

2. Residents of the Township may store their own trailer, boats, and similar vehicles on their own property for an indefinite period of time, provided the vehicles are in operable condition and are not stored within the front yard. Such vehicles may be stored within any side yard, or rear yard, provided such vehicles are no closer than ten (10) feet to the rear property line and not less than fifteen (15) feet distant from any adjoining residence. (Refer to Lots and Area illustration.) (Ordinance No. 80-24)
3. A travel trailer, camper, or motor home parked or stored on a residential lot shall not be connected to sanitary facilities and shall not be occupied.

Section 1712. Landscaping.

1. Intent

Landscaping, greenbelts, and screening are necessary for the protection and enhancement of the environment and for the continued vitality of all land uses in the Township. Landscaping and greenbelts are capable of enhancing the visual environment, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual disruption related to intensive uses. Screening is important to protect less-intensive uses from the noise, light, traffic, litter and other impacts of intensive nonresidential uses. The purpose of this section is to set minimum standards for the protection and enhancement of the environment through requirements for the design and use of landscaping, greenbelts, and screening.

2. Scope of Application

The requirements set forth in this section shall apply to all uses, lots, sites, and parcels requiring site plan review which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless said site plan shows landscaping consistent with the provisions of this Section. Furthermore, where landscaping is required, a building permit shall not be issued until the required landscape plan is submitted and approved, and a certificate of occupancy shall not be issued unless provisions set forth in this section have been met or a performance bond has been posted in accordance with the provisions set forth in Section 1806.

In cases where the use of an existing building changes or an existing building is changed or otherwise altered or re-occupied, all of the standards set forth herein shall be met.

The requirements of this section are minimum requirements, and nothing herein shall preclude a developer and the Township from agreeing to more extensive landscaping.

3. Landscaping Design Standards

Except as otherwise specified in the general requirements for each Zoning District, all landscaping shall conform to the following standards:

a. General Landscaping

All developed portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as a greenbelt, berms, or screening are required:

- 1) All portions of the landscaped area shall be planted with grass, ground cover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks and similar site features may be incorporated with Planning Commission approval.
- 2) A mixture of evergreen and deciduous trees shall be planted at the rate of one (1) tree for each 3,000 square feet or portion thereof of landscaped open-space area. The plant materials shall be varied in type to provide seasonal visual interest. Not less than 15 percent of the required trees as specified herein shall be ornamental deciduous trees. (Refer also to Section 1713.) (Ordinance No. 80-50)
- 3) Trees and shrubs may be planted at uniform intervals, at random, or in groupings
- 4) In consideration of the overall design and impact of the landscape plan, the Planning Commission may reduce or waive the requirements outlined herein for General Landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the Ordinance, and more specifically, with the intent of Section 1712.1, and upon a finding the existing vegetation to be maintained on the site generally accomplishes the same effect in accordance with Section 1713.4.
- 5) The total landscaped area shall be the basis for determining the required number of trees or shrubs, irrespective of the portion which is devoted to patios, terraces, sidewalks, or other site features.

b. Greenbelt Buffer

Greenbelts and greenbelt buffers shall conform to the following standards:

- 1) A required greenbelt or greenbelt buffer may be interrupted only to provide for roads or driveways for vehicular access.
- 2) Grass, ground cover, or other suitable live plant material shall be planted over the entire greenbelt area, except that paving may be used in areas of intensive pedestrian circulation.
- 3) A minimum of one (1) deciduous tree or evergreen tree shall be planted for each twenty-five (25) lineal feet or portion thereof of required greenbelt length. Required trees may be planted at uniform intervals, at random, or in groupings. (Ordinance No. 80-55)

RESIDENTIAL TRIP GENERATION RATES

	Vehicle Trips per Dwelling Unit	
	Weekday	Peak Hour
Detached Single-Family Units	9.6	1.00
Apartments Units		
• All Apartments	6.6	0.67
• Low-Rise Apartments	6.6	0.62
• High-Rise Apartments	4.2	0.40
Townhouse and Condominium Units	5.9	0.54

(10) All pavements shall be asphalt or concrete pavement with concrete curb and gutter on each side in accordance with the standards prescribed by the Genesee County Road Commission pertaining, but not limited to, materials, right-of-way width and pavement width. (Ordinance No. 80-3)

b. Blocks

- (1) Maximum length for blocks shall not exceed one thousand three hundred (1,300) feet in length, except where, in the opinion of the Planning Commission, conditions may justify a greater distance.
- (2) Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.

c. Natural Features

The natural features and character of lands must be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural groves, water courses, and similar community assets that will add attractiveness and value to the property, if preserved. The preservation of drainage and natural stream channels must be considered by the proprietor and the dedication and provision of adequate barriers, where appropriate, shall be required.

d. Walkways and Street Lighting

Walkways and street lighting shall be installed in accordance with Section 1735 requirements. Upon review of the site plan, the Planning Commission may approve alternate locations for walkways or may waive the walkway requirement if it would not serve the purpose of providing adequate pedestrian circulation. (Ordinance No. 80-24)

e. Street Trees and Landscaping

- (1) Street trees shall be provided in the ratio of at least one (1) per dwelling unit, shall be placed along the right-of-way, and shall not be less than eight (8) feet in height.
- (2) The following trees are prohibited: (Ordinance No. 80-16)

- (a) Box Elder
- (b) Soft maples (Red, Silver)
- (c) Elms
- (d) Poplars
- (e) Willows
- (f) Horse Chestnut (nut bearing)
- (g) Tree of Heaven
- (h) Catalpa
- (i) Ginkgo (female)
- (j) Cotton Woods

- (3) All unimproved surface area of the site shall be planted with grass, ground cover, shrubbery, or other suitable landscape materials, except that patios, terraces, decks, and similar site features may be allowed.

f. Utilities

- (1) An adequate storm drainage system including necessary storm sewers, catch basins, manholes, culverts, bridges, and other appurtenances shall be required in all developments.
 - (2) A sanitary sewer system shall be required as regulated by Township Ordinance Nos. 31 and 38.
 - (3) A water supply system shall be required as regulated by Township Ordinance Nos. 35 and 39.
 - (4) The proprietor shall make arrangements for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout the development area, and such conduits or cable shall be placed within private easements provided to such service companies by the developer or within dedicated public ways, provided only that overhead lines may be permitted upon written recommendation of the Township Building Official and the approval of the Planning Commission at the time of site plan approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, design, and character of the development. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission. All drainage and underground utility installations which traverse privately held property shall be protected by easements granted by the proprietor.
3. Single-family detached condominium projects shall undergo preliminary site plan review and final site plan review as described below. Every application for review shall be submitted in accordance with the processing procedures established by the Township Planning Commission and accompanied by a processing fee in an amount established by resolution of the Township Board, as may be amended (refer to Sections 1802, 1803, and 2003). No portion of the fee shall be refundable.