

SECTION 12.5.11 LOADING AND UNLOADING

All non residential Site Plans shall provide adequate loading/unloading areas and shall indicate the proposed loading and unloading areas on the Site Plan.

12.5.12 CHANGE IN USE

Any change in use of an existing structure shall meet Ordinance standards for the new use. All changes of occupancy or use of existing commercial or industrial sites shall be reviewed by the Zoning Administrator, and may require Site Plan review to determine that parking requirements comply with this Ordinance.

12.5.13 SNOW STORAGE

An area for snow storage shall be shown on site plan. If snow removal to an area off site is planned, a statement detailing the snow removal plan shall be required on the site plan.

SECTION 12.6 LANDSCAPING, GREENBELTS, BUFFERS, SCREENS AND FENCES

Replaced in it's entirety by Amendment 09-001 effective August 28, 2009

SECTION 12.6 LANDSCAPING, SCREENING, BUFFERS AND GREENBELTS

SECTION 12.6.1 INTENT

The intent of this section is to promote the public health, safety and general welfare by: protecting and preserving the character of the township; promoting preservation of existing vegetation, improving the appearance of property along waterways, roads, and public areas; visual and environmental buffers between incompatible land uses; reducing noise, air, and visual pollution; moderating daily temperature fluctuations; promoting water retention and preventing soil erosion and soil depletion; and protecting the banks of creeks, streams, lakes, and natural ponds.

Different subsections within this Section are applicable to different types of development and site plans. Please review through the entire Section and verify with the Administrator which sections apply to your plans.

SECTION 12.6.2 APPLICABILITY AND GENERAL STANDARDS

Certain land uses, because of their character and intensity, may create an adverse impact on less intensive and varied adjacent land uses. Accordingly, the following regulations are established to protect and preserve the appearance, character and value of the property throughout Suttons Bay Township.

- A. This Section shall apply to any site plan reviewed by the Planning Commission.
- B. The following chart explains when a project shall require a buffer between adjacent land uses:

Zoning District of Proposed Use	Adjacent Zoning District			
	Agricultural	Residential	Commercial	Industrial
Agricultural	Special Uses need review	Yes	Yes	Yes
Residential	Yes	No	Yes	Yes
Commercial	Yes	Yes	No	Yes
Industrial	Yes	Yes	Yes	No

- C. The applicant for the property applying for a site plan review or change in use is responsible to meet the requirements of this Section.
- D. At such times that Agricultural lands change to Residential use, a landscaped or non-landscaped greenbelt of a minimum of one hundred (100) feet in depth shall be required on the Residential property along any property line where the two uses meet. Landscaping may occur in the setback, although it is not required.
- E. A buffer is required between lands zoned Agricultural that are operating under a Special Use Permit and any other use.
- F. The width of the area in which the landscaping or screening is to occur is determined by the required setbacks of the zoning district.
- G. The area in which the landscaping or screening is to occur may include the required setbacks.
- H. A visual screen of natural plantings is preferred. The landscaping shall consist of massed evergreen and/or deciduous trees and shrubs so as to continuously restrict a clear view of the uses onto the property responsible for the landscaping.
- I. The landscaping may only be required along the portions of the property line that have immediate adjacent uses incompatible with the surrounding parcels.
- J. In required areas where natural landscaping is considered to be impractical or inappropriate, an opaque fence or wall of six (6) feet in height may be substituted in whole or in part provided it meets the approval of the Planning Commission. Where an opaque fence or wall is used it may not be closer than four (4) feet to the property line, and it must be maintained.

SECTION 12.6.3 PARKING LOT LANDSCAPING

Except for parking areas for single-family or two-family dwellings, all parking areas that contain in excess of five (5) parking spaces shall comply with both of the following requirements:

- A. **Perimeter landscaping.** The parking area shall contain a greenbelt strip of no less than eight (8) feet. The greenbelt shall contain both trees and shrubs as required in the following subsections.
1. One (1) canopy tree or understory tree shall be planted for every twenty-five (25) linear feet within the perimeter greenbelt area.
 2. Shrubs. One (1) shrub shall be planted for every ten (10) linear feet within the perimeter greenbelt area.
- B. **Interior landscaping.** Landscaping within the interior of parking areas is important for aesthetics and also functional in that landscaping moderates heat, glare, wind and other climate effects produced by paved areas. Accordingly, interior of a parking area shall be landscaped to meet the following requirements.
1. Trees shall be planted throughout the interior of the parking area at a rate of one (1) tree for every sixteen (16) parking spaces. At least forty percent (40%) of the trees shall be deciduous trees and at least twenty-five percent (25%) of the trees shall be coniferous trees.
 2. Shrubs shall be planted throughout the interior of the parking area at a rate of three (3) shrubs for every sixteen (16) parking spaces.
 3. Trees and shrubs must be placed throughout the parking area to decrease the appearance of a single expanse of pavement and provide shade. In general, all trees and shrubs are to be placed in a visually pleasing fashion which may be created by grouping plantings. Additionally, it is also required that a variety of both trees and shrubs be used to preclude disease or blight from eliminating all of each. Alternatives include:
 - a. A continuous landscape strip between every four rows of parking. A minimum of nine (9) feet in width shall be adequate to accommodate both shrubbery and trees, or,
 - b. Large planting islands (over 600 square feet) located throughout the lot and planted with shade trees, low shrubs and/or ground cover. They shall preferably be located at the ends of parking rows, or,
 - c. Planting islands between every ten to sixteen (10 to 16) spaces to avoid long rows of parked cars. The size shall be a minimum of nine (9) feet wide to allow for an adequate planting area. Each planting island shall provide at least one large, maturing/canopy tree.

SECTION 12.6.4 RIGHT-OF-WAY LANDSCAPING / GREENBELTS

- A. Greenbelts parallel to road right of ways shall be the same depth as the required setback.
- B. The front setback shall be landscaped with a minimum overall number of one (1) tree for each thirty (30) lineal feet or major portion thereof, of frontage. Plantings may occur in groupings throughout the greenbelt, the number of plantings being equal to one (1) per thirty (30) linear feet. The remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs, and/or other natural, living plant material. The approval of the overall plan is subject to site plan review. The Planning Commission shall look for the plan to achieve at least the same degree of visual and/or sound barrier between the area being landscaped and the adjacent property as to meet the goals of this Section.
- C. Access ways from public rights-of-way through required greenbelts shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of trees required.
- D. Nothing in this Section shall be construed as permitting any obstruction to view which could constitute a traffic hazard and/or violate the clear sight distance.

SECTION 12.6.5 HEIGHT AND TRAFFIC VISIBILITY

- A. Structures (signs) at site entrances and exits may be up to twelve (12) feet in height, although it is not permitted to allow any obstruction to view which could constitute a traffic hazard.
- B. Fencing and structural screening materials of a height greater than three (3) feet shall not be located within a required front setback adjacent to a road or street.
- C. No fence, wall, sign, screen or planting shall be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility on a curve.
- D. No fence, wall, sign, screen or planting shall be erected or maintained in such a way as to obstruct through vision between the height of three (3) and ten (10) feet at entrances and exits.

SECTION 12.6.6 PARTICULAR USES REQUIRING SCREENING

Mechanical equipment, when located outside and at grade, including air conditioning and heating devices and water and gas meters, but not including plumbing and exhaust vents or chimneys, are to be screened to the height of the particular piece of equipment by landscaping, or by a solid wall or fence, from the view of the street or surrounding properties.

SECTION 12.6.7 LANDSCAPE PLAN REQUIRED

Where a site plan is required to be submitted for approval, a landscape plan shall also be submitted. Landscape plans may be superimposed upon the site plan as space permits. Landscape plans are considered to be an integral part of any submitted site

plan and will be subject to the same approval process. The landscaping plan shall include:

- A. Project information (minimum scale of one inch equals fifty feet (1"=50')) including the total square footage of the property, the square footage of building areas, parking and other vehicular use areas.
- B. Project's calculations, i.e., dimensional attributes and resulting amount of planted areas.
- C. Zoning of adjacent properties identified on the plan.
- D. Existing and proposed contours on-site and fifty (50) feet beyond the site at intervals not to exceed two (2) feet.
- E. Location, size and type of planting material, both existing and proposed. Identification that includes the botanical and/or common names of all trees and vegetative cover, both existing and proposed.
- F. Sizes and quantities of proposed landscape materials.
- G. Natural drainage patterns maintained to provide free flow without interruption. Significant construction details to resolve specific site conditions, such as tree wells to preserve existing trees, or culverts to maintain natural drainage patterns shall be shown on the plan.

SECTION 12.6.8 STANDARDS AND CRITERIA

- A. All plant material shall comply with the most recent provisions set forth by the American Standard for Nursery Stock ANSI Z60.1
- B. Plant material shall be healthy, free of insects and diseases and physical damage.
- C. Plant material shall not be considered to be invasive species as cited on the Michigan Natural Features Inventory Invasive Species Field Guide or Fact Sheets. <http://web4.msue.msu.edu/mnfi/education/invasives.cfm>
- D. All trees and shrubs are to be planted in both a visually pleasing fashion and in such a way as to facilitate the creation of a visual screen which has, as much as possible, a natural appearance.
- E. Unless otherwise specified, the minimum size for plant materials when installed shall meet the following applicable requirements:
 - 1. Canopy trees (i.e. Oak, Maple, Ash) 3" d.b.h.
 - 2. Evergreen trees (i.e. Pine Spruce, Fir) 6' height
 - 3. Ornamental trees:
 - Single trunk 2" d.b.h.

- (i.e. Crabapple)
Multi- trunk 7' height
- (i.e. Birch)
- 4. Large shrubs 30" height
(i.e. Viburnum)
- 5. Small Shrubs 18" spread
(i.e. Juniper)

- F. Multiple species of trees and shrubs must be used to minimize the effects of disease and/or blight.
- G. All landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, irrigating, removal of litter, mowing of grass, fertilizing, pruning, and other maintenance of all plantings as needed.
- H. All unhealthy and dead material shall be replaced during the next appropriate planting period. The property owner is responsible for the replacement of plants when necessary, and the regular watering of all plants. Failure to maintain the landscaped area in such a manner and to remove and replace dead and diseased plants shall constitute a violation of this Ordinance.
- I. All nonliving buffer materials, e.g., fencing, are to be kept maintained, cleaned and repaired by the property owner.
- J. Earth mounds and berms shall be constructed with slopes no greater than one (1) foot vertical for each three (3) feet horizontal with at least two foot flat on the top with adequate protection to prevent erosion.
- K. Unless otherwise specified or determined by the Planning Commission, screening is to be six (6) feet in height, though shrubs and trees may grow much higher.
- L. All landscaping and landscape elements and earth moving and grading shall be done in a sound workmanlike manner and according to accepted good planting and grading procedures.
- M. In cases where occupancy is necessary prior to fulfillment of the landscaping requirements, a financial guarantee acceptable to the Suttons Bay Township Board may be required.

SECTION 12.6.9 MATERIALS FOR STRUCTURAL SCREENING

- A. Wooden screens may be erected with wood posts not less than four inch by four inch nominal and solid board cover not less than one (1) inch thick. Masonry piers may be substituted for wood posts. Posts or piers shall be spaced not more than eight (8) feet apart on center. The finished side of the screen shall face abutting properties.
- B. Wrought iron, open mesh or slatted fencing may be used, provided that the ratio

of one part open to six parts solid fencing (1:6) is not exceeded. The openings may be a maximum of one (1) inch.

- C. Masonry wall may be used if designed and constructed to facilitate maintenance and not to modify natural drainage in such a way as to endanger adjacent property. Masonry walls must be on cement footings, set a minimum of twenty-four (24) inches below grade.
- D. Other structural screening may be allowed if the Planning Commission finds that such other structural screening will achieve at least the same degree of visual and/or sound barrier effect between the area screened and adjacent property as the screening devices specified in this Section.

SECTION 12.6.10 EXCEPTIONS & ALTERNATIVE METHODS OF COMPLIANCE

- A. Developments granted a land use permit prior to the effective date of the amendatory ordinance that amended this Section are exempt from the requirements of this Section.
- B. It is recognized that, on occasion, complete compliance with the terms of this Section may be impractical. Therefore, if an Applicant desires a modification of any of the requirements of this Section, the Applicant shall submit the following information to the Planning Commission:
 - 1. The Applicant shall identify the requirement(s) of this Section for which the modification is sought.
 - 2. The Applicant shall indicate whether the requested modification(s) is from the entire requirement(s) or whether the requested modification(s) only involves the degree or extent of compliance with the requirement(s).
 - 3. The Applicant shall provide factual information to the Planning Commission demonstrating how the requested modification(s) will comply with the standards specified in subsection C below.
- C. The Planning Commission shall consider each requested modification individually and shall eliminate or modify any requirement of this Section as requested by the Applicant, if it finds that full compliance with the requirement of this Section is not necessary because the visual and/or sound impact of the development would be minimal on adjacent properties or abutting public or private roads or that full compliance with the requirement of this Section is impractical or unreasonably burdensome due to one or more of the following conditions on the site:
 - 1. Space limitations on the site or an unusually shaped parcel.
 - 2. The topography, soil conditions, vegetation, or other site conditions.
 - 3. The natural vegetation on the site, if undisturbed during the development process, can meet or exceed the vegetation which is required, in total or in part.
 - 4. A building wall exists immediately abutting the lot line.

5. Full compliance with the requirement of this Section will cause a hazardous condition on the site or on a public or private road abutting the site.
- D. In order to have landscape requirements modified due to one or a combination of the above, the applicant should submit a justification to the Planning Commission. Deviations from the requirements of this Section may be approved or disapproved by the Planning Commission. Within the justification, the applicant must describe:
1. Which of the conditions set forth above justify using alternatives;
 2. Which of the landscape requirements will be met with modifications; and
 3. How the proposed alternative meets or exceeds what is required.

SECTION 12.7 SIGNS

In an attempt to improve the appearance of signs in the Township, the following provisions permitting the erection and maintenance of permanent and temporary signs will be permitted if the following requirements are met.

A. **PERMANENT SIGNS** - signs that are intended for and are built to withstand long-term use. All permanent signs require a sign permit with the exception of No Trespassing and No Hunting signs. The following are considered permanent signs:

1. One on premise identification sign of not more than 16 square feet may be erected on the premises as a part of any business or activity conducted thereon in any district, except that signs relating to home businesses shall be controlled by the provision of Section 3.9. This includes signs for religious assembly, rotary or service clubs, and other quasi-public uses.
2. Signs of not more than 16 square feet in area, pertaining to business physically located and carried on in the Township off the business premises, shall be permitted on any unimproved real estate in any residential district provided they are located not less than 500 feet from any existing residence. Such signs shall be permitted anywhere in all other districts, and provided, further, no business shall be entitled to more than two free-standing roadside signs in the Township. All other off-premise signs are prohibited.
3. Off premise signs for religious assembly, rotary or service clubs, and other quasi-public uses shall be no larger than six (6) square feet.
4. The square footage of permanent signs located along M-22 or M-204 may be increased to twenty-four square feet.