

VILLAGE OF MANCHESTER
ORDINANCE NO. 263
OS and C-2 Zoning District, Landscaping; Greenbelts and Buffers; Screening

THE VILLAGE OF MANCHESTER ORDAINS THAT SECTIONS 151.049, 151.050 AND SECTION 151.101 OF THE MANCHESTER VILLAGE CODE ARE HEREBY AMENDED TO READ AS FOLLOWS:

§ 151.049 OS, OFFICE SERVICE DISTRICT.

(A) *Purpose.* The District is designed primarily for the convenience of persons residing in the village by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods. The district shall be characterized by uses which, generally operate during normal business hours; are a compatible transitional use between commercial and residential areas and/or between thoroughfares and residential areas; and, are located in buildings which are architecturally compatible with the residential community. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other districts.

(B) *Permitted uses.*

(1) Office buildings for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales;

(2) Medical and dental office, including clinics and medical laboratories;

(3) Banks, credit unions, savings and loan associations;

(4) Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices;

(5) Photographic studios;

(6) Retail office supply, computer and business machine sales;

(7) Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services;

(8) Florist shops;

(9) Personal service establishments, such as barber and beauty shops; watch, clothing, and shoe repair; locksmith; and similar establishments;

(10) Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of § 151.082;

(11) A single-family dwelling and any use, building, or structure accessory thereto, established and existing at the time of adoption of this chapter;

12) Office buildings of architects, engineers, surveyors, community planners and other professions of similar nature;

13) Theaters and studios for professional work;

14) Governmental offices;

15) Training and/or educational centers where such centers are designed and intended to provide training at the business, technical, and/or professional level; and

16) Employee Services: Employee services such as a cafeteria, snack bar or exercise gym may be permitted as an accessory use to a permitted or conditional land use in the Office district, provided such services are contained wholly within the principal structure and are offered to employees only.

(C) *Conditional uses.*

(1) Private service clubs, social organizations, and lodge halls;

(2) Funeral homes;

(3) Multiple-family housing and/or apartment dwelling second floor and above;

(4) Veterinary offices and hospitals, including accessory boarding, provided no outdoor exercise runs or pens are permitted; and

(5) Bed and breakfast establishments subject to the provisions of § 151.084. (Ord. 239, passed 3-5-2001, § 4.4.7) Penalty, see § 151.999

(D) *Architectural standards.* The architectural standards contained in this section are intended to integrate the OS District into the existing fabric of the Village, contributing to the cohesive historic identity of Manchester. Because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's OS District.

Development in the OS district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

(1) *Building orientation.* The intent of the OS district is to contribute to the desirability of pedestrian activity within the district and adjacent land uses and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:

(a) Buildings shall front towards and have their primary pedestrian entrance facing onto a public street or onto a major internal drive within a planned shopping center. The Planning Commission may permit buildings, which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.

(b) Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.

(2) *Building scale.* The intent is to create development that is similar in scale with the older buildings in the Village by encouraging narrow facades, and discouraging single, large scale buildings.

(a) Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings.

(b) The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two-story buildings shall not exceed 1:1.

(3) *Defined streetscape.* Buildings that are to be located along a public road shall be designed to create a defined streetscape along the corridor utilizing the following guidelines. The Planning Commission may require a perspective drawing or a scale model of the proposed structure.

(a) Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes, windows, and doors.

(b) All new development, additions, or renovations shall provide sidewalk connections to adjacent properties and/or development.

(4) *Building materials and design.* The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

(a) Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.

(b) Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.

(c) Roof shape and materials shall be architecturally compatible with the district and enhance the predominant streetscape and surrounding developments. Gable, hip and gambrel roofs are encouraged as the predominant shapes along the corridor.

(d) The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

(e) Where the side or rear facade(s) of a building will be visible from a residential zoning district or public land such a façade shall be constructed to a finished quality comparable to the front facade. Otherwise, decorative block such as split faced or single scored with an integral color may be used for these facades. Painted block is prohibited.

(f) Building located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at the discretion of the Planning Commission.

(g) All mechanical equipment shall be shielded from public view.

(h) Exterior building materials and treatment shall maintain a consistent overall appearance within the OS district. Any side of a principal building, at least fifty (50) percent of the facade shall be constructed of, or covered with, one or more of the following materials:

- Brick: smooth, hard, inform, red, dark-red, or brown brick;
- Cut stone: carved and smooth finish limestone;
- Siding: wood clapboard or single siding, or high quality vinyl;
- Glass windows and/or doors: non-reflective, clear or slightly tinted; and
- Other materials similar to the above as determined by the Planning Commission.

(i) The first floor of front facade(s) for non-residential structures shall include at least thirty (30) percent non-reflective windows (clear or slightly tinted). The approximate size, shape, orientation and spacing shall match that of non-residential buildings on adjacent lots. The remainder of the structure shall meet the above standards in Section 151.049 (D) (4) (g) in addition to the thirty (30) percent window on the front facade(s).

(5) *Other site elements.* Signs, landscaping, walls, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the district.

(E) *Parking requirements.*

(1) OS District uses shall provide parking and loading in accordance with the provisions set forth in Article 9.

(2) Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard.

(3) Planning Commission may approve a reduction in parking requirements of up to twenty-five (25) percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the required parking could be accommodated on-site by delineation on the site plan. This parking would be banked for future utilization if the parking needs of the use were to change.

(4) Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one (1) of the following options:

Parking Area Screening Options	Minimum Buffer Width	Minimum Landscaping Requirements
Landscape Strip	5 feet	10 shrubs per 30 feet
3 foot high decorative metal fence	5 feet	5 shrubs per 30 feet
3 foot high wall	5 feet	5 shrubs per 30 feet

(a) A minimum five (5) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.

(b) A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36) inch high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least sixteen (16) inches to twenty-one (21) inches wide. The minimum landscaping required in

conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.

(c) A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36) inch high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.

(F) *Access management.*

(1) *Statement of purpose.* The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, though not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

(2) *Commercial driveway definition.* For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.

(3) *Application of standards.*

(a) The standards of this section shall be applied to the Office Service (OS) district.

(b) The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw County Road Commission.

(c) The standards contained in this section shall apply to all uses.

(d) For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:

- Size of the parcel is insufficient to meet the dimensional standards.

- The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
- The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Institute of Transportation Engineers.
- There is no other reasonable means of access.

(4) *General standards for driveway location.*

(a) Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade to be determined at engineering review.

(b) Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

(5) *Standards for the number of commercial driveways.* The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. Where it is not possible to provide shared access, this access may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one (1) of the following circumstances:

(a) Two (2), 2 way entrances are required on the major highway. Additional entrances for purposes of a service drive or access to secondary frontages may be approved in the site plan.

(b) Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

(6) *Driveway spacing standards.*

(a) *Between driveways.* The minimum spacing between two (2) commercial driveways on the same side of the road shall be 185 feet.

(b) *Offsets.* To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where

possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along M-52 and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

(7) *Commercial driveway design.*

(a) All commercial driveways shall be designed according to the Village of Manchester Engineering Standards or Washtenaw County Road Commission, as appropriate.

(b) For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two (2) clearly marked egress lanes.

(c) The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

(8) *Service road design standards.*

(a) *Location.* Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.

(b) *Access easement.* The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.

(c) *Construction and materials.* Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face-to-face of curb.

(d) *Parking.* The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.

(e) *Access to service road.* The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.

(f) *Elevation.* The site plan shall indicate the proposed elevation of the service road at the right-of-way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.

(9) *Modification of standards for special situations.* The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

(a) The standards of this section would prevent reasonable access to the site.

(b) Access via a shared driveway or service road is not possible due to the presence of existing buildings or topographic conditions.

(c) Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.

(d) The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.

(e) The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning Commission may also request the applicant provide a traffic impact study to support the requested access design.

(f) The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.

(g) Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

(G) *Additional requirements.* All Permitted and Conditional Land Uses in the OS district shall comply with all applicable provisions of this Zoning Ordinance.

§ 151.050 C-2, GENERAL COMMERCIAL DISTRICT.

(A) *Purpose.* This District is intended to accommodate office, business service, and retail uses that serve a larger market than C-1 District including the village and portions of the surrounding townships. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other Districts.

(B) *Permitted uses.*

(1) All permitted and conditional uses allowed in C-1 Local Service District, with the exception of single-family dwellings;

(2) Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-service units, but not including any business of a drive-in type;

(3) Retail sales of drug and health care products, hardware, gifts, dry goods, notions, sporting goods, clothing, furniture, and appliances;

(4) Radio, television, and electrical appliance repair, and shops of plumbers, electricians, and other similar services and trades;

(5) Sit down and/or carry out restaurants;

(6) Laundromats and dry cleaning establishments;

(7) Planned shopping centers; and

(8) Accessory uses, buildings, or structures.

(C) *Conditional uses.*

(1) Bar/lounge serving alcoholic beverages and/or providing entertainment;

(2) Fast-food restaurants;

(3) Lodging facilities;

(4) Outdoor sales of manufactured products subject to the requirements set forth in § 151.079;

(5) Sale of new and used automobiles, boats, mobile homes, farm machinery, and other vehicles provided outdoor sales comply with the requirements set forth in § 151.079;

(6) Automobile service stations and washes subject to the requirements set forth in § 151.081;

(7) Recreation and amusement services, including theaters, bowling alleys, roller and ice skating rinks, billiard halls, and miniature golf; and

(8) Farm supply and feed stores.

(Ord. 239, passed 3-5-2001, § 4.4.8) Penalty, see § 151.999

(D) *Architectural standards.* The architectural standards contained in this section are intended to integrate the C-2 District into the existing fabric of the Village, contributing to the cohesive historic identity of Manchester. Because of the planned lower density of development along the corridor, structures shall possess architectural quality and variety to establish its own identity and create a positive image for the Village's C-2 District.

Development in the C-2 district, including new buildings, additions and renovations, shall be designed to preserve or complement the intended design character of corridor development, provide visual harmony, and protect the investment of adjacent landowners. These structures shall be reviewed by the Planning Commission under the following criteria:

(1) *Building orientation.* The intent of the C-2 district is to contribute to the desirability of pedestrian activity within the district and adjacent land uses and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale described in this section. The following shall be considered:

(a) Buildings shall front towards and have their primary pedestrian entrance facing onto a public street or onto a major internal drive within a planned shopping center. The Planning Commission may permit buildings, which face towards a side yard, provided that defined pedestrian access routes are provided to the public street and features such as those described above are provided along walls that face the public street.

(b) Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.

(2) *Building scale.* The intent is to create development that is similar in scale with the older buildings in the Village by encouraging narrow facades, and discouraging single, large scale buildings.

(a) Building facades shall be subdivided, through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings.

(b) The height to width ratio of these subdivided facades of single story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two-story buildings shall not exceed 1:1.

(3) *Defined streetscape.* Buildings that are to be located along a public road shall be designed to create a defined streetscape along the corridor utilizing the following

guidelines. The Planning Commission may require a perspective drawing or a scale model of the proposed structure.

(a) Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes, windows, and doors.

(b) All new development, additions, or renovations shall provide sidewalk connections to adjacent properties and/or development.

(4) *Building materials and design.* The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor. This shall be accomplished by the following:

(a) Variety in building design shall be provided by architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.

(b) Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.

(c) Roof shape and materials shall be architecturally compatible with the district and enhance the predominant streetscape and surrounding developments. Gable, hip and gambrel roofs are encouraged as the predominant shapes along the corridor.

(d) The predominating surface plane of all building walls over forty (40) feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.

(e) Where the side or rear facade(s) of a building will be visible from a residential zoning district or public land such a façade shall be constructed to a finished quality comparable to the front facade. Otherwise, decorative block such as split faced or single scored with an integral color may be used for these facades. Painted block is prohibited.

(f) Building located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at the discretion of the Planning Commission.

(g) All mechanical equipment shall be shielded from public view.

(h) Exterior building materials and treatment shall maintain a consistent overall appearance within the C-2 district. Any side of a principal building, at

least fifty (50) percent of the facade shall be constructed of, or covered with, one or more of the following materials:

- Brick: smooth, hard, inform, red, dark-red, or brown brick;
- Cut stone: carved and smooth finish limestone;
- Siding: wood clapboard or single siding, or high quality vinyl;
- Glass windows and/or doors: non-reflective, clear or slightly tinted;

and

- Other materials similar to the above as determined by the Planning Commission.

(i) The first floor of front facade(s) for non-residential structures shall include at least thirty (30) percent non-reflective windows (clear or slightly tinted). The approximate size, shape, orientation and spacing shall match that of non-residential buildings on adjacent lots. The remainder of the structure shall meet the above standards in Section 151.050 (D) (4) (g) in addition to the thirty (30) percent window on the front facade(s).

(5) *Other site elements.* Signs, landscaping, walls, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with the intended character of the district.

(E) *Parking requirements.*

(1) C-2 district uses shall provide parking and loading in accordance with the provisions set forth in Article 9.

(2) Off street parking shall be located in the side or rear yard and in no case shall be located in the required front yard. On lots where parking requirements can not be met in the side and rear yards, the Planning Commission may permit off street parking in a portion of the non-required front yard.

(3) Planning Commission may approve a reduction in parking requirements of up to twenty-five (25) percent if the applicant can demonstrate the use would be sufficiently served by the proposed amount of parking. Applicant shall demonstrate that the required parking could be accommodated on-site by delineation on the site plan. This parking would be banked for future utilization if the parking needs of the use were to change.

(4) Where off street parking is visible from the public right-of-way, screening shall be provided within the required greenbelt area between the parking lot and the public right-of-way and shall be accompanied by one (1) of the following options:

Parking Area Screening Options	Minimum Buffer Width	Minimum Landscaping Requirements
Landscape Strip	5 feet	10 shrubs per 30 feet
3 foot high decorative metal fence	5 feet	5 shrubs per 30 feet
3 foot high wall	5 feet	5 shrubs per 30 feet

(a) A minimum five (5) foot buffer area between the off-street parking and/or vehicular use area and the street right-of-way line to include plantings of at least ten (10) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.

(b) A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36) inch high decorative metal fence (i.e. wrought iron). The fencing shall contain four (4) inch spacing between metal pickets with masonry pilasters spaced twenty-four (24) feet apart, capped, and at least sixteen (16) inches to twenty-one (21) inches wide. The minimum landscaping required in conjunction with the metal fence is five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of parking lot.

(c) A minimum five (5) foot buffer area between the parking lot and the right-of-way to include a thirty-six (36) inch high masonry screening wall in conjunction with the minimum landscaping requirement of five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. The wall shall be constructed of brick or masonry block and shall also include a concrete stone or masonry cap.

(F) *Access management.*

(1) *Statement of purpose.* The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, through not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

(2) *Commercial driveway definition.* For the purposes of this Section, a commercial driveway is defined as any vehicular access except those serving one (1) or two (2) dwelling units, or serving just an essential public service structure.

(3) *Application of standards.*

(a) The standards of this section shall be applied to the General Commercial (C-2) district.

(b) The access standards contained herein shall be required in addition to, and where permissible shall supersede the requirements of the Washtenaw County Road Commission.

(c) The standards contained in this section shall apply to all uses.

(d) For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situation, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:

- Size of the parcel is insufficient to meet the dimensional standards.
- The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
- The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Institute of Transportation Engineers.
- There is no other reasonable means of access.

(4) *General standards for driveway location.*

(a) Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade to be determined at engineering review.

(b) Driveways, including the radii or tapered approach but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by the Village Engineer and upon written certification (such as an easement) from the adjacent property owner agreeing to such encroachment.

(5) *Standards for the number of commercial driveways.* The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway or a service drive. Where it is not possible to provide shared access, this access

may be by a single commercial driveway. Additional commercial driveways may be permitted at the discretion of the Planning Commission only under one (1) of the following circumstances:

(a) Two (2), 2 way entrances are required on the major highway. Additional entrances for purposes of a service drive or access to secondary frontages may be approved in the site plan.

(b) Additional commercial driveways may be justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.

(6) *Driveway spacing standards.*

(a) *Between driveways.* The minimum spacing between two (2) commercial driveways on the same side of the road shall be 185 feet.

(b) *Offsets.* To reduce left-turn conflicts, new commercial driveways should be aligned with driveways or streets on the opposite side of the roadway where possible. If alignment is not possible, driveways should be offset a minimum of two hundred fifty (250) feet along M-52 and one hundred fifty (150) feet along other roadways. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

(7) *Commercial driveway design.*

(a) All commercial driveways shall be designed according to the Village of Manchester Engineering Standards or Washtenaw County Road Commission, as appropriate.

(b) For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may require two (2) clearly marked egress lanes.

(c) The edge of commercial driveways shall be setback at least four (4) feet from the side or rear property line. This setback is intended to help control storm water runoff, and permit snow storage on site, and provide adequate area for any necessary on-site landscaping.

(8) *Service road design standards.*

(a) *Location.* Service roads shall generally be parallel or perpendicular to the rear property line and may be located either, adjacent to, or behind, principal buildings and shall not be permitted in front of the principal building. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.

(b) *Access easement.* The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty (60) feet wide. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.

(c) *Construction and materials.* Service roads shall have a base, pavement and curb with gutter in accordance with the Village Engineering Standards for public streets, except the width of the service road shall have a minimum pavement width of eighteen (18) feet face-to-face of curb.

(d) *Parking.* The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.

(e) *Access to service road.* The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section.

(f) *Elevation.* The site plan shall indicate the proposed elevation of the service road at the right-of-way line and the Village shall maintain a record of all service road elevations so that their grades can be coordinated.

(9) *Modification of standards for special situations.* The Planning Commission shall have the authority to modify the standards of this section upon consideration of the following:

(a) The standards of this section would prevent reasonable access to the site.

(b) Access via a shared driveway or service road is not possible due to the presence of existing buildings or topographic conditions.

(c) Roadway improvements (such as the addition of a traffic signal, a center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.

(d) The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.

(e) The proposed location and design is supported by the Village Engineer as an acceptable design under the existing site conditions. The Planning

Commission may also request the applicant provide a traffic impact study to support the requested access design.

(f) The modification shall be of the minimum amount necessary, but in no case shall spacing to another full-access driveway be less than sixty (60) feet, measured centerline to centerline.

(g) Where there is a change in use or expansion at a site that does not comply with standards herein, the Planning Commission shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards herein to the extent practical.

(G) *Additional requirements.* All Permitted and Conditional Land Uses in the C-2 district shall comply with all applicable provisions of this Zoning Ordinance.

§ 151.101 LANDSCAPING; GREENBELTS AND BUFFERS; SCREENING.

(A) *Intent.* The intent of this section is to:

- (1) Protect and preserve the appearance, character, and value of the community;
- (2) Minimize noise, air, and visual pollution;
- (3) Improve the overall aesthetics and appearance, divide the expanse of pavement, and define parking areas and vehicular circulation within off-street parking lots and other vehicular use areas;
- (4) Require buffering of residential areas from more intense land uses and public road rights-of-way;
- (5) Prevent soil erosion and soil depletion and promote sub-surface water retention;
- (6) Encourage an appropriate mixture of plant material, such as evergreen and deciduous trees and shrubs, to protect against insect and disease infestation and produce a more aesthetic and cohesive design; and
- (7) Encourage the integration of existing woodlands in landscape plans.

(B) *Application of requirements.*

(1) These requirements shall apply to all uses for which site plan review is required under § 151.023 and subdivision plat review as required under the Subdivision Control Ordinance.

(2) No site plan, site condominium plan, or subdivision plat shall be approved unless a landscape plan is provided which meets the requirements set forth herein.

(C) *Landscape plan requirements.* A separate detailed landscape plan shall be required to be submitted to the village as part of the site plan review or tentative

preliminary plat review. The landscape plan shall demonstrate that all requirements of this section are met and shall include, but not necessarily be limited to, the following items:

- (1) Location, spacing, size, root type, and descriptions for each plant type;
- (2) Typical straight cross section including slope, height, and width of berms;
- (3) Typical construction details to resolve specific site conditions, such as landscape walls and tree wells used to preserve existing trees or maintain natural grades;
- (4) Details in either text or drawing form to ensure proper installation and establishment of proposed plant materials;
- (5) Identification of existing trees and vegetative cover to be preserved;
- (6) Identification of grass and other ground cover and method of planting; and
- (7) Identification of landscape maintenance program, including statement that all diseased, damaged, or dead materials shall be replaced in accordance with standards of this chapter.

(D) *Screening between land uses.*

(1) Upon any improvement for which a site plan is required, a landscape buffer shall be constructed to create a visual screen at least 6 feet in height along all adjoining boundaries between either a conflicting nonresidential or conflicting residential land use and residentially zoned or used property. A landscape buffer shall consist of earthen berms and plant materials, or plant materials only so as to maintain a minimum opacity of at least 80%. Opacity shall be measured by observation of any 2 square yard area of landscape screen between 1 foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings must meet this standard based upon reasonably anticipated growth over a period of 3 years.

(2) (a) Where there is a need to provide a greater noise or dust barrier or to screen more intense development, a solid wall or fence shall be required by the village. The wall or fence shall be a minimum of 6 feet in height as measured on the side of the proposed wall having the higher grade.

(b) A required wall shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformity with front yard setback requirements. Upon review of the landscape plan, the village may approve an alternate location of a wall. The village and the Building Official shall approve the construction materials of the wall or fence which may include face brick, poured-in-place simulated face brick, precast brick face panels having simulated face brick, stone, or wood.

In addition, a minimum of one (1) deciduous tree and six (6) shrubs meeting the minimum size requirements provided herein shall be planted adjacent to, and for each thirty (30) lineal feet of wall or fence.

(E) *Parking lot landscaping.*

- (1) *Required landscaping within parking lots.* Separate landscape areas shall

be provided within parking lots in accordance with the following requirements.

(a) There shall be a minimum of 1 canopy/deciduous tree for every 8 parking spaces, provided that a landscape island shall be provided for no more than 16 continuous spaces.

(b) Landscaping shall be arranged in curbed islands within the parking lot and shall not be less than eight (8) feet wide.

(c) A minimum distance of 3 feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of 5 feet from the backside of the curb and the proposed landscape plantings shall be provided.

(d) The village, at its discretion, may approve alternative landscape plantings at the perimeter of parking lots where landscaping within parking lots would be impractical due to the size of the parking lot or detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing.

(2) *Required landscaping at the perimeter of parking lots.* Separate landscape areas shall be provided at the perimeter of parking lots in accordance with the following requirements.

(a) Parking lots which are considered to be a conflicting land use as defined by this section shall meet the screening requirements set forth in division (D) above.

(b) Parking lots which are visible from a public road shall be screened from view with a landscaped berm varied in height from between two (2) to three (3) feet along the perimeter of those sides which are visible. The berm shall be planted with a minimum of one (1) deciduous or evergreen tree and five (5) deciduous or evergreen shrubs, meeting the minimum size requirements set forth in this Section for every thirty (30) lineal feet, or major portion thereof. The Planning Commission, at its discretion, may approve alternative landscape plantings, such as a solid hedge, or a solid wall in lieu of a landscape berm.

(F) *Greenbelts.* A landscaped greenbelt equivalent in depth to the front yard setback is required in accordance with the requirements of this section. The greenbelt shall be located adjacent to the road right-of-way.

(1) The greenbelt shall be landscaped with a minimum of 1 deciduous or evergreen tree plus six (6) deciduous and/or evergreen shrubs for every 30 lineal feet, or fraction thereof, of frontage abutting a public or private road right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of 2½ inches or greater. Evergreen trees within a greenbelt shall be a minimum height of 6 feet.

(2) If ornamental deciduous trees are substituted for either deciduous trees or evergreen trees, they shall be provided at a minimum of 1 tree for every 20 lineal feet, or fraction thereof, of frontage abutting a public or private road right-of-way. Ornamental deciduous trees within a greenbelt shall be a minimum caliper of 2 inches or greater.

(3) In addition to the required trees within the greenbelt, the remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs, and other natural landscape materials.

(4) Access drives from public rights-of-way through required greenbelts shall be permitted, but the drives shall not be subtracted from the lineal dimension used to determine the minimum number of trees required.

(G) *Site landscaping.* In addition to any landscape greenbelt and/or parking lot landscaping required by this section, 10% of the site area, excluding existing public rights-of-way, shall be landscaped. The site area landscaping may include a combination of the preservation of existing tree cover, planting of new trees and plant material, landscape plazas and gardens and building foundation planting beds. Site area landscaping shall be provided to screen potentially objectionable site features such as, but not limited to, retention/detention ponds, transformer pads, air-conditioning units, and loading areas.

(H) *Subdivision and site condominium landscaping.* Landscaping for single-family residential subdivisions and site condominiums shall be provided in accordance with the following requirements.

(1) *Street trees.* The frontage of all internal public or private streets shall be landscaped with a minimum of 1 tree for every 50 lineal feet, or fraction thereof. The street trees shall meet the minimum size and spacing requirements set forth in division (K) below.

(2) *Screening between land uses.* Where a subdivision or site condominium contain uses which are defined as conflicting land uses by this section, the screening requirements set forth in division (D) above shall be met.

(3) *Screening from public roads.* Where a subdivision or site condominium abuts a public road right-of-way located outside of the proposed subdivision or site condominium, the screening requirements set forth in division (D) above shall be met.

(4) *Other site improvements.* A landscape plan for a subdivision or site condominium development shall also include landscaping details of the entrance to the development, stormwater retention and/or detention areas, community buildings and other recreational areas, and any other site improvement which would be enhanced through the addition of landscaping.

(I) *Screening of trash containers.*

(1) Outside trash disposal containers shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than 6 feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.

(2) Containers shall be consolidated to minimize the number of collection sites, and located so as to reasonably equalize the distance from the building they serve.

(3) Containers and enclosures shall be located away from public view insofar as possible.

(4) Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.

(5) Concrete pads of appropriate size and construction shall be provided for

containers or groups of containers having a capacity of 6 30-gallon cans or more. Aprons shall be provided for loading of bins with a capacity of 1.5 cubic yards or more.

(6) For storage of recyclable materials, the enclosure area and pad size shall be increased to amply accommodate the extra materials and their containers.

(7) Screening and gates shall be of a durable construction.

(J) *Landscape elements.* The following minimum standards shall apply.

(1) *Quality.* Plant materials shall be of generally acceptable varieties and species, free from insects and diseases, hardy to Washtenaw County, conform to the current minimum standard of the American Association of Nurserymen, and shall have proof of any required governmental regulations and/or inspections.

(2) *Composition.* A mixture of plant material, such as evergreen deciduous trees and shrubs, is recommended as a protective measure against insect and disease infestation. A limited mixture of hardy species is recommended rather than a large quantity of different species to produce a more aesthetic, cohesive design and avoid a disorderly appearing arrangement.

(3) *Berms.* Berms shall be constructed with slopes not to exceed a 1:3 gradient. Berm slopes shall be protected with sod, seed, or other form of natural ground cover.

(4) *Existing trees.* The preservation and incorporation of existing trees is encouraged. Where existing trees are used to satisfy the requirements of this section, the following requirements shall apply.

(a) Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.

(b) If existing plant material is labeled "To Remain" on site plans by the applicant or required by the village, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided the techniques are approved by the village.

(c) In the event that healthy trees which are used to meet the minimum requirements of this chapter or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the village, the Contractor shall replace them with trees which meet chapter requirements.

(5) *Installation, maintenance, and completion.*

(a) All landscaping required by this chapter shall be planted before obtaining a certificate of occupancy or the appropriate financial guarantee, as set forth in § 151.026, shall be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed.

(b) All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.

(c) The owner of property required to be landscaped by this chapter shall maintain the landscaping in a strong and healthy condition, free from refuse, debris, and insects. All materials used to satisfy the requirements of this chapter which become unhealthy or dead shall be replaced within 1 year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with a readily available and acceptable water supply.

(K) *Minimum size and spacing requirements.* Where landscaping is required, the following schedule sets forth minimum size and spacing requirements for representative landscape materials.

(L) *Exceptions.*

(1) *Buildings abutting property lines.* Required screening may be omitted along any lot line where a building wall exists immediately abutting the lot line.

(2) *Location adjustments.* Where property line screening is required, the location may be adjusted at the discretion of the Planning Commission so that the screening may be constructed at or within the setback line, provided the areas between the screening and the property lines are landscaped, or in rural areas, retain their natural vegetative state.

(3) *Planning Commission modification.* Any of the requirements of this section may be waived or modified through site plan approval, provided the Planning Commission first makes a finding:

(a) That the topographic features or special characteristics of the site create conditions so that the strict application of the provisions of this section will result in less effective screening and landscaping than alternative landscape designs.

(b) That the public benefit intended to be secured by this section will exist with less than the required landscaping or screening.

<i>Trees</i>	<i>Minimum Size Allowable (Height/Caliper)</i>				<i>Recommended On-Center Spacing (In Feet)</i>			
	<i>6 feet</i>	<i>3-4 feet</i>	<i>2 inches</i>	<i>2.5 inches</i>	<i>30</i>	<i>25</i>	<i>15</i>	<i>10</i>
<i>Evergreen Trees:</i>								
Fir	4						4	
Spruce	4						4	
Pine	4						4	
Hemlock	4						4	
Douglas Fir	4						4	
<i>Narrow Evergreen Trees:</i>								
Red Cedar		4						4

<i>Trees</i>	<i>Minimum Size Allowable (Height/Caliper)</i>				<i>Recommended On-Center Spacing (In Feet)</i>			
	<i>6 feet</i>	<i>3-4 feet</i>	<i>2 inches</i>	<i>2.5 inches</i>	<i>30</i>	<i>25</i>	<i>15</i>	<i>10</i>
Arborvitae		4						4
Juniper (selected varieties)		4						4
<i>Large Deciduous Trees:</i>								
Oak				4	4			
Maple				4	4			
Beech				4	4			
Linden				4	4			
Ginko (male only)				4	4			
Honeylocust (seedless, thornless)				4	4			
Birch				4	4			
Sycamore				4	4			
<i>Small Deciduous Trees (ornamental):</i>								
Flowering Dogwood			4				4	
Flowering Dogwood (disease resistant)			4					
Flowering Cherry, Plum, Pear			4			4		
Hawthorn			4				4	
Redbud			4			4		
Magnolia			4				4	
Flowering Crabapple			4				4	
Mountain Ash			4				4	
Hornbeam			4			4		

<i>Shrubs</i>	<i>Minimum Size Allowable (Height/Spread)</i>				<i>Recommended On-Center Spacing (In Feet)</i>				
	<i>6 feet</i>	<i>3-4 feet</i>	<i>24-36 inches</i>	<i>18-24 inches</i>	<i>10</i>	<i>6</i>	<i>5</i>	<i>4</i>	<i>3</i>
<i>Large Evergreen Shrubs:</i>									

<i>Shrubs</i>	<i>Minimum Size Allowable (Height/Spread)</i>				<i>Recommended On-Center Spacing (In Feet)</i>				
	<i>6 feet</i>	<i>3-4 feet</i>	<i>24-36 inches</i>	<i>18-24 inches</i>	<i>10</i>	<i>6</i>	<i>5</i>	<i>4</i>	<i>3</i>
Pyramidal Yew		4			4				
Hicks Yew				4				4	
Spreading Yew			4				4		
Alberta Spruce		4						4	
Chinensis Juniper varieties			4			4			
Sabina Juniper				4			4		
Mugho Pine				4		4			
<i>Small Evergreen Shrubs:</i>									
Brown's Ward's Seblon Yews				4					4
Horizontal Juniper varieties				4		4			
Boxwood				4				4	*
Euonymous Spreading varieties				4			4		
<i>Large Deciduous Shrubs:</i>									
Lilac			4		4				
Privet			4			4			*
Sumac			4			4			
Buckthorn/Tallhedge		4					4		*
Pyracantha				4			4		
Weigela		4						4	
Flowering Quince			4			4			
Cotoneaster (Peking and Spreading)			4				4		
Dogwood (Red Osier and Grey)			4			4			
Euonymous (Burning Bush)			4			4	*		
Viburnum varieties			4			4			
<i>Small Deciduous Shrubs:</i>									

<i>Shrubs</i>	<i>Minimum Size Allowable (Height/Spread)</i>				<i>Recommended On-Center Spacing (In Feet)</i>				
	<i>6 feet</i>	<i>3-4 feet</i>	<i>24-36 inches</i>	<i>18-24 inches</i>	<i>10</i>	<i>6</i>	<i>5</i>	<i>4</i>	<i>3</i>
Barberry				4			4		
Dwarf Winged Euonymus				4			4		*
Spirea				4				4	
Fragrant Sumac				4					
Japanese Quince				4					4
Cotonester				4					4
Cotonester (Rockspray, Cranberry)				4			4		
Potenilla				4					4

(Ord. 239, passed 3-5-2001, § 6.2) Penalty, see § 151.999

The Village Clerk shall cause this Ordinance, or a summary of this ordinance, to be published in the manner required by law within 15 days after the Village Council has duly adopted it. The effective date shall be 20 days after the date of passage or the date of publication, whichever occurs first.

Date of Adoption: 08/20/2007
Date of Publication: 08/30/2007
Effective Date: 09/10/2007

Certification

I, Julie A. Schaible, am the Clerk for the Village of Manchester and certify that the above Ordinance was offered by member Newman and supported by member Way and the following council members voted:

AYE: Newman, Way, Conaway, Dresch, DuRussel, Herron, Vaillencourt
NAY:
ABSTAINED OR ABSENT:

Further, this Ordinance, or a synopsis of this Ordinance, was published in the Manchester Enterprise, a newspaper circulated in the Village of Manchester on August 20, 2007.

Julie A. Schaible
Village Clerk
Dated: