

ARTICLE 14
LANDSCAPE STANDARDS

SECTION 14.01 PURPOSE

This Article is intended to reduce the negative impacts between zoning districts through requiring buffer zones and landscape screening, and to provide for landscaping within parking lots to assist in traffic circulation, provide shade, and enhance the environment. It is further intended to preserve and enhance the aesthetic qualities, character, privacy, and land values of property within the Village. The standards contained herein are considered minimums and not intended to interfere with landscape design flexibility. Providing additional landscaping and/or innovative landscape designs meeting the purpose of this Article are encouraged.

SECTION 14.02 LANDSCAPE REQUIREMENTS

All applications requiring site plan or subdivision plat approval must prepare a landscape plan in accordance with the requirements of this Article. A change to the approved landscape plan shall require an amendment to the site plan or subdivision plat.

SECTION 14.03 GREENBELTS

A ten (10) foot wide greenbelt shall be planted or preserved along all public rights-of-way.

14.03.1 Greenbelts shall include only living materials and planting beds, except for approved sidewalks, bike paths, signs, lighting fixtures, driveways and essential services.

14.03.2 The greenbelt shall contain a minimum of one (1) canopy tree per thirty (30) linear feet, or fraction thereof, of road frontage including any openings for driveways, pathways or easements. The Village Council may approve the substitution of evergreen trees for up to fifty percent (50%) of the required canopy trees when appropriate in consideration of the land use and existing character of adjacent uses.

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SECTION 14.04 BUFFER ZONES

A buffer shall be provided between the subject site and all adjacent properties in accordance with the table below. The Village Council shall determine whether landscaping, a wall, a berm or combination of these elements are needed to attain the intended screening. However when a wall or berm are used, a larger buffer width may be required to accommodate required plant material and the wall or berm. All walls and berms shall be designed in accordance with the standards contained.

Zoning or Proposed Use of Subject Site	Zoning or Use of Adjacent Site					
	Single Family	Multiple Family	Manufactured Housing	Office, Institutional or Public Use	Commercial	Industrial
Single Family Detached	none	none	none	none	none	none
Multiple Family	Type B	Type B	Type B	Type B	none	none
Office	Type B	Type B	Type B	none	none	none
Central Business District	Type A	Type A	Type A	none	none	none
Commercial	Type A	Type A	Type A	Type B	none	none
Industrial	Type A	Type A	Type A	Type A	Type A	none
Outdoor Storage Areas in Any District	Type A and 6' wall	Type A and 6' wall	Type A and 6' wall	Type A and 6' wall	Type A	Type A
Parking Lots in Any District	6 foot wall in addition to above requirements			Type B	Type B	Type B

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Type A buffer. Two (2) canopy trees and four (4) shrubs, or one (1) canopy tree, one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward.

Type B buffer. One (1) canopy tree and four (4) shrubs, or one (1) evergreen tree and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward.

SECTION 14.05 PARKING LOT LANDSCAPING

Parking lots shall be provided in accordance with the following standards:

14.05.1 At least one (1) canopy tree shall be provided per ten (10) parking spaces.

14.05.2 All of the required parking lots trees shall be placed within the parking lot envelope as described by the area including the parking lot surface and extending eight (8) feet from the edge of the parking lot.

14.05.3 A minimum of one-third ($\frac{1}{3}$) of the trees shall be placed within the interior of the parking area.

14.05.4 Where parking is located abutting any public or private roadway, a continuous hedgerow shall be required to be planted between the parking lot and the right-of-way or easement with upright shrubs a minimum of three (3) feet in height spaced two and one -half (2.5) feet on center. This hedgerow may be located within the required greenbelt. In instances where site constraints warrant a modification of landscaping under *Section 14.10 Waiver or Modification of Landscape Requirements*, the Zoning and Sidewalk Coordinator may approve a variation of this standard utilizing a combination of shrub and ornamental tree plantings with decorative wrought iron fencing with brick pedestals.

14.05.5 Parking lot islands shall be curbed and be at least one hundred fifty square feet in area; seventy-five square feet if irrigated. Islands within parking lots shall be a minimum of ten (10) feet in width. The depth of the island shall be two (2) feet shorter than adjacent parking spaces.

14.05.6 The design and layout of the parking lots shall provide appropriate pedestrian circulation and connections to perimeter pedestrian pathways.

14.05.7 Required parking lot trees can not be counted toward required greenbelt or buffer zone landscaping.

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SECTION 14.06 PLANT MATERIAL

14.06.1 All plant material shall be hardy and native to Michigan, be free of disease and insects and conform to the American Standard for Nursery Stock of the American Nurserymen.

14.06.2 **Minimum Sizes and Spacing.** The minimum plant sizes and spacing shall be provided in accordance with the following:

Plant Material	Minimum Plant Sizes¹	Spacing Requirements	Suggested Materials
Deciduous Canopy Trees	2½" - 3' caliper	25' on-center	Oaks*, Hard Maples*, Hackberry*, Sycamore*/Plane Tree, Birch*, Ginko (male), Honeylocust* (thornless varieties), Sweetgum, Hophornbeam*, Linden, Ash*, Hickory* and Hornbeam*
Ornamental Trees	2" - 2 ½ " caliper 6' height	15' on-center	Serviceberry*, Redbud*, Dogwood* (tree form), Hawthorn*, Flowering Crab (disease resistant varieties), Flowering Pear, Magnolia and Rose of Sharon.
Evergreen Trees	6' height	15' on-center	Fir, Hemlock, Pine* and Spruce, Red Cedar and Juniper.
Narrow Evergreen Trees	4' height	12' on-center	

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Deciduous Shrubs	2' height	4'-6' on-center	Northern Bayberry, Dogwood* (shrub form), Cotoneaster, Forsythia, Mock-Orange, Sumac*, Lilac, Viburnum*, Witchhazel*, Euonymus, Sargent Crab and Ninebark*, Bayberry, Quince, Cotoneaster, Euonymus*, Forsythia, Hydrangea, Holly*, Privet, Potentilla*, Currant*, Lilac, Viburnum* and Weigela.
Upright Evergreen Shrubs	2' height	3'-4' on-center	Juniper, yew, Dwarf Mugo Pine, Euonymus varieties and Winter Creeper.
Spreading Evergreen Shrubs	18"-24" spread	6' on-center	

Footnote1: For new trees which are to be planted, caliper shall be measured 6 inches above the average surrounding grade and the height of trees shall be measured between the top of the planting to the average surrounding grade.

Botanical species containing trees native to southeast Michigan are identified with an asterisk (*).

SECTION 14.07 WALL STANDARDS

When required, walls shall meet the following standards.

- 14.07.1 Walls intended for complete screening shall be a minimum of six (6) feet in height. Walls intended for decorative purposes or to screen parking along a roadway shall be two and one-half (2 ½) feet in height.
- 14.07.2 Walls shall be located on the lot line or within the required setback when it is desired to have plant material on both sides of the wall.
- 14.07.3 Walls shall be continuous except for openings for driveways and pedestrian connections as approved by the Village Council.
- 14.07.4 Walls shall be constructed of brick, stone, split-face block or other complementary material as approved by the Village Council. The Village Council may allow wood fence in instances where the fence will be separated from vehicular activity and unlikely to be damaged.
- 14.07.5 Walls shall be durable, weather resistant, rustproof and easy to maintain.

SECTION 14.08 BERM STANDARDS

Berms shall be constructed with horizontal and vertical undulations so as to represent a natural appearance with a crest area at least four (4) feet in width. Berms shall be planted with trees, shrubs or lawn to ensure that it remains stable. The exterior face of the berm shall be constructed as a earthen slope. The interior face of the berm may be constructed as an earthen slope or retained by means of a wall, terrace or other similar method. The maximum slope of the berm shall not exceed one (1) foot of vertical rise to three (3) feet of horizontal distance.

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SECTION 14.09 TREES NOT PERMITTED

The following trees are not permitted as they split easily, their wood is brittle, their roots clog drains and sewers and they are unusually susceptible to disease or insects. The Village Council may however allow trees from this list when associated with an appropriate ecosystem. Trees not permitted are as follows: Box Elder, Elms, Tree of Heaven, Willows, Soft Maples (silver), Poplars, Horse Chestnut (nut bearing), Ginkgo (female), Cottonwood, Mulberry, Black Locust, Honey Locust (with thorns).

SECTION 14.10 WAIVER OR MODIFICATION OF LANDSCAPE REQUIREMENTS

During site plan review, the Village Council may determine that existing plant material would provide adequate landscaping or screening or that dimensional conditions unique to the subject parcel would prevent development of required landscape components. If such a determination is made, the Village Council may waive or modify the landscape provisions of this Section in consideration of, but not limited to, the following:

- 14.10.1 Existing vegetation.
- 14.10.2 Topography and grade changes.
- 14.10.3 Existing wetlands.
- 14.10.4 Type of and distance to adjacent land uses.
- 14.10.5 Tree sizes proposed are larger than the minimum requirements.
- 14.10.6 Required landscaping would impose greater drainage impacts on adjacent lands than an alternative design.
- 14.10.7 Existing zero lot line development pattern in the central business district.
- 14.07.8 Shallow setbacks of existing structures.
- 14.07.9 Limited site area due to required setbacks and spacing from utility lines.