

Article 5.00

LANDSCAPING AND SCREENING

Section 5.01 Intent and Scope of Requirements

A. Intent

Landscaping enhances the visual image of the Township, while preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, and screening, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:

1. Improve the appearance of off street parking areas, vehicular use areas, and property abutting public rights of way,
2. Protect and preserve the appearance, character, and value of the neighborhoods that abut non residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,
3. Reduce soil erosion and depletion, and
4. Increase soil water retention, thereby helping to prevent flooding.

B. Scope of Application

No site plan shall be approved unless it shows landscaping consistent with the requirements of this Article. 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 guarantee has been posted in accordance with the provisions set forth in Section 2.18. The requirements in this Article shall not apply to single family detached homes, unless otherwise specifically noted.

C. Minimum Requirements

The requirements in this Article are minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive landscaping.

D. Design Creativity

Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect and, equally important, the intent of the Township to coordinate landscaping on adjoining properties.

E. Summary of Regulations

The following table summarizes the landscaping regulations contained in this Article. In the case of a discrepancy between the table and the text of Section 5.02, the text shall control.

Summary of Minimum Landscaping Requirements (see Section 5.02)

	General Landscaping Ratio	Plant Height	Minimum Planting Area Width	Minimum Plant Material Quantities		
				Deciduous or Evergreen Trees	Ornamental Trees	Shrubs
General Site Landscaping	--	--	--	One tree per 3,000 sq. ft. ^a	--	--
Landscaping Adjacent to Roads	--	--	15 feet	One tree per 40 linear feet	One tree per 100 linear feet	Eight shrubs per 40 linear feet
Berms in Front Yard	--	3 feet, maximum	<i>see text</i>	One tree per 40 linear feet	One tree per 100 linear feet	Eight shrubs per 40 linear feet
Greenbelts	--	--	20 feet ^b	One tree per 30 linear feet	--	^c
Landscape Screening	--	6 feet, minimum	^d	^e	--	--
Parking Lot Landscaping	30 sq. ft. per parking space	--	9 feet	One shade tree per 5 spaces	--	--

^a Multiple-family residential developments and mobile home parks shall provide 2 trees and 4 shrubs per dwelling unit or lot.
^b Greenbelts provided in conjunction with a screening wall shall be a minimum of nine feet in width.
^c Shrubs may be substituted for up to 50% of the total number of required trees, at a rate of eight (8) shrubs for each tree.
^d The minimum width of landscape screening shall be equal to the minimum width for the installation used (i.e., greenbelt or berm).
^e Landscaped screening shall consist of closely-spaced (not more than 15 feet on center) evergreens, arranged to form a complete visual barrier within three years of planting.
N.B. The Clear Vision Area requirements of Section 5.02, sub-section H, and Section 2.09 shall be observed for all landscaping installations.

Summary of Plant Material Specifications (see Section 5.04, sub-section C)

	Minimum Caliper	Minimum Height	Minimum Spread
Deciduous Trees	2.5 inches <i>measured at 12 inches above grade</i>	4 feet to first branch	--
Ornamental Trees	1.5 inches <i>measured at 6 inches above grade</i>	4 feet to first branch	--
Evergreen Trees	--	5 feet	2.5 feet
Shrubs	--	2 feet	2 feet
Hedges	--	2 feet	--

Section 5.02 General Landscaping Requirements

A. General Site Requirements

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 unpaved portions of the site shall be planted with grass, ground cover, shrubbery, or other suitable live plant material. Such plant material shall extend to the edge of any abutting paved area, roadway, or gravel shoulder, except that trees and shrubs shall be set back a minimum of ten feet from the edge of any uncurbed paved area, roadway, or gravel shoulder. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro-seeded.
2. A mixture of evergreen and deciduous trees shall be planted on non residential parcels at the rate of one (1) tree per 3,000 square feet or portion thereof of any unpaved open area for which specific landscaping requirements do not appear later in this Article. Required trees may be planted at uniform intervals, at random, or in groupings.

B. Landscaping Adjacent to Roads

1. Planting Requirements

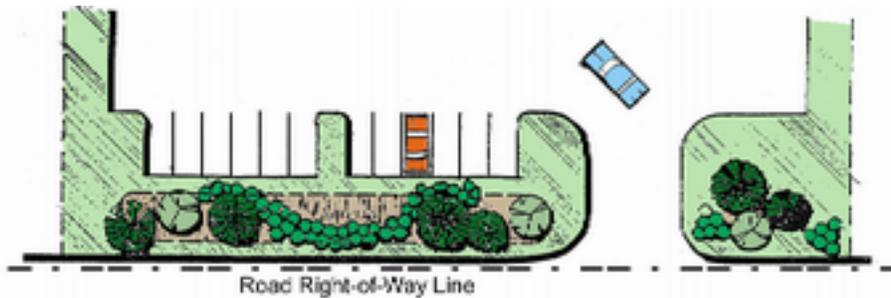
Where required, landscaping adjacent to roads shall comply with the following planting requirements:

Type of Plant Material	Minimum Amount Required
Deciduous Shade or Evergreen Tree	1 per 40 linear feet of road frontage
Ornamental Tree	1 per 100 linear feet of road frontage
Shrubs	8 per 40 linear feet of road frontage

For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted (see diagram). Trees and shrubs may be planted at uniform intervals, at random, or in groupings. Fractional amounts shall be rounded up to the next whole tree or shrub.

2. Location and Dimensions

Required landscaping adjacent to roads shall be located totally on private property within a planting strip adjacent to the road right-of-way. The minimum width of the planting strip shall be fifteen (15) feet.



Example Calculation for Landscaping Adjacent to Roads (Section 5.02, sub-section B)

Total Parcel Width = 250 feet Driveway Width = 30 feet Road Frontage = 250-30 = 220 feet

Deciduous or Evergreen Trees Required = 220 feet / 40 = 5.5 → **6 trees required**

Ornamental Trees Required = 220 feet / 100 = 2.2 → **3 ornamental trees required**

Shrubs Required = 220 feet / 40 = 5.5 x 8 = **44 shrubs required**

C.

Berms

Where required, berms shall conform to the following standards:

1. Dimensions

Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal (33 percent slope), with at least a two (2) foot flat area on top. Berms may undulate in height, subject to review and approval of berm design as shown on the site plan. Unless otherwise indicated, the maximum height of required berms shall be three (3) feet.

2. Protection from Erosion

Any required berm shall be planted with sod, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The use of railroad ties, cement blocks, and other types of construction materials to retain the shape and height of a berm shall be prohibited unless specifically reviewed and approved by the Planning Commission.

3. Required Plantings

a. *Front Yard Berms*

Berms located in the front yard of non residential parcels shall be landscaped in accordance with the requirements for Landscaping Adjacent to Roads, Section 5.02, sub-section B.

b. *Screening Berms*

Berms used for screening other than in the front yard shall be landscaped in accordance with the requirements for Screening, Section 5.02, sub-section E.

4. Measurement of Berm Length

For the purposes of calculating required plant material, berm length shall be measured along the exterior edge of the berm.

D. Greenbelts

Where required, greenbelts shall conform to the following standards:

1. Measurement of Greenbelt Length

For the purposes of calculating required plant material, greenbelt length shall be measured along the exterior edge of the greenbelt.

2. General Planting Requirements

a. Grass or Ground Cover Requirements

Grass, ground cover, or other suitable live plant materials shall be planted over the entire greenbelt area, except where paved walkways are used.

b. Tree and Shrub Requirements

Except where the greenbelt is used for screening, a minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) linear feet or portion thereof of required greenbelt. Shrubs may be substituted for up to 50% of the total number of required trees, at a rate of eight (8) shrubs for each tree. Trees and shrubs may be planted at uniform intervals, at random, or in groupings.

c. Greenbelt Width

The minimum width of any required greenbelt shall be 20 feet, except where used to obscure a screening wall as noted below, in which case the greenbelt shall be at least nine feet in width.

d. Distance from Sidewalk

Plant materials other than turfgrass or ground cover shall not be placed closer than four (4) feet to the right-of-way line where the greenbelt abuts a public sidewalk.

3. Greenbelts Used for Screening

Greenbelts used for screening shall be landscaped in accordance with the requirements for Screening, Section 5.02, sub-section E.

4. Linking Greenbelts

Every effort shall be made to link greenbelts on adjacent parcels so as to provide a continuous landscaped or natural area.

E. Screening

1. General Screening Requirements

Unless otherwise specified, wherever an evergreen or landscaped screen is required, screening shall consist of closely spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting. Deciduous plant materials may be used provided that a complete visual barrier is maintained throughout the year. Wherever screening is required adjacent to residentially zoned or used property, the screening must be installed prior to the beginning of site grading and general construction, except where such activity would result in damage to the screening.

2. Screening of Equipment

Mechanical equipment, such as air compressors, pool pumps, transformers, sprinkler pumps, satellite dish antennae, and similar equipment shall be screened on at least three (3) sides. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting.

F. Parking Lot Landscaping

In addition to required screening, all off street parking areas shall be landscaped as follows:

1. Landscaping Ratio

Off street parking areas containing greater than ten (10) spaces shall incorporate at least thirty (30) square feet of interior landscaping per parking space.

a. Interior parking lot landscaping shall include the following:

(i). Internal islands and medians

(ii). Landscaped areas surrounded on three sides by a parking area (i.e., peninsulas or fingers)

(iii). Landscaped areas at the corners of a parking area and bordered by parking on at least two sides

b. Interior parking lot landscaping shall be located within the parking area to improve its appearance and screen lot edges, reinforce circulation routes, define pleasing pedestrian routes through the parking lot, and maximize shade and stormwater benefits.

c. Interior parking lot landscape areas should be coordinated with the location of light poles and other utilities.

2. Minimum Dimensions

a. Landscaped areas in parking lots shall be no less than nine feet in any single dimension and no less than 300 square feet in area.

b. Landscaped areas in or adjacent to parking lots shall be protected with curbing to prevent encroachment of vehicles. Curbs shall be a minimum of six inches in height and shall be continuous around the parking area, except for curb cuts required for integrated on-site stormwater management or pedestrian accessibility.

3. Other Landscaping

Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.

4. Required Plantings

- a. At least fifty percent (50%) of each interior landscaped area shall be covered by living plant material, such as sod, shrubs, ground cover, or trees. Plant materials other than turfgrass or ground cover shall not be placed closer than two feet to the curbed edge of any interior parking lot landscape area. Trees shall be set back a minimum of four feet from the curbed edge of any interior parking lot landscape area.
- b. A minimum of one deciduous shade tree shall be planted within the parking lot for every ten vehicle parking spaces in the lot.
- c. Plantings within parking lots shall comply with the requirements for unobstructed sight distance set forth in Section 2.09. The landscape plan shall indicate the types, sizes, and quantities of all plant material proposed for interior parking lot landscape areas.

G. Landscaping of Rights-of-Way

Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be planted with grass or other suitable live ground cover, and shall be maintained by the owner or occupant of the adjacent property as if the rights of way were part of the required landscaped areas or greenbelts.

H. Maintenance of Unobstructed Visibility for Drivers

No landscaping shall be established or maintained on any parcel or in any parking lot that will obstruct the view of drivers. Accordingly, all landscaping shall comply with the provisions concerning Unobstructed Sight Distance set forth in Section 2.09.

I. Potential Damage to Utilities

In no case shall landscaping material be planted in a way that will interfere with or cause damage to underground utility lines, public roads, or other public facilities. Species of trees whose roots are known to cause damage to public roadways, sewers, or other utilities shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities. Trees shall be set back from overhead utility lines as indicated in the following chart:

Mature Tree Height	Minimum Distance from Center of Trunk to Nearest Overhead Utility Line
Up to 15 feet	10 feet
15 to 25 feet	20 feet
25 to 45 feet	30 feet
Over 45 feet	50 feet

J. Landscaping of Divider Medians

Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle accessways is separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) linear feet or portion thereof of median. Trees may be planted at uniform intervals, at random, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet. Plant materials other than turfgrass or ground cover shall not be placed closer than two feet to the curbed edge of any landscaped median. Trees shall be set back a minimum of four feet from the curbed edge of any landscaped median.

K. Irrigation

The site plan shall indicate the proposed method of watering landscaped areas. Although not required, installation of an in-ground irrigation/sprinkler system is encouraged, particularly in front yards.

Section 5.03 Specific Landscaping Requirements for Zoning Districts

A. Requirements for Commercial, Office, and Industrial Districts

All lots or parcels of land located in the OS-1, B-1, B-2 and I-1 zoning districts shall comply with the following landscaping requirements:

1. General Site Landscaping

All developed portions of the site shall conform to the General Site Requirements in Section 5.02, sub-section A, except where specific landscape elements are required.

2. Landscaping Adjacent to Road

All commercial, office, and industrial developments shall comply with the requirements for landscaping adjacent to the road in Section 5.02, sub-section B.

3. Berm Requirements

A berm may be used to screen off-street parking from view of the road, in which case the berm shall be a maximum of three (3) feet in height and shall be planted in accordance with Section 5.02, sub-section B. The berm shall be located totally on private property, adjacent to the road right-of-way.

4. Screening

Screening in the form of a landscaped berm, greenbelt, or wall shall be required wherever a non-residential use in a commercial, office, or industrial district abuts directly upon land zoned for residential or agricultural purposes, and/or where loading areas would be visible from residential or agricultural districts. Landscaped screening shall comply with the requirements in Section 5.02, sub-section E. If a wall is used instead of landscaping, the requirements in Article 6.00 shall be complied with, but a landscaped greenbelt (planted in accordance with Section 5.02, sub-section D) shall be required on the side of the wall facing the residential or agricultural district.

5. Parking Lot Landscaping

Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 5.02, sub-section F.

B. Requirements for Multiple Family Districts

All lots or parcels of land located in the RM-1 zoning district shall comply with the following landscaping requirements:

1. General Site Landscaping

A minimum of two (2) deciduous or evergreen trees plus four (4) shrubs shall be planted per dwelling unit. Unless otherwise specified, required landscaping elsewhere in the multiple family development shall not be counted in meeting these requirements for trees.

2. Landscaping Adjacent to Road

All multiple family developments shall comply with the requirements for landscaping adjacent to the road in Section 5.02, sub-section B.

3. Berm Requirements

A berm may be used to screen off-street parking from view of the road, in which case the berm shall be a maximum of three (3) feet in height and shall be planted in accordance with Section 5.02, sub-section B. The berm shall be located totally on private property, adjacent to the road right-of-way.

4. Screening

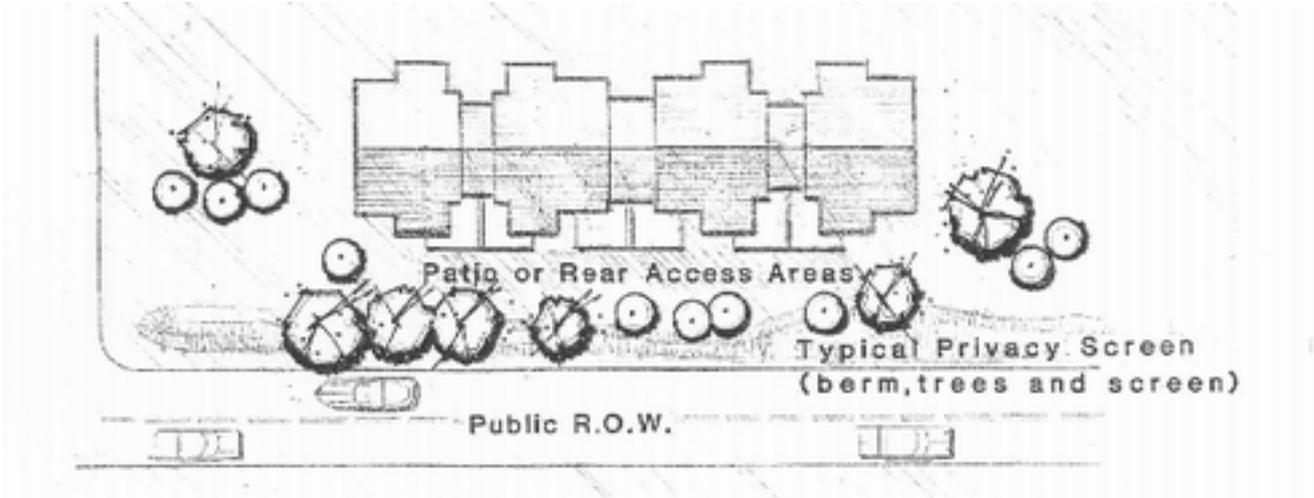
Screening in the form of a landscaped berm, greenbelt, or wall shall be required on all sides of a multiple family development. Landscaped screening shall comply with the requirements in Section 5.02, sub-section E. A wall may be used instead of landscaping adjacent to non-residential districts, subject to the requirements in Article 6.00. If a wall is used instead of landscaping, the requirements in Article 6.00 shall be complied with, but a landscaped greenbelt (planted in accordance with Section 5.02, sub-section D) shall be required on the side of the wall facing away from the multiple-family development.

5. Parking Lot Landscaping

Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 5.02, sub-section F.

6. Privacy Screen

Where multiple family dwellings are designed so that rear open areas or patio areas front onto a public street, a landscaped privacy screen shall be provided (see illustration). The screen may consist of a combination of trees, shrubs, and berms, subject to review by the Planning Commission.



Privacy Screen (see Section 5.03, sub-section B.6)

C. Requirements for Non-Residential Uses in Residential or Agricultural Districts

All non-residential uses developed in residential or agricultural zoning districts shall comply with the following landscaping requirements:

1. General Site Landscaping

All developed portions of the site shall conform to the General Site Requirements in Section 5.02, sub-section A, except where specific landscape elements are required.

2. Landscaping Adjacent to Road

All non-residential developments located in residential districts shall comply with the requirements for landscaping adjacent to the road in Section 5.02, sub-section B.

3. Berm Requirements

A berm may be used to screen off-street parking from view of the road, in which case the berm shall be a maximum of three (3) feet in height and shall be planted in accordance with Section 5.02, sub-section B. The berm shall be located totally on private property, adjacent to the road right-of-way.

4. Screening

Screening in the form of a landscaped berm, greenbelt, or wall shall be required wherever a non-residential use abuts directly upon land zoned for residential purposes. Landscaped screening shall comply with the requirements in Section 5.02, sub-section E. If a wall is used instead of landscaping, the requirements in Article 6.00 shall be complied with, and a landscaped greenbelt (planted in accordance with Section 5.02, sub-section D) shall be provided on the side of the wall facing away from the non-residential use.

5. Parking Lot Landscaping

Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 5.02, sub-section F.

Section 5.04 Standards for Landscape Materials

Unless otherwise specified, all landscape materials shall comply with the following standards:

A. Plant Quality

Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in central Michigan, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations.

B. Non-Living Plant Material

Plastic and other non living plant materials shall not be considered acceptable to meet the landscaping requirements of this Ordinance.

C. Plant Material Specifications

Use of native plant species to comply with landscaping requirements is encouraged so as to preserve the diversity and health of Michigan's unique natural heritage. Lists of native wildflowers, ferns, trees, shrubs and vines, and grasses, sedges, and rushes are available at the Township Hall. The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:

1. Deciduous Shade Trees

Deciduous shade trees shall be a minimum of two and one half (2.5) inches in caliper measured twelve (12) inches above grade with the first branch a minimum of four (4) feet above grade when planted.

2. Deciduous Ornamental Trees

Deciduous ornamental trees shall be a minimum of one and one half (1 1/2) inches in caliper measured six (6) inches above grade with a minimum height of four (4) feet above grade when planted.

3. Evergreen Trees

Evergreen trees shall be a minimum of five (5) feet in height when planted. Furthermore, evergreen trees shall have a minimum spread of two and one-half (2.5) feet, and the size of the burlapped root ball shall be at least ten (10) times the caliper measured six (6) inches above grade.

4. Shrubs

Shrubs shall be a minimum of two (2) feet in height when planted. Low growing shrubs shall have a minimum spread of twenty four (24) inches when planted.

5. Hedges

Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within two (2) years after planting, barring unusual growing conditions, such as drought or disease. Hedges shall be a minimum of two (2) feet in height when planted.

6. Ground Cover

Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.

7. Grass

Grass area shall be planted using species normally grown as permanent lawns in central Michigan. Grass, sod, and seed shall be clean and free of weeds, pests, and diseases. Grass may be sodded, plugged, sprigged or seeded. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.

8. Mulch

Mulch used around trees, shrubs, and vines shall be a minimum of three (3) inches deep, and installed in a manner as to present a finished appearance.

9. Undesirable Plant Material

Use of plant materials that are invasive to natural habitats, that cause disruption to storm drainage, or that are susceptible to pests or disease is not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

Box Elder <i>Acer negundo</i>	Norway Maple <i>Acer platanoides</i>	Silver Maple <i>Acer saccharinum</i>	Tree of Heaven <i>Ailanthus altissima</i>
European Barberry <i>Berberis vulgaris</i>	Northern Catalpa <i>Catalpa speciosa</i>	Ash <i>Fraxinus spp.</i>	Common Privet <i>Ligustrum spp.</i>
Honeysuckle <i>Lonicera spp.</i>	Mulberry <i>Morus spp</i>	Poplar <i>Populus spp</i>	Callery Pear <i>Pyrus calleryana</i>
Buckthorn <i>Rhamnus spp</i>	Willow <i>Salix spp.</i>	Elm <i>Ulmus spp.</i>	Russian-olive <i>Elaeagnus angustifolia</i>

Section 5.05 Installation and Maintenance

The following standards shall be observed where installation and maintenance of landscape materials are required:

A. Installation

Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Trees, shrubs, hedges, and vines shall be generously mulched at the time of planting.

B. Installation of Perimeter Landscaping

Landscaping along the perimeter shall be installed prior to construction, except where such landscaping would be destroyed during construction.

C. Seeding or Sodding

Lots or parcels shall be seeded or sodded within ninety (90) days after occupancy.

D. Protection from Vehicles

Landscaping shall be protected from vehicles through use of curbs or wheel stops in parking lots. Except for stormwater management features such as bioswales, landscape areas shall be elevated above the pavement to a height that is adequate to protect the plants from snow removal, salt, and other hazards.

E. Off-Season Planting Requirements

If development is completed during the off season when plants cannot be installed, the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season, in accordance with Section 2.18.

F. Maintenance

Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately upon notice from the Building Official, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season.

All landscaped areas shall be provided with a readily available and acceptable supply of water, with at least one spigot located within three hundred (300) feet of all plant material to be established and maintained. Trees, shrubs, and other plantings and lawn areas shall be watered regularly throughout the growing season.

All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Rotted, deteriorated, or damaged landscape elements shall be repaired, replaced, or removed.

Section 5.06 Treatment of Existing Plant Material

The following regulations shall apply to existing plant material:

A. Consideration of Existing Elements in the Landscape Design

In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided such substitution is in keeping with the spirit and intent of this Article and the Ordinance in general.

Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such landscaping is in conformance with the requirements of this section.

B. Preservation of Existing Plant Material

Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are five (5) inches or greater in caliper, measured twelve (12) inches above grade.

Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of fencing or stakes at the drip line around each tree. No vehicle or other construction equipment shall be parked or stored within the drip line of any tree or other plant material intended to be saved.

In the event that healthy plant materials which are intended to meet the requirements of the Ordinance are cut down, damaged or destroyed during construction, said plant material shall be replaced with the same species as the damaged or removed tree, in accordance with the following schedule, unless otherwise approved by the Planning Official based on consideration of the site and building configuration, available planting space, and similar considerations:

Damaged Tree Size	Replacement Tree Size	Replacement Ratio
Less than 6 inches caliper	2½ to 3 inches caliper	Tree-for-tree
Greater than 6 inches caliper	2½ to 3 inches caliper	One replacement tree for each six inches caliper (or fraction thereof) of damaged tree

*** Tree caliper is to be measured at 12 inches above grade for damaged and replacement trees.*

Section 5.07 Modifications to Landscape Requirements

In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Article and Ordinance in general. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

- Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
- Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
- The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of the Ordinance.