

**INDIANFIELDS TOWNSHIP ZONING ORDINANCE
ARTICLE 15
LANDSCAPE STANDARDS**

Preamble: the intent of this article is to promote the public health safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping as buffer zones between zoning districts, along roadways, between adjacent buildings and in parking lots.

The standards of this article are intended to guide and encourage the protection and enhancement of the environment through requirements for site design and the use of landscape materials. Applicants are encouraged to provide landscaping in addition to the minimum requirements of this ordinance to improve the function, appearance and value of their property.

SEC. 1500 APPLICATION:

1. The requirements set forth in this article shall apply to all lots, sites, and parcels which are developed or expanded following the effective date of this ordinance and/or are subject to local site plan review. No site plan or land use shall be approved unless said site plan shall show landscaping consistent with the provisions of this Article.

The Planning Commission may also determine that dimensional conditions unique to the parcel would prevent development of required buffer zones, off street parking area, landscaping or green belts. If such a determination is made, the Planning Commission may recommend an exception from the landscaping provisions of this section/article.

SEC. 1501 MINIMUM BUFFER ZONES:

1. A buffer zone shall be provided within the setback between the subject site and all adjacent properties according to the table below. Walls shall typically be prohibited along a public street right of way or in a front yard unless specifically approved by the Township Board. The height of the wall or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall. All walls shall meet the standards described in Section 15.02.2 Wall Standards .

Zoning or Use of
Subject Site

Zoning of Adjacent Site

	Single Family*	Commercial	Industrial
Commercial	A or 6 foot high wall/berm	None	A
Industrial	A or 8 foot high wall/berm	A	None

A = One (1) Deciduous canopy tree and four (4) large shrubs, or one (1) evergreen tree and four (4) large shrubs per each twenty five (25) linear feet along the property line. All property line distances shall be rounded upward to the nearest foot.

*Where the adjacent property, including property across a public street or private road, is zoned or used as single family residential, the Planning Commission may recommend additional landscaping (trees, shrubs, wall or berm) along the property line or within the site to sufficiently screen the parking lot, vehicle headlights, loading zones, outdoor display areas, storage yards or accessory structures.

2. Wall Standards:

Required walls shall comply with the standards listed below.

- a. Walls shall be located on the lot line except where underground utilities interfere and or where this Ordinance requires conformance with yard setback lines.
- b. Walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance, unless specifically approved by the Planning Commission.
- c. Walls shall be constructed of face brick, pressure treated wood, or comparable nonporous facing materials on the exterior sides facing an affected district.
- d. Walls shall be durable, weather resistant, rustproof and easily maintainable. Wood or wood products shall be high quality durable materials as approved by the Building Department. Wood fences shall be sight obscuring sufficient to shield light and block blowing debris. Masonry walls may be constructed with openings which do not in any square section (height and width) exceed twenty (20) percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce minimum height requirement.
- e. Walls must be maintained in good condition by the property owner.
- f. Bumper blocks shall be required where parking is adjacent to walls.

3. Berm Standards:

Required berms shall be constructed as landscaped earth mounds with a crest area at least four (4) feet in width. The exterior face of the berm shall be constructed as an earthen slope. The interior face of the berm may be constructed as a earthen slope or retained by means of a wall, terrace or other means acceptable to the Building Department. Whenever an earthen slope is provided, it shall be constructed with a slope not to exceed one (1) foot of vertical rise to three (3) feet of horizontal distance (1:3).

SEC. 1502 REQUIRED PARKING LOT TREES AND PARKING LOT ISLANDS:

ZONING DISTRICT	0 - 100 parking spaces	101-200 parking spaces	over 200 spaces
Commercial	1 canopy tree per 10 spaces	1 canopy tree per 10 spaces	1 canopy tree per 12 spaces
Industrial	1 canopy tree per 12 spaces	1 canopy tree per 15 spaces	1 canopy tree per 15 spaces

1. Tree location:

All of the required parking lot trees shall be placed within the parking lot envelope, described as the area including the parking lot surface and extending fifteen (15) feet from the edge of the parking lot. A minimum of one-third (1/3) of the required trees shall be placed within the interior of the parking area. Landscaping and canopy tree placement shall be dispersed throughout the parking lot in order to balance and soften large areas of pavement and help direct traffic flow within lot.

2. Tree Base:

Each tree shall be surrounded by an area of grass or living ground cover at least one hundred fifty (150) square feet in size to provide for adequate resources of air and water. Tree plantings shall also be protected from automobiles with curbing or other suitable device.

3. Required parking lot trees shall not be credited towards required greenbelt or buffer trees.

4. Design of Parking Lot Islands:

All parking lot islands shall be curbed. Islands shall be at least one hundred fifty (150) feet in area. Each island shall be at least ten (10) feet wide, with a depth two (2) feet shorter than the depth of the adjacent parking space. Islands shall have a minimum of ten (10) feet at the ends facing main aisles. A minimum radius shall be one (1) foot where island is not adjacent to main traffic aisle.

SEC. 1503 GREEN BELTS REQUIRED ALONG AND WITHIN RIGHT OF WAY:

A green belt shall be planted along the right of way of any public street for all uses which require site plan review. A green belt shall be required for all single family residential developments with more than four [4] units served by one [1] shared access road.. This includes subdivisions, site condominiums and land division projects. If planting in the right of way is not permitted by the road agency with jurisdiction in the right of way, or is not acceptable to a utility company, the green belt plantings shall be planted within the required parking lot setback. The Planning Commission may recommend such planting to be placed anywhere within the front yard if there is no front yard parking. The green belt shall meet the following standards:

1. The green belt shall include only living materials and planting beds, except for approved sidewalks, signs, driveways and essential services.
2. The green belt shall include one (1) deciduous canopy tree per thirty (30) linear feet of the frontage including any openings for driveways, sidewalks, or easements.
3. The Planning Commission may recommend substitution of evergreen trees for up to fifty percent (50%) of the required green belt trees upon determining evergreens would be consistent with the existing character of the area.

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4. Greenbelt trees should be arranged to simulate a natural setting such as massing or staggered rows, except where a more formal arrangement is determined to be more consistent with the existing character of the Township.
5. Landscaping materials arrangement shall insure adequate site visibility for motorists, adequate clearance for pedestrians and vehicles and accessibility to fire hydrants. Plant materials within the twenty five (25) foot site distance triangle shall not be more than thirty (30) inches in height.

SEC. 1504 PLANT MATERIAL SPECIFICATIONS:

All plant material shall be free of disease and insects at time of planting, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen ANZI Z60.1.

1. Minimum plant material planting size
 - a. Evergreen trees shall be a minimum of five (5) feet in height.
 - b. Narrow evergreens shall be a minimum of three (3) feet in height.
 - c. Ornamental trees shall be a minimum of ten (10) feet in height or 1 3/4" caliper.
 - d. large deciduous shrubs shall be a minimum of four (4) feet in height.
 - e. Deciduous canopy trees shall be a minimum of fifteen (15) feet in height or 2" caliper.
 - f. Small evergreen or deciduous ornamental shrubs shall be a minimum of 18" - 24" spread.
2. Plant Material Spacing
 - a. Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
 - b. Where plant materials are placed in two or more rows, plantings shall be staggered in rows and/or grouped informally to create a naturalistic appearance.
 - c. Evergreen trees shall be planted not more than fifteen (15) feet on center.
 - d. Narrow evergreens shall be planted not more than six (6) feet on center.
 - e. Deciduous canopy trees shall be planted not more than twenty five (25) feet on center.

- f. Ornamental trees shall be planted not more than ten (10) feet on center.
 - g. Large deciduous shrubs shall be planted not more than four (4) feet on center.
3. Plant material and design variety:

The overall landscape plan shall demonstrate a variety of plant material with not more than 50 % of any one species utilized throughout the design.

4. Suggested (not required) Plant Materials

a. Evergreen trees

- 1. Juniper
- 2. Hemlock
- 3. Fir
- 4. Pine*
- 5. Spruce
- 6. Douglas-Fir.

* (Dwarf, Globe, Pendulous, species/Cultivars are not permitted)

b. Narrow Evergreens*

- 1. Column Hinoki Cypress
- 2. Blue Columnar Chinese Juniper
- 3. Pyramidal Red-Cedar
- 4. Swiss Stone Pine
- 5. Pyramidal White Pine
- 6. Irish Yew
- 7. Douglas Arbor-Vitae
- 8. Columnar Giant Arbor-Vitae

* (Dwarf, Globe, Pendulous, species/Cultivars are not permitted)

c. Ornamental Trees

- 1. Flowering crabs
- 2. Service Berry
- 3. Dogwood
- 4. Redbud
- 5. Hornbeam
- 6. Hawthorn
- 7. Magnolia

d. Large Deciduous Shrubs

1. Honeysuckle
 2. Viburnum
 3. Mock-Orange
 4. Forsythia
 5. Lilac
 6. Ninebark
 7. Cotoneaster
 8. Hazelnuts
 9. Euonymus
 10. Privet
 11. Buckthorn
 12. Sumac
- e. Deciduous canopy Trees
1. Oaks
 2. Hard Maples
 3. Hackberry
 4. Birch
 5. Beech
 6. Ginkgo (male species only)
 7. Honeylocust (thornless and seedless cultivars only)
 8. Hop Hornbeam
 9. Linden
5. Trees Not Permitted
- a. Box Elder
 - b. Soft Maples (Silver)
 - c. Elms
 - d. Poplars
 - e. Willows
 - f. Horse Chestnut (Nut Bearing)
 - g. Tree of Heaven
 - h. Catalpa

SEC. 1505 EXISTING TREE PRESERVATION INCENTIVES:

The standards outlined below are intended to encourage the preservation of quality and mature trees by providing credits, at Planning Commission approval, toward the required trees for green belts, buffer zones and within parking lots.

1. All trees over eight (8) inches caliper shall be identified on the site plan with notations of trees to be preserved and trees to be removed.

2. Trees intended to be preserved shall be noted with a unique symbol on the site plan and be protected during construction through the use of construction fencing at or beyond the dripline of the tree or trees to be preserved.
3. Trees to be preserved shall be considered for credit only if they are located on the developed portion of the site as determined by the Planning Commission. The Township Board pursuant to site plan approval may allow credit for such plant material preservation if it will maintain and encourage the intent of the Ordinance. To obtain credit consideration the preserved trees shall be of a high quality and at least two (2") inches caliper.
4. Credit Consideration for preserved trees shall be:

Preserved Tree Caliper*(inches)	Number of Trees to be Credited
12 inches and over	3
8 inches to 11.99 inches	2
2 ½ inches to 7.99	1

*Caliper is the diameter of a tree trunk and shall be measured at a height six (6) inches above the existing grade up to and including four (4) inch caliper size and twelve (12) inches above the existing grade for larger sizes.

5. To protect and encourage the continued health and vitality of the preserved trees, the ground within the dripline of the trees shall be maintained in the existing natural state. Storage of soils or other materials during or after construction within the tree dripline is prohibited.
6. If preserved trees die within three (3) years after construction the property owner shall replace with trees required before credit was allowed. Said trees shall be replaced within sixty (60) days of written notice from the Township or within an extended time period as specified in said notice.
7. The minimum number of required trees shall not be reduced by less than fifty (50) percent through the use of approved tree credits. However, the Planning Commission during site plan review, may determine existing landscaping or screening intended to be preserved would provide comparable required landscaping, buffering or screening.

SEC. 1506 MINIMUM STANDARD FOR INSTALLATION AND MAINTENANCE:

1. Installation :

Landscaping shall be installed in a sound workman like manner and conform to the American Standard for Nursery Stock ANSI Z60.1. If building or paving construction is completed during a planting season, then no certificate of occupancy will be issued unless the landscaping meets the

Standard for Nursery Stock ANSI Z60.1. If building or paving construction is completed during a planting season, then no certificate of occupancy will be issued unless the landscaping meets the requirements herein provided. If building or paving construction is completed in an off planting season, the certificate of occupancy will be issued only after the owner provides a performance bond to ensure installation of required landscaping in the next planting season.

2. Material removal:

Tree stakes, guy wires and tree wrap are to be removed after one year.

3. Maintenance:

Greenbelt areas and plant materials required by this ordinance shall be kept free from refuse and debris. Plant materials shall be maintained in a healthy growing condition, neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, they shall be replaced within thirty (30) days of written notice from the Township or within an extended time period as specified in said notice.

SEC. 1507 COMPLIANCE FOR PRE-EXISTING SITES:

In any case where the building and/or parking area is being increased by at least twenty five percent (25%) over the originally approved site plan or the use is being changed to a more intense use, as determined by the Planning Commission, the site shall be brought into full compliance with the landscape standards herein. In situations where the increase in building and/or parking area is less than twenty five percent (25%) over the original site plan, the requirement of new landscaping shall be equal to four percent (4%) of compliance for every one percent (1%) of increase in building or parking footprint. (example; a building or parking area increase of ten percent (10%) requires a forty percent (40%) compliance with the landscape standards. If any development or principal use requiring a certificate of occupancy is destroyed by any means beyond fifty percent (50%) of the appraised replacement value, the site shall be brought into full compliance with the landscape standards herein.