

## CITY OF IMLAY CITY

### AMENDMENT TO ZONING ORDINANCE

#### ORDINANCE NUMBER 6.1 – ARTICLE 23.7 – DESIGN STANDARDS

The Imlay City Council has adopted Amendments to Zoning Ordinance No. 6.1, Article 23 – Landscape Standards and Tree Replacement, to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscape improvements. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, and stability of property values and the overall character of the city. The standards of this article are intended to help achieve a number of functional and environmental objectives.

This Ordinance shall take effect fifteen (15) days after said date of publication of this Notice. The following summary of the provisions of this Zoning Ordinance Amendment is being published pursuant to Public Act 78 of the Michigan Public Acts of 1989:

- Section 23.7 (A) (4)**                    **Greenbelts.** The greenbelt shall contain a minimum of one (1) canopy tree and six (6) shrubs per forty linear feet, or fraction thereof, of road frontage including any openings for driveways, pathways or easements. The Planning Commission 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.
- Section 23.7 (B) (2)**                    **Buffer Zones.** At a minimum, the width of the buffer shall be equal to the required setback. However, when a wall or berm are used, a larger buffer width may be required to accommodate both the required plant material and the wall or berm. All walls and berms shall be designed in accordance with the standards contained herein. (Note: exceptions may be granted as outlined below.) Further, the Planning Commission may reduce the following requirements if it is determined that the buffer zone cannot be reasonable accommodated due to existing site conditions.
- Section 23.7 (B) (2) (a)**                Type A Buffer. One (1) canopy or evergreen trees and two (2) shrubs, per thirty (30) linear feet along the property line, rounded upward.
- Section 23.7 (B) (2) (b)**                Type B Buffer. One (1) canopy or evergreen tree and two (2) shrubs, per forty (40) linear feet along the property line, rounded upward.
- Section 23.7 (C) (2)**                    **Parking Lot Landscaping.** At least one (1) canopy tree shall be provided per fifteen (15) parking spaces provided.

**Section 23.7 (D) (2)**

**Detention/Retention Pond Landscaping.** One (1) canopy or evergreen tree and 5 (5) shrubs are required per fifty (50) feet of pond perimeter, as measured along the top of the bank elevation. The required landscaping shall be planted in a random pattern, not limited to the top of the pond bank.

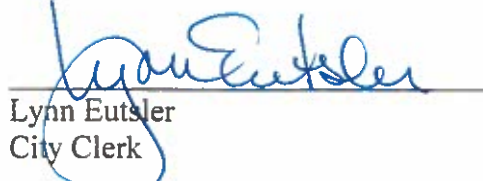
**Section 23.7 (D) (4)**

Planning Commission may waive this requirement if it is determined that detention/retention pond is not highly visible from adjacent sites or from areas that are readily accessed by the public, such as, from roads, or if the slope of the detention/retention pond is such that it will not hold water for any significant time and the pond area can be mowed.

**CERTIFICATION OF CLERK**

The Clerk of the City of Imlay City hereby certifies that Amendments to Article 23.7 – Design Standards of Zoning Ordinance No. 6.1 were duly adopted by the Imlay City Commission at a meeting held on the 2nd day of April, 2019 and that this Zoning Ordinance Amendment summary was published in the Tri-City Times on the 10<sup>th</sup> day of April, 2019. Copies of the complete Article 23.7 – Design Standards of Zoning Ordinance No. 6.1, in its entirety, may be obtained in the Office of the City Clerk, 150 N. Main Street, Imlay City, Michigan.

  
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Joi Kempf, Mayor

  
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Lynn Eutsler  
City Clerk

First Reading: 03-20-2019  
Second Reading: 04-02-2019  
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