shall be limited to:
 - 1. Lawn, dock, and architectural and decorative lighting provided the light source is less than six (6) feet in height from the closest ground, pavement, or water body.
 - 2. Seasonal lighting associated with religious holidays, such as Christmas.
 - 3. Outdoor recreation and amusement areas provided the luminaries are mounted at a sufficient height, designed with baffling and glare guards to assure that no more than one foot candle power of light shall cross a lot line five (5) feet above the ground in a residential district, and are turned off during hours the facility is closed to the public.
 - 4. Neon lighting.

Section 9.5 Vibration

The operation of any land use including equipment and devices associated therewith, that creates vibrations that are typically discernible by human senses at or beyond the lot line of the source, is prohibited. For the purposes of this Section, "typically discernible by human senses" means vibrational motion of such character to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or observation of moving objects.

Section 9.6 Glare and Heat

Any operation which produces glare or heat shall be conducted within an enclosed building or other enclosure so as to be completely imperceptible from any point at or beyond the lot lines of the lot upon which the source of glare or heat is located.

Section 9.7 Storm Water Management

- A. Applicability:** Uses subject to this Section shall be limited to those uses subject to site plan approval according to Article 14 of this Ordinance unless expressly provided otherwise by this Ordinance.
- B. General Standards:** All uses shall be designed, constructed, and maintained to prevent flooding, protect water quality, reduce soil erosion, maintain and improve wildlife habitat, and contribute to the aesthetic values of the project. In meeting these requirements, the following standards shall apply to the greatest extent practical and feasible:
1. All storm water drainage and erosion control plans shall meet the rules and regulations of the Montcalm County Drain Commissioner and any additional regulations as this or other ordinance may provide, including standards pertaining to discharge volumes and the design of retention and detention areas. Compliance with such standards shall, to the maximum extent feasible, utilize nonstructural control techniques including, but not limited to: limitation of land disturbance and grading; maintenance of vegetated buffers and natural vegetation; minimization of impervious surfaces; use of terraces, contoured landscapes, runoff spreaders, and grass or rock-lined swales; and use of infiltration devices.
 2. The particular facilities and measures required on-site shall reflect and incorporate existing grade, natural features, wetlands, and watercourses on the site.
 3. Storm water management systems shall be designed to prevent flooding and the degradation of water quality related to storm water runoff and soil erosion from proposed development for adjacent and downstream property owners.
 4. Site development and storm water management systems shall maintain natural drainage patterns and watercourses.
 5. The conveyance of storm water shall rely on swales and vegetated buffer strips to the greatest extent feasible and practical.
 6. Drainage systems shall be designed to be visually attractive including the integration of storm water conveyance systems and retention and detention ponds into the overall landscape concept. Ponds shall be designed to be naturally contoured, rather than a square or rectangular design.
 7. It shall be prohibited to increase the rate or quantity of runoff upon adjacent properties or public roads, to cause erosion or filling of a roadside ditch, stream or other water body, to block a public watercourse, or create standing water over a sewage disposal drainage field.
 8. Whenever a landowner is required to provide on-site storm water retention and/or surface drainage to wetlands, or whenever other protective environmental measures including monitoring devices are required, such measures or facilities shall be provided and maintained at the landowner's expense. The landowner shall provide satisfactory assurance to the Township whether by written agreement or otherwise, that the landowner will bear the responsibility for providing and maintaining such methods or facilities.
- C. Minimizing Storm Water Runoff**
1. Roads constructed as part of a subdivision or similar unified development shall be designed to minimize storm waste runoff such as limiting road paving to the minimum necessary width, including cul-de-sacs, while adequately addressing anticipated traffic levels, on-street parking, and emergency vehicle needs.
 2. Roof-top runoff shall be directed to pervious areas such as yards, open channels, or other vegetated areas.
 3. Clearing and grading shall be limited to only those locations approved for such landscape alterations as delineated on the approved site plan.
- D. Use Of Wetlands:** Wetlands may be used for storm water management if all the following conditions are met:
1. All runoff from the development will be pre-treated to remove sediment and other pollutants prior to discharge to a wetland. Such treatment facilities shall be constructed before property grading begins. Storm water runoff discharged to wetlands must be diffused to non-erosive velocities before it reaches the wetland. Direct discharge of untreated storm water to a natural wetland is prohibited.
 2. Wildlife, fish, or other beneficial aquatic organisms and their habitat within the wetland shall not be impaired.
 3. The wetland has sufficient holding capacity for storm water, based upon calculations prepared by the applicant and reviewed and approved by the township after consultation with an engineer of applicable expertise.
 4. Adequate on-site erosion control is provided to protect the natural functioning of the wetland.

5. Adequate private restrictions are established, such as a conservation easement over the wetlands, to insure that the wetland is not disturbed or impaired in the future relative to the needed storage capacity.
6. Applicable permits from the Michigan Department of Environmental Quality and any other agency of jurisdiction are obtained.”

Section 9.8 Natural Features Setbacks and Buffers

A. Definitions: For the purpose of this Section, the following words and phrases shall have the following meanings:

1. **Impervious Cover:** Any manmade paved, hardened or structural surface regardless of material including but not limited to rooftops, buildings, streets, roads, decks, patios including those of a brick or stone material, swimming pools, and any concrete or asphalt.
2. **Natural Feature:** A wetland or watercourse.
3. **Natural Feature Edge:** The ordinary high water mark as defined below, except that in the case where there exists a bank along the natural feature such as a stream bank, where the bank exceeds a slope of ten percent (10%), the natural feature edge shall be considered the top of the bank or a line thirty (30) feet from the ordinary high water mark, whichever ever is less.
4. **Ordinary High Water Mark:** The line between upland and bottomland which persists through successive changes in water levels below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil.
5. **Watercourse:** Any waterway including a river, stream, creek, lake, vernal pool, pond, or any body of surface water having definite banks, a bed and visible evidence of a continued flow or continued occurrence of water.
6. **Wetlands:** Land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.

B. Natural Feature Setback Required:

1. Unless otherwise specified in this Ordinance, a natural features setback of sixty (60) feet shall be maintained from the natural feature edge for all buildings, and any structures in excess of three (3) feet in height above the ground below, except that where there exists one (1) or more dwellings located along such natural feature and where such one or more dwelling is within one hundred fifty (150) feet of a side lot line of the lot on which construction of a dwelling is proposed, the required setback shall be the average setback of such existing dwellings measured from the natural feature edge. However, in no case shall such natural feature setback be less than twenty-five (25) feet nor shall such setback be required to be greater than sixty (60) feet.
2. Unless otherwise specified in this Ordinance, a natural features setback of twenty-five (25) feet shall be maintained from the natural feature edge for all decks, patios, and any structures of three (3) feet or less in height above the ground below.

C. Use Restrictions within a Natural Feature Setback: Within a natural feature setback, unless and only to the extent determined to be in the public interest by the designated approving body for the development under consideration, there shall be no clearing, grubbing or stripping; removal of vegetation; application of fertilizers or pesticides; dredging, grading, excavation, removal or addition of soil or transporting and filling of land; erection or addition of structures, buildings or any other construction including concrete or asphalt paving; or the installation of any impervious cover. In addition, no vegetation cutting or removal within the natural features setback shall occur prior to all approvals from the designated approving body(s) have been obtained.

1. **Determination of Public Interest:** In determining whether proposed construction or operations in a natural resources setback are in the public interest, the benefit which would reasonably be expected to result from the proposal shall be balanced against the reasonably foreseeable detriments of the construction or other operation, taking into consideration the local, state and national concern for the protection and preservation of the natural feature in question. If, as a result of such a balancing, there remains a debatable question whether the proposed project and/or operation is clearly in the public interest, authorization for the construction and/or operation within the natural feature setback shall not be granted. The following general criteria shall be applied in undertaking this balancing test:
 - a. The relative extent of the public and private need for the proposed activity;
 - b. The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity;

- c. The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the natural feature and/or natural feature setback provides;
- d. The probable impact of the proposed construction and/or operation in relation to the cumulative effect created by other existing and anticipated activities on the natural feature to be protected;
- e. The probable impact on recognized historic, cultural, scenic, ecological, or recreational values, and on fish, wildlife and the public health;
- f. The degree of proposed encroachment into the natural features setback, and the proximity of the proposed construction and/or operation in relation to the general natural feature, taking into consideration the degree of slope, general topography in the area, soil type and the nature of the natural feature to be protected ;

D. Exemptions: If and to the extent Belvidere Township is prohibited by its ordinances and/or law from regulating the proposed activity in or on the respective natural feature, regulation under this Section shall be exempted. In addition, the following activities shall be exempted from regulation under this Section provided it is not the intent of this provision to exempt regulation by other ordinance provisions relative to the natural feature itself:

- 1. Installation of a fence;
- 2. Maintenance of previously established lawn areas;
- 3. Grading and filling necessary in order to conform to express requirements imposed by the Township;
- 4. Installation of docks for watercourse use provided the portion of such dock or access way extending through or across a wetland does not exceed seventy-five (75) feet.
- 5. Planting of non-invasive trees and other vegetation, but not the use of fertilizers.
- 6. Work consisting of the repair or maintenance of any lawful use of land approved for such use.
- 7. Existing agriculture, silvaculture, landscaping, gardening and lawn maintenance, including the removal of dead and diseased trees.
- 8. The clearing of up to thirty percent (30%) of the vegetation in the natural features setback to afford views and/or access to the natural feature, provided adequate measures are taken to prohibit the exposure of bare soil and soil erosion, such as the establishment of grasses or other vegetative ground cover.
- 9. Any lawful activity that is under construction, fully approved for development prior to the effective date of this Ordinance.

E. Flat River Natural River District: See Section 9.9 regarding additional regulations pertaining to use, setback and other site development restrictions along the Flat River.”

Section 9.9 Flat River Natural River District

A. Applicability: This Section shall apply to all land within the Flat River Natural River District as established by the Natural Rivers Act, Part 305 of Public Act 451 of 1994, with such district in the Township beginning at the M-46/M-66 river crossing and extending along the river corridor south to West Lake Montcalm Road.

B. Compliance with Natural Rivers Act: All land divisions, land uses, and site development and site modifications shall comply with the rules and regulations of the Natural River Act and the rules promulgated under the Act.

C. Permits and Applications: No use of land or modifications to land shall be made except upon the issuance of all permits required by this Ordinance according to Article 2, and the issuance of all necessary permits required by the Natural Rivers Act and the rules promulgated under the Act including Rules 281.53 to 281.56. Application for such permits shall comply with this Ordinance and the Act, including required information constituting a complete application. The review of applications for uses and activities in the Flat River Natural River District shall follow the review process as delineated in this Ordinance according to Article 2 and the Act.

D. Permitted Uses: Land uses within the Flat River Nature River District shall be restricted to those uses authorized by this Ordinance and the Natural Rivers Act and the rules promulgated under such Act, including Rule 281.151. Where the Act or associated rules establishes more stringent limitations on the use of land than this Ordinance, there shall be compliance with the Act and associated rules. Where this Ordinance establishes more stringent limitations on the use of land than the Act or rules, there shall be compliance with this Ordinance.

E. Site Development Standards: All use of land or modifications to land within the Flat River Nature River District shall comply with the site development standards of this Ordinance and the Natural Rivers Act and the rules promulgated under the Act, including Rule 281.151. Where the Act or associated rules establishes more stringent site development standards than this Ordinance, there shall be compliance with the Act and associated rules. Where this Ordinance establishes more stringent site development standards than the Act or rules, there shall be compliance with this Ordinance.

1. Dwellings: In compliance with the Natural Rivers Act and the rules promulgated under the Act, dwellings within the Flat River Natural River District shall comply with the following Act's restrictions except where this Ordinance establishes more stringent standards including the limitations of Section 9.8 of this Ordinance.
 - a. The minimum building setback shall be not less than 100 feet from the ordinary high water mark on the mainstream and all designated tributaries, except as described in Rule 281.56(7) of the Act, or not less than 25 feet from the 100-year floodplain line, whichever is the greater distance from the river's edge.
 - b. The minimum building setback from the top of a bluff shall be fifty (50) feet, and the natural contour of the face and crest of the bluff shall not be altered.
 - c. No building shall take place on land that is subject to flooding or in any wetland area.
 - d. The land between the crest of the bluff and the minimum building setback line shall not be altered except for minor landscaping activities.
 - e. Accessory buildings and appurtenances shall comply with the same setback standards as applicable to the principal building.
 - f. Septic tanks and disposal fields shall meet local health department standards. The septic tank shall not be closer to the river than the dwelling it serves and in no case shall a disposal field be located less than 100 feet from the ordinary high-water mark on the mainstream and all designated tributaries and from any surface or subsurface drain that discharges into the Flat River or its designated tributaries, and shall not be located within the 100-year floodplain, a wetland area, or the natural vegetation strip."

End of Article 9

G. Service Drives, Connections to Adjacent Parking Areas, and Acceleration and Deceleration Lanes:

To minimize traffic hazards and congestion and protect the public health, safety and welfare through appropriate access management, the site plan approving body (See Sec. 14.2) may require the development of a parcel to include one or more of the following improvements, where practical and feasible, in association with a proposed site plan:

1. Off-street parking areas shall provide for direct vehicular access to existing or potential off-street parking areas on adjacent parcels to minimize the necessity for additional curb cuts onto roads and vehicles unnecessarily entering onto public roads to gain access to nearby parcels or businesses.
2. Off-street parking areas shall include a service drive across the front or rear of the respective parcel to collect traffic from parking areas and funnel the traffic to one or more curb cuts along a road, so as to reduce the number of curb cuts that would otherwise be required if each parking area accessed the public road. Such service drives shall be designed to afford connections to existing or potential service drives on adjacent parcels.
3. The approving body may require deceleration and/or acceleration lanes or tapers for access to a parcel and associated off-street parking where a professional engineering assessment determines necessary to ensure public safety. Such lanes shall be constructed according to the most current standards of the Montcalm County Road Commission or Michigan Department of Transportation, as applicable to the specific road segment.

H. Number of Spaces: See Section 7.4.

I. Landscaping and Screening

1. Peripheral Tree Plantings: While such plantings need not be evenly spaced, there shall be provided a minimum of one (1) tree for every fifty (50) linear feet of parking lot edge. Such trees shall be located within ten (10) feet of the edge of the parking lot. A minimum distance of three (3) feet shall be maintained between proposed tree plantings and the edge of curbing and pavement. Deciduous trees shall have a minimum two and a half (2 1/2) inch caliper and coniferous trees shall be a minimum of eight (8) feet in height.
2. Parking Island Plantings: Where a parking lot includes greater than twenty (20) parking spaces located within the interior of the parking lot such that the spaces are not directly adjacent to the edge of the parking lot, landscaped islands shall be provided among such interior spaces at a rate of one island for every fifteen (15) interior spaces. Such landscape islands shall be of a minimum six (6) feet in width and eighteen (18) feet in length, and include a minimum of one (1) deciduous tree of at least two and a half (2 1/2) inch caliper. No evergreen trees shall be located within the landscape islands.
3. Screening: Where a parking lot contains four (4) or more parking spaces and is within one hundred fifty (150) feet of an Agricultural or Residential District, or public road, a berm, fence, wall and/or vegetative screen shall be installed to screen views to the parking area. All berm, fence, wall and/or vegetative screens, either individually or in combination, shall be of such height and spacing to effectively screen the parking lot border to a minimum height of four (4) feet at the time of installation. Shrub materials shall be of an evergreen or otherwise densely-branched screening character.

Section 7.4 Parking Space Requirements

A. Compliance with Required Number of Parking Spaces:

1. Required Spaces: This Section identifies the number of required off-street parking spaces in all Districts, by land use type. Such parking spaces shall be located on the lot or parcel upon which the land use is located unless joint use of parking areas is permitted according to Section 7.2(E).
2. Waiver: In recognition that certain commercial uses generate significantly heightened demands for parking spaces during seasonal or holiday shopping periods, the site plan approving body (see Sec. 14.2) may, upon request by the applicant, waive up to twenty-five percent (25%) of the required number of parking spaces as a reserved parking area for possible future use. However, the site plan approving body may subsequently require the applicant to construct such parking spaces upon a determination by the site plan approving body that the reduced number of parking spaces is not adequate to meet the parking needs of the use and public safety and welfare is at risk. Upon such a determination, the applicant shall convert the reserve parking area into available parking spaces, meeting all requirements of this Article, within six (6) months of such determination. The approved site plan shall clearly identify the location of this reserve parking area including parking spaces and aisles, and no buildings, structures, or similar improvements shall be established in the reserve parking area. This subsection shall apply only to commercial uses that are required to provide more than thirty (30) parking spaces.