

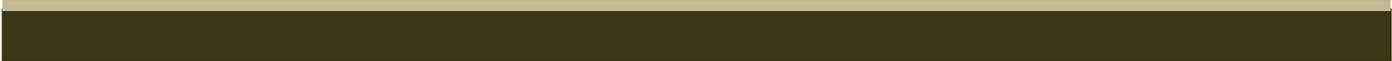
Village of Lincoln

Alcona County, Michigan

Zoning Ordinance

DRAFT

Village of Lincoln
117 W. Fiske St.
Lincoln, MI 49742
989.736.8713



Section 3.21: Landscaping and Buffering

These requirements apply to all uses for which site plan review is required in the B-1 and I Districts as well nonresidential uses in residential districts.

A. **INTENT:** It is the intent of this section to protect and manage vegetation to:

1. Contribute to air purification, oxygen regeneration, groundwater protection and recharge and the control of stormwater runoff.
2. Safeguard and enhance private and public property values and encourage continued investment in the community.
3. Enhance community appearance, identify unique natural beauty, and promote quality development at a suitable scale.
4. Provide visual screens between land uses of differing character and use intensities.
5. Provide for the preservation of native trees and vegetation.

B. **FLEXIBLE DESIGN STANDARDS:**

1. It is recognized that alternative design concepts exist which, if adopted, could exceed the results envisioned using these development standards. It is intended that the requirements of this chapter be flexible and permit latitude in site design and the use of plant materials when it can be shown that variation from the requirements will provide a development substantially better than that achievable using the minimum standards of this section. The provisions of this section shall be considered the minimum development standards and not a design goal.
2. The Planning Commission may approve variations from strict compliance with this section when an applicant can demonstrate that any of the following apply to a specific development site:
 - a. When topography, shape, size or other natural features make full compliance impractical or impossible.
 - b. When space limitations or prevailing development patterns in the surrounding neighborhood justify alternative compliance for in-fill projects and redevelopment in older established areas of the community.
 - c. When safety considerations warrant alternative compliance.
 - d. When there is not an alternative in the practical siting of a building, location of site access, or the location of underground utilities to service the site.

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- e. When the alternative compliance plan is equal to or superior in its ability to fulfill the intent of this section.

C. LANDSCAPING STANDARDS:

1. Unless otherwise specified, materials such as river rock, cobble, boulders, paving stone, patterned concrete, bark and wood chips shall be limited to small areas and shall not exceed 25 percent of the required landscape area. All such ground covers shall be at least six (6) inches deep. Loose gravel less than three (3) inch minimum aggregate size shall not be used in areas abutting public streets or sidewalks.
2. Grass or other living plants shall be primary ground cover in required landscape areas. Ground covers other than grass shall be planted in required areas to provide complete coverage within two (2) growing seasons. Vines shall not be used adjacent to pedestrian areas.
3. The general site topography and any natural landforms unique to the property shall be maintained and made part of the development whenever possible.
4. The substitution of natural vegetation in lieu of landscaping may be approved on a case by case basis.
5. No synthetic plant material shall be used to fulfill any landscaping requirement.
6. All trees shall be located to allow sufficient room for growth.
7. The required landscaping shall be planted with permanent living plant materials within thirty (30) days from the date of occupancy and shall thereafter be maintained in presentable condition, and shall be kept free from refuse and debris; provided further that all plant materials shall be continuously maintained in a sound, healthy and vigorous growing condition, and shall be kept free of plant diseases and insect pests. 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. All landscaped areas shall be provided with a readily available and acceptable water supply. The Zoning Administrator may extend the time period for planting when seasonal conditions are such that planting cannot be undertaken.
8. All landscape materials shall be installed in such a manner so as not to alter drainage patterns on site or adjacent properties or obstruct vision for reasons of safety, ingress or egress.
9. All plant material shall be planted in a manner so as not to obstruct access to or view of fire hydrants or other fire connections, not interfere with utility lines (above and below ground) and public roadways. Landscape materials shall not constitute a nuisance to neighboring properties.

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10. Minimum plant sizes at time of installation:

Deciduous Canopy Trees	2½"	dbh (diameter at breast height)
Deciduous Ornamental Trees:	2"	dbh
Evergreen Tree:	5-6'	height
Deciduous Shrub:	2'	height
Large Evergreen Shrub:	2'	height
Spreading Evergreen Shrub:	18" – 24"	spread

11. **Existing Vegetation:** Existing plant material, which complies with the standards and intent of the Ordinance, shall be credited toward meeting the landscape requirements.

- a. Existing healthy trees and shrubs in areas not required for development shall be preserved and incorporated into the final development plan where possible.
- b. Trees to be preserved shall be pruned to remove dead, diseased or irregular branching, but the crown form characteristic of the respective species shall be maintained.
- c. Preserved trees shall be protected with sturdy, highly visible barriers around the tree or group of trees, at approximately the critical root zone or dripline.
- d. The critical root zone of the tree shall remain undisturbed by cutting, filling or storage of materials and equipment during the development process.
- e. Healthy, younger trees on development sites shall be preserved wherever possible to allow normal succession as older trees are lost.

12. **Berms:**

- a. Berms shall be constructed so as to maintain a side slope not to exceed a one foot (1') rise to a three feet (3') run ratio.
- b. Berms not containing planting beds shall be covered with grass or vegetative groundcover maintained in a healthy growing condition.
- c. Berms shall be constructed in a way that does not alter drainage patterns on site or adjacent properties or obstruct vision for reasons of safety, ingress or egress.
- d. Trees shall be allowed to be placed on berms.

General Provisions

D. GREENBELTS AND BUFFERS

1. For nonresidential uses which abut a residential use or which are adjacent to a Residential District boundary, there shall be provided and maintained greenbelts or buffers.
2. The selection, spacing and size of plant material shall be such as to create a horizontal obscuring effect for the entire length of the required greenbelt area, and a vertical obscuring effect of such height as is determined adequate by the Planning Commission for proper screening between land uses.
3. The relationship between deciduous and evergreen plant materials shall insure that a maximum obscuring effect will be maintained throughout the various seasonal periods.
4. Greenbelts shall be reviewed by the Planning Commission to determine adequate width, length, and materials for screening purposes.
5. Required screening may be interrupted to provide reasonable pedestrian, bicycle, or vehicular access to a property from a public right-of-way.
6. Required screening of parking areas shall be achieved through the use of a decorative masonry/brick wall, decorative fencing, earth berms and landscape plant materials, either in combination or independently.
7. The Planning Commission may require or allow the substitution of fences, walls and/or earth berms in those instances where a greenbelt or planting screen will not appropriately provide necessary screening to abutting properties.

E. SUGGESTED PLANT MATERIALS

EVERGREEN TREES:		
Fir	Pine	Spruce
Douglas Fir	Hemlock	
NARROW EVERGREEN TREES		
Cedar	Junipers	Arborvitae
LARGE DECIDUOUS TREES		
Oaks	Ash (disease and insect resistant)	Black Cherry
Hard Maples	Ginkgo (male only)	Basswood
Beech	Lindens	Sycamore (Plane Tree)
Honey locusts (seedless & thornless)	Birch	Elms (disease-resistant)
SMALL DECIDUOUS TREES		
Flowering Dogwood	Hawthorn (thornless)	Serviceberry
Sweet Birch	Mountain Ash	Hornbeam
Purple Leaf Plum	Kwansan Cherry	Redbud

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Magnolia	River Birch	Flowering Crabapple (disease resistant)
LARGE DECIDUOUS SHRUBS:		
Honeysuckle	Flowering Quince	Lilac
Buckthorn	Barberry	Border Privet
Pyracantha	Forsythia	Yellow Osier
Viburnum	Cotoneaster (Peking, Spreading)	Burning Bush
Spirea	Sargent Crabapple	Ninebark
Dogwood (Red Osier, Grey)		
LARGE EVERGREEN SHRUBS:		
Irish Yew	Pfitzer Juniper	Mugo Pine
Hicks Yew	Savin Juniper	
SMALL DECIDUOUS SHRUBS:		
Potentilla	Japanese Quince	Cotoneaster (Cranberry, Rockspray)
Compact Burning Bush	Regal Privet	
SMALL EVERGREEN SHRUBS:		
Spreading Yews (Dense, Brown's, Ward, etc.)	Low Spreading Junipers (Andora, Hughes, Tamarack, etc.)	Big Leaf Winter-creeper (Euonymus)
Dwarf Mugo Pine	Bird's Nest Spruce	
TREES NOT PERMITTED		
Box Elder	Poplars	Catalpa
Jack Pine	Elms (unless disease-resistant)	Tree of Heaven
Willows	Cottonwoods	Scotch Pine
Horse Chestnut (nut bearing)		

Section 3.22: Circulation and Parking

A. PURPOSE:

The purpose of parking regulations is to make the community safe for and accessible by pedestrians, cyclists, and drivers. Equal consideration should be given to pedestrians, cyclists and drivers in the design of all public and private parking areas. Site design should help to reduce the number of conflicts between the parking area users. Public rights-of-way shall be designed to ensure the movement of people safely. Design of parking areas and rights-of-way shall contribute to the walkability of the Village of Lincoln.

B. PEDESTRIAN TRAVELWAYS

1. **REQUIREMENTS:** All developments except for one and two-family dwellings shall provide clearly defined pedestrian travelways from the public sidewalk to main entrances of the buildings or uses of the land or to the sidewalk fronting the building in the case of a multi-entrance building.
2. **NO EXISTING PUBLIC SIDEWALK:** When a public sidewalk does not exist, the following shall apply:
 - a. For new construction on vacant land, both a public sidewalk as per village standards and the required designated pedestrian connections shall be installed. The sidewalk must be constructed with a minimum five (5) foot landscaped green space (tree lawn) between the curb and the outside edge of the sidewalk. Street trees must be planted at intervals of not less than forty (40) feet apart. If an existing public sidewalk is present, sidewalk design and green space shall be consistent with the design and green space of the existing sidewalk.
 - b. For reconstruction on an existing development, a public sidewalk shall be installed if at least forty (40) percent of the properties on both sides of the street in the same block have public sidewalks, as well as the required designated pedestrian routes.

C. MOTOR VEHICLE PARKING: SINGLE-FAMILY RESIDENTIAL USES

1. The off-street parking facilities required for residential dwellings shall be located on the same lot or plot of ground as the dwellings they are intended to serve and shall consist of a parking strip, parking apron, driveway, carport, and/or garage or some combination thereof.
2. Parking areas may be located in the front, side or rear yard but may not occupy more than fifty (50) percent of any yard. Such parking area shall provide two (2) parking spaces per dwelling unit where no garage is provided.

D. MOTOR VEHICLE PARKING: MULTI-FAMILY AND NONRESIDENTIAL USES