



Single-Family and Two-Family Residential Dwelling Requirements

- Landscaping is required for all new buildings and additions over 500 square feet.
- Landscaping shall be installed within one (1) year from date of occupancy.
- Front yards shall be completely landscaped, except for those areas occupied by utilities, access driveways, paved walks, nails and structures.
- All flanking street-side side yards shall be completely landscaped, except for those areas occupied by utilities, access driveways, paved walks, wall and structures.
- All live landscaping shall be properly maintained. All dead or dying landscaping shall be replaced immediately and all sodded areas mowed, fertilized and irrigated on a regular basis.

(Reference: Zoning Ordinance Sections 513, 613 and 713)

Multi-Family Residential District, Principal Non-Residential building in a Residential District, US 2 & 41 and M35 Corridor, Residential Planned Unit Development District, Commercial District, Planned Commercial District, Local Business District, Light Manufacturing District, Special Planned District, Industrial Park District and Heavy Manufacturing District Requirements.

General Statement. The requirements of this Section shall apply to all land uses, structures and buildings. The City of Escanaba finds that it is in the public interest for all developments to provide landscape improvements for the purpose of: complimenting the natural environment; improving the general appearance of the City and enhancing its aesthetic appeal; preserving the economic base; improving quality of life; delineating and separating use areas; increasing the safety, efficiency, and aesthetics of use areas and open space; screening and enhancing privacy; mitigating the diverse impact of climate; conserving energy, abating erosion and stabilizing slopes; deadening sound; and preserving the quality of our air and water.

Guidelines for Landscaping Buffers. The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides a visual separation between abutting land uses. Shrubs and/or trees shall be massed in rows or groups to achieve the maximum screening effect.

Landscape Plan. All applicants for zoning land use permits for Residence Districts (C), Residential Planned-Unit Development Districts (C-2), Local Business Districts (D), Commercial Districts (E), Planned Commercial Development District (E-1), Special Planned District (E-2), Light Manufacturing Districts (F), Industrial Park District (F-1), and Heavy Manufacturing Districts (G) shall submit a landscape plan.

Submittal Procedure. The following procedure shall be followed for the submittal of landscape plans.

Preliminary Consultation. Prior to the submittal of a landscape plan, it is recommended that the developer meet with the Code Official and/or other appropriate City staff to discuss zoning district, site plan, and landscaping plan requirements. Such meeting should occur prior to any extensive outlay of funds on the part of the developer since it is intended to identify potential problems and methods to alleviate them and to encourage a cooperative effort between the developer and the City.

Plan Submittal. After the preliminary consultation with City Staff, Fifteen (15) copies of all landscape plans requiring approval by the Planning Commission shall be submitted to the Code Official. Landscaping plans may be submitted separately or included in the Site Plan. All plans shall be drawn to an engineering scale. Plans shall be drawn to scale, rendered on a minimum sheet size of twenty-four (24) inches by thirty-six (36) inches and contain the following information:

The location and dimensions of all proposed open space areas.

- A. Identification of all proposed vegetation:
 - 1. Symbols, quantities, common names, and size of all plant materials, and whether plant is balled burlapped, potted, or bare root.
 - 2. Showing all species to scale of mature crown diameter or spread.

Required Buffers. Required buffers shall not be disturbed for any reason except for required drive-ways, sidewalks, or other pedestrian or bicycle paths, walls, fences, or required landscaping, landscaping maintenance and replacement, or maintenance and construction of berms, or utility lines. However, utility line construction must meet the following requirements:

- A. The removal of any tree larger than 8 inches caliper shall require the approval of the City of Escanaba.
- B. If utility lines run longitudinally within a buffer yard, the width of the buffer yard shall be increased by the same amount that is cleared for placement of the utility lines.
- C. To the extent possible, the path cleared for the utility lines shall be replaced with plant materials, which are consistent with those that existed prior in the buffer yard.

Screening Requirements. The provisions of this Section must be met at the time that land is developed or land and structures are redeveloped. The requirements of this Section do not apply to lots or portions of lots, which are vacant or undeveloped. The following special requirements for certain parking lots, solid waste storage areas, service entrances, loading docks and outdoor spaces must comply with the following:

Parking Lots. Parking lots for more than ten (10) automotive vehicles and parking decks, excluding new and used automotive sales lots and parking areas for detached, duplex, triplex or quadraplex dwellings on a single lot must be screened from abutting properties.

Solid Waste Storage Areas. Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas must be screened from abutting property and from public view from a public street with the use of an opaque fence or wall that is architecturally compatible to the building's finished materials or landscaping which will shield all items outdoors.

Service Entrances. Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures shall be screened from abutting property and from public view from a public street.

Loading Docks. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces shall be screened from abutting property and from public view from a public street. Loading docks should be located at the side yard or rear yard of the building.

Outdoor Storage. Outdoor storage of materials, stock and equipment shall be screened from abutting property and from public view from a public street.

Electrical and/or Mechanical. All electrical and/or mechanical equipment, including roof mounted, shall be integrated into the design of the structure to the extent possible, enclosed or screened as part of the overall architectural design.

Additional Screening. Any other uses for which screening is required under these regulations as determined by the Planning Commission Site Plan Review.

Screening and/or Buffer Areas. Any screening or buffer areas used to comply with the provisions of this Section or other ordinance provisions for uses other than parking decks must consist of a planted area which is at least five (5) feet wide. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this Section. If only a wall or fence is used, then the area devoted to the screen need only be wide enough to accommodate the wall or fence and allow for its maintenance. The composition of the screening material and its placement on the lot must be indicated on the site plan drawing and reviewed and approved by the Planning Commission. The following list contains specific standards to be used in installing screening:

Fences or Walls. Any fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other masonry materials, wood posts and planks or metal or other materials specifically designed as fencing materials or any combination thereof as may be approved by the Code Official. Other materials may also be considered through the alternate buffer and screening process as detailed in Section 1914.8 Screening and/or Buffer Areas. No more than 25 percent of the fence surface shall be left open and the finished side of the fence shall face the abutting property. A chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this Section when abutting residential uses and districts, and public streets.

Earth Berms. Any earth berm used to meet the requirements of this Section must be a minimum of four (4) feet wide with a maximum slope of 2:1. Berms in excess of six (6) feet in height shall have a maximum slope of 3:1 as measured from the exterior property line.

Screening Height. The minimum height for screening will be whatever is sufficient to separate visually the uses, but not less than four (4) feet.

Vegetation Plant Sizing. Required vegetation shall be of the following minimum planting size:

- A. Deciduous trees – 2.5 inch diameter as measured 6 inches above ground.
- B. Coniferous trees – 6 feet in height.
- C. At least 20% of the required number of trees shall be hardwood deciduous trees.
- D. Evergreen shrubs used for screening purposes, including those used in conjunction with berms, shall be a minimum of 24 inches in height with a minimum spread of 2 feet when planted and no further apart than five feet.
- E. Required trees and shrubs used in site development must be indigenous to Escanaba and/or Delta County.

Ground Cover. The street front yard and the front 1/3 of the side yards abutting the building shall be maintained in an attractive maintained state, either as a natural landscape or plantings with sodded grass areas. All other open space areas shall, at a minimum be seeded. The following deviations from this standard may be granted by the Planning Commission during the review process if it is determined that less water demand is needed or lower maintenance designs will be more effective:

- A. The use of mulch material for shrubs and foundation plantings.
- B. The seeding of future expansion areas delineated on the site plan.
- C. Areas maintained in a natural state that are undisturbed or that are in construction.
- D. Other landscape elements such as decks, patios, stepping stones or landscape stones may be incorporated therein.
- E. Other ground cover uses will be considered on a case-by-case basis by the Escanaba Planning Commission.

Special District Requirements. Future development within the City shall meet the following minimum requirements:

Residence (C) Multi-Family District. Residence (C) District (all multi-family buildings containing five or more dwelling units) shall contain at a minimum:

- A. Ten percent of the total lot area shall remain open green space.
- B. One (1) indigenous tree per dwelling unit, or two (2) indigenous trees per dwelling unit for every mature tree removed, whichever is greater.

Principal Non-Residential Buildings in a Residential District. All principal nonresidential buildings or structures permitted in any Residential District shall contain at a minimum:

- A. Ten percent of the total lot area shall remain open green space.
- B. One indigenous tree per 1,000 square feet of gross floor area, in any fraction thereof, for nonresidential uses.

US2, 41, and M35 Corridor (North Lincoln Road) and Ludington Street west of Lincoln Road, M35 Corridor (South Lincoln Road) between Lake Shore Drive and Ludington Street shall contain at a minimum:

- A. Twenty percent of the total lot area shall remain open green space.
- B. One indigenous canopy tree per 10,000 square feet of lot area or fraction thereof.

Residential Planned Unit Development Districts (C-2). Residential Planned Unit Development Districts (C-2) shall contain at a minimum:

- A. Ten percent of the total parcel area shall remain open green space.
- B. One indigenous tree per dwelling unit, or two (2) indigenous trees per dwelling unit for every mature tree removed, whichever is greater.

Commercial District (E), Planned Commercial Development Districts (E-1) and Local Business District (D). Commercial District (E), Planned Commercial Development Districts (E-1), and Local Business District (D) shall contain at a minimum:

- A. Ten percent of the total lot area shall remain open green space.
- B. One indigenous tree per 1,000 square feet, or fraction thereof, of gross floor area.

Exception: Uses on Ludington Street between Stephenson Avenue and 2nd Street.

Light Manufacturing District (F)/Special Planned District Developments (E-2). Light Manufacturing District (F)/Special Planned District Developments (E-2) shall contain at a minimum:

- A. Ten percent of the total lot area shall remain open green space.
- B. Two (2) indigenous trees per every 10,000 square feet of lot area or fraction thereof.

Industrial Park District (F-1). Industrial Park District (F-1) shall contain at a minimum:

- A. Ten percent of the total lot area shall remain open green space.
- B. Two (2) indigenous trees per every 10,000 square feet of lot area or fraction thereof.

Heavy Manufacturing District (G). Heavy Manufacturing District (G) shall contain at a minimum:

- A. Fifteen percent of the total lot area shall remain open green space.
- B. Two (2) trees per 10,000 square feet of lot area or fraction thereof. Trees shall be deciduous hardwood or approval of an existing tree/shrub disbursement plan which shows an equal distribution of trees surrounding the premises.

Alternative Buffer and Screening Requirements. In the event that the unusual topography or elevation of a development site, the size of a parcel to be developed, the soil or other sub-surface condition on the site, or the presence of required buffer or screening on adjacent developed property would make strict adherence to the requirements of the Zoning Ordinance serve no meaningful purpose or would make it physically impossible to install and maintain the required buffer or screen, the Planning Commission may alter the requirements of these requirements as long as the existing features of the development site comply with the spirit and intent of this Zoning Ordinance. Such an alteration may occur only at the request of the property owner, who shall submit a plan to the Code Official showing existing site features that would buffer or screen the proposed use and any additional buffer materials the property owner will plant or construct to buffer or screen the proposed use. The Planning Commission shall not alter the requirements of the Zoning Ordinance unless the developer demonstrates that existing site features and any additional buffer materials will screen the proposed use as effectively as the required buffer or screening.

Implementation and Replacement of Landscape Plan. All approved landscaping is to be installed in accordance with the approved landscape plan and compliance timetable.

Vegetation Replacement. Any vegetation included on a landscape plan that dies shall be replaced within one (1) planting season. Vegetation replaced shall conform to the approved landscape plan and the requirements contained herein.

Maintenance Responsibility. In order for any buffers or screening to fulfill the purpose for which it was established it must be properly maintained. It shall be the joint responsibility of the owner and/or lessee of the principal use, uses, or building to maintain in a neat and adequate manner all landscaping materials, vegetation, screening, and fences contained in the approved landscape and site plan. All buffers, screening and landscaping areas must be protected from damage by motor vehicles or pedestrians, which could reduce the effectiveness of the screening.

Compliance Timeline. All landscape plans shall include a timetable for construction, installation or planting within a period not to exceed two (2) years from the date of commencement of construction. Any person who is, or has been, required to landscape any part of a zoning lot/use and who has not complied with that requirement shall, within sixty (60) days of receipt of written notice from the City of Escanaba that a violation of this section exists comply with all requirements or be subject to Section 212, Violations.