

- (1) The construction of a single-family or two-family dwelling; however the applicable provisions of DIVISION 3, ARTICLE XIV.DIVISION 3.Subdivision A of this article shall apply; and
 - (2) Repair or enlargement of a single-family or two-family dwelling.
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 44-06, §1, 12-21-06)

Secs. 61-14-194–61-14-200. Reserved.

Subdivision B. Landscaping, Quality

Sec. 61-14-201. In general.

The requirements of this subdivision apply to all developments subject to landscaping or screening standards.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-202. Plant materials.

The selection of plant materials shall be based upon the City of Detroit’s climate and soils. The selection of native and indigenous plant materials is strongly encouraged.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-203. Plant quality and type.

All plants shall conform to “American Nurserymen’s” standards, with coherent root ball or wrapped roots, of a height, leaf density and spread appropriate to the species. No one species of tree or shrub may make up more than fifty (50%) of the total plantings.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-204. Prohibited tree species.

The planting of the following tree species shall be prohibited, except upon special review and approval by the Recreation Department:

Common Name	Horticultural Name
Silver maple	Acer saccharium
Boxelder	Acer nugundo
Honey locust (thorned)	Gleditsia t. (thorned)
Ginko (female)	Ginko biloba (female)
Mulberry	Morus species
Cottonwood; Aspen; Poplar	Populus species
Black locust	Robinis species
Willow	Salix species
American elm	Ulmus Americans
Siberian Elm	Ulmus umila
Slipper elm (Red elm)	Ulmus rubra
Catalpa	Catalpa species

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-205. Plant size.

The following provisions shall apply with respect to plant size, except upon special review and approval by the Recreation Department:

- (1) *Shrubs.* Shrubs planted to meet the landscaping and screening standards of this subdivision shall have a minimum size equal to or greater than a Number 3 container and have a minimum height of eighteen (18) inches at the time of planting. Where shrubs are used to meet landscaping or screening standards, at least fifty percent (50%) shall be evergreen; and
- (2) *Trees.* Deciduous trees that are installed to meet the standards of this subdivision shall have a minimum diameter of two (2) inches, which is measured twelve (12) inches above the root ball, and a clear stem of at least five (5) feet. Evergreen trees shall have a minimum height of five (5) feet at time of planting.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05)

Sec. 61-14-206. Ground treatment.

All unpaved areas shall be landscaped using one (1) or any combination of the treatments specified in this section. Landscaped areas shall present a finished appearance and reasonably complete coverage upon planting. The following standards shall apply to the design of ground treatment:

- (1) *Ground Cover.* Ground cover that is appropriate for the area may be planted in lieu of turf grass. Ground cover shall be of a size and spacing to provide a minimum of fifty percent (50%) coverage after the first full growing season and complete coverage at maturity. Edging shall be provided for all ground cover;
- (2) *Mulch.* Mulch shall be installed and maintained at a minimum depth of two (2) inches and a maximum depth of four (4) inches on all planted areas, except where ground cover plants are fully established. Mulch may be used as a permanent ground treatment in those landscape designs where ground cover or grass is inappropriate; however, not more than twenty-five percent (25%) of the unpaved area shall consist of mulch;
- (3) *Grass Seed and Sod.* Turf areas shall be planted with species that are suitable as permanent lawns in the City of Detroit. Turf areas shall be sodded or seeded. In areas where grass seed is used, maintenance shall be provided until coverage is complete, and complete coverage shall be provided after the first full growing season; and
- (4) *Cobblestone, pavers, and rocks.* Cobblestone, pavers, and rocks may be used in addition to the aforementioned ground treatments that are set out in Subsections (1) through (3) of this section; however, not more than ten percent (10%) of the unpaved area shall consist of cobblestone, pavers, and rocks.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11)

Sec. 61-14-207. Installation, maintenance, and replacement.

The following provisions shall apply with respect to installation, maintenance, and replacement of landscaping:

- (1) *Installation.* All landscaping shall be installed according to sound nursery practices in a manner that is designed to encourage vigorous growth. Shrubs and trees shall not be installed within car overhang or door swing areas. All landscape material shall be healthy and in place prior to issuance of a final Certificate of Occupancy. A temporary Certificate of Occupancy may be issued prior to installation of required landscaping where written assurances and financial guarantees are submitted which ensure that planting will take place when planting season arrives (See also ARTICLE XIV, DIVISION 8);
- (2) *Maintenance and Replacement.* Trees, shrubs, fences, walls, and other landscape features that are depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials, and other details are elements of the plan. The land owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
 - (a) Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed and in accordance with acceptable horticultural practices;
 - (b) The repair or replacement of required landscape structures, including, but not limited to walls and fences to a structurally sound condition;
 - (c) Where necessary, the regular maintenance, repair, and/or replacement, of any landscaping required by this division; and
 - (d) Continuous maintenance of the site;
 - (e) Where constructing new landscape planting areas on surfaces which were previously covered by pavement or structures, all existing asphalt, base rock or other impervious material shall be removed to the depth of the native soil and clean soil shall be used to backfill the planting area; and
 - (f) Trees in, or adjacent to, parking areas and streets shall be salt resistant.
- (3) *Visibility and Accessibility.* Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants. All hedges and any other type of opaque screening that is maintained or placed within twenty (20) feet of the front public sidewalk shall be limited to three (3) feet in height above the grade of the public sidewalk. For corner lots, see Sec. 61-13-12.

- (a) Shrubs and trees shall not be installed within car overhang or door swing areas; and
- (b) Trees in, or adjacent to, parking areas and streets shall be salt resistant.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-208. Irrigation.

The following landscape irrigation provisions shall apply:

- (1) Required landscaped areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition;
- (2) All landscaped areas shall be provided with a readily available water supply. Water outlets (hose bibbs) shall be provided within one hundred (100) feet of all required plant material unless a subsurface irrigation system is used; and
- (3) Irrigation systems shall be continuously maintained in working order and shall be designed to prevent overlap of water zones and to prevent watering of impervious areas.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-14-209–61-14-220. Reserved.

Subdivision C. Landscaping and Screening of Off-Street Parking Areas

Sec. 61-14-221. Right-of-way screening.

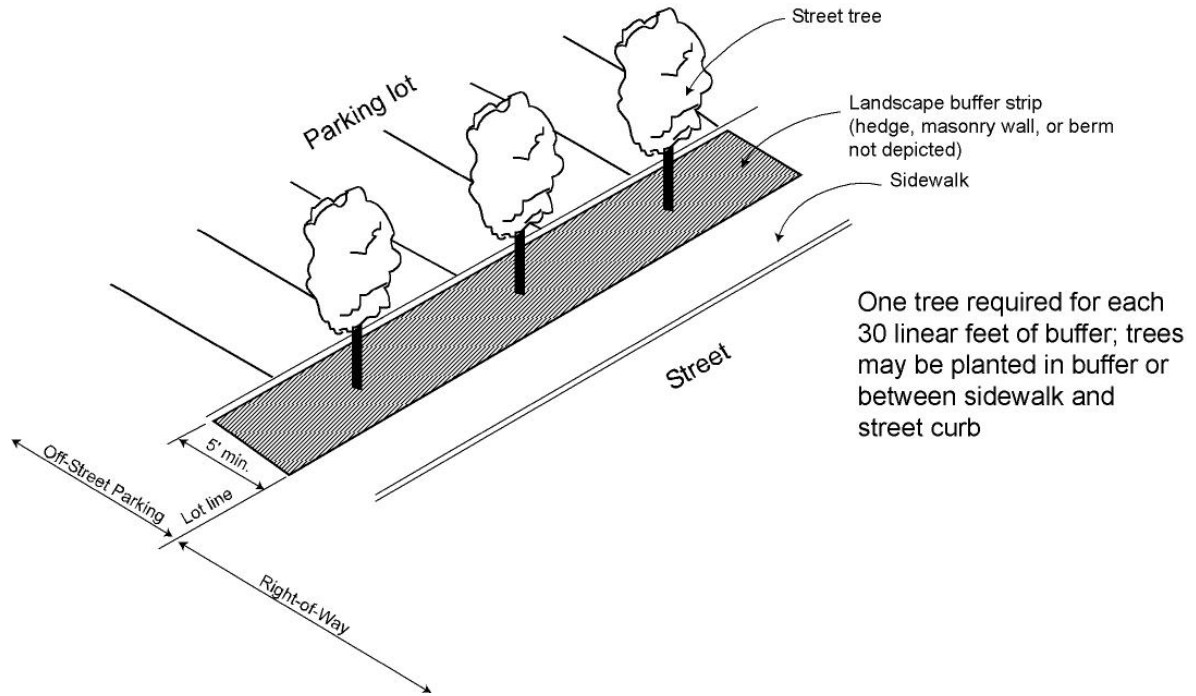
Screening along the right-of-way shall be provided as follows:

- (1) Off-street parking areas that are visible from a public street shall include a landscape buffer strip with a minimum width of five (5) feet between the off-street parking area and the right-of-way. However, where the parking area is across a public street, not exceeding sixty (60) feet in width, from a dwelling unit on land zoned residential, the provisions of Sec. 61-14-222(1)(a) of this Code shall supersede. The following shall be provided:
 - (a) At least one (1) tree shall be provided for each thirty (30) linear feet of landscape buffer. Trees shall be planted in the buffer strip or between the sidewalk and street curb. Trees must have a minimum nonpaved planting area of eighteen (18) square feet, with a minimum depth of five (5) feet. In cases where there is an existing pattern of trees along the street, new trees shall be the same species and planted according to the existing tree spacing and pattern to the greatest extent possible, except where such existing trees are included in the list of prohibited tree species in Sec. 61-14-204 of this Code. Trees provided to meet the standards of this subsection shall not be planted more than fifty (50) feet apart. (See Figure 61-14-221(1)(a));

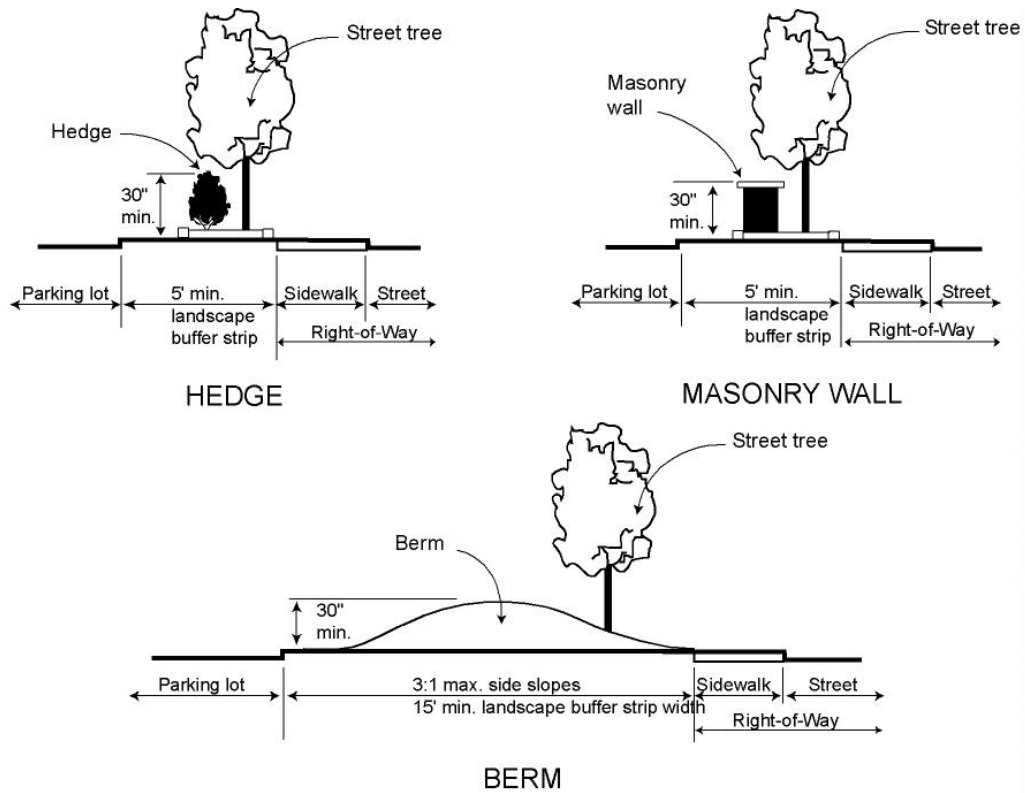
Sec. 61-14-221 | Right-of-way screening.

- (b) Vegetation, berm, or masonry wall forming a continuous screen at least thirty (30) inches, but not more than thirty-six (36) inches, in height, shall be located within the landscape buffer that is immediately adjacent to the parking area. Berms shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal (33% slope) (See Figure 61-14-221 (1)(b)). Opaque screening, such as the following, is acceptable:
- (i) A brick wall;
 - (ii) A masonry wall with brick facing;
 - (iii) A masonry wall with decorative metal fence topping;
 - (iv) A concrete wall with brick design;
 - (v) A stone wall;
 - (vi) Vegetative screening material that is designed to provide seventy-five percent (75%) opacity on a year-round basis beginning one (1) year after planting along the full required height and length of the screening buffer; or
 - (vii) Other opaque wall which, in the determination of the Planning and Development Department, is both suitable for the site and compatible with, and similar to, the building frontages nearest the parking area.
- (2) In instances where it is not practical to provide a 5-foot landscaped buffer strip, a wrought iron-style ornamental fence may be erected, subject to review and approval by the Planning and Development Department.
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 37-17, §1, 2-6-2018)

**Figure 61-14-221(1)(a)
Isometric View of Tree Spacing**



**Figure 61-14-221(1)(b)
Right-of-way Screening Alternatives**

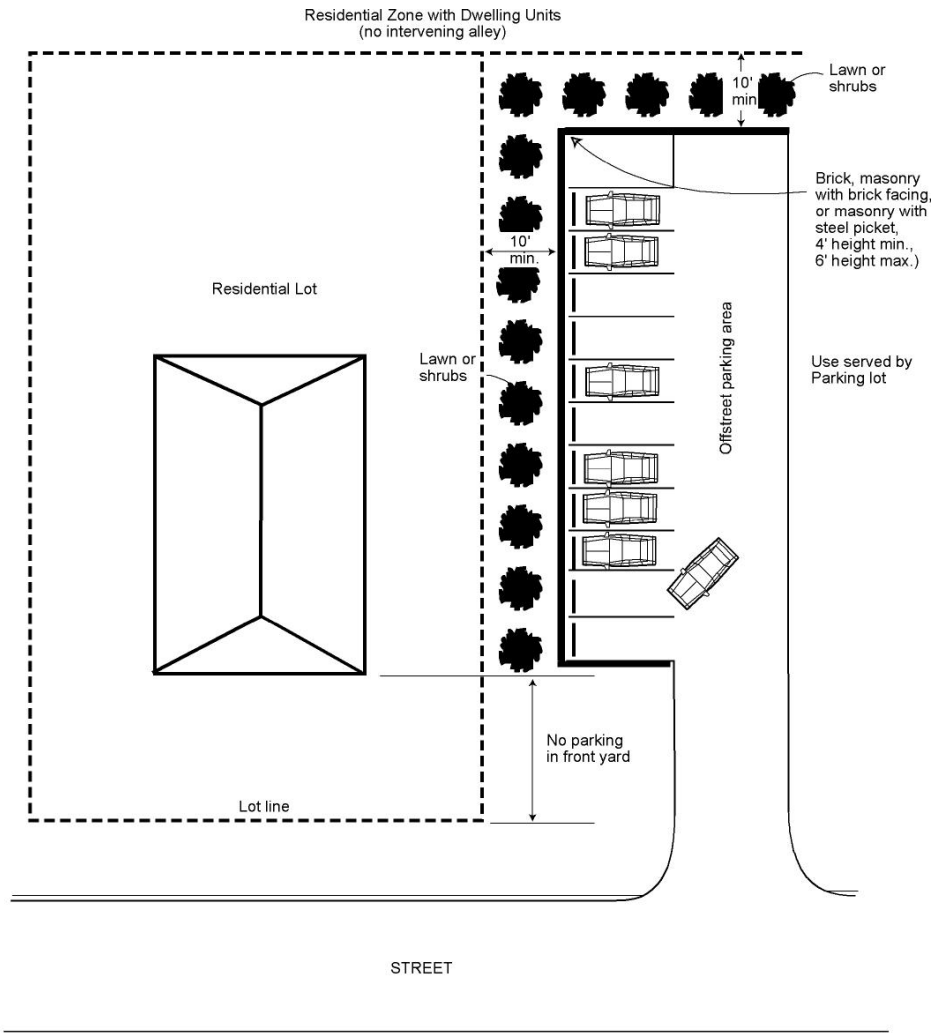


Sec. 61-14-222. Residential screening.

Screening from land zoned residential shall be provided as follows:

- (1) *Abutting Residentially Zoned Lots Containing Dwelling Units.*
 - (a) Where a zoning lot that has a dwelling unit on land zoned R1, R2, R3, R4, R5, R6, or residential PD and abuts, or is located across an alley or public street not exceeding sixty (60) feet in width from, a parking area visible from the residential lot, an opaque wall shall be placed at the edge of the parking area to screen the parking area. Opaque screening, such as the following, is acceptable:
 - (i) A brick wall;
 - (ii) A masonry wall with brick facing;
 - (iii) A masonry wall with decorative metal fence topping;
 - (iv) A concrete wall with brick design;
 - (v) A stone wall; or
 - (vi) Other opaque wall which, in the determination of the Planning and Development Department, is both suitable for the site and compatible with, and similar to, the building frontages nearest the parking area.
 - (b) The nearest parking space, drive aisle, or other paved surface within the parking area shall be located at least ten (10) feet from the abutting residential lot. Said setback area shall be landscaped. (See Figure 61-14-222.)

Figure 61-14-222
Screening Abutting Residential Lots Containing Dwelling Units



(2) *Abutting Residentially Zoned Lots Not Containing Dwelling Units.*

(a) Where a lot on land zoned R1, R2, R3, R4, R5, R6, or residential PD does not contain a dwelling unit and abuts, or is located across an alley or public street not exceeding sixty (60) feet in width from, a parking area visible from the residential lot, an opaque wall, that is placed at the edge of the parking area, is required to screen the parking area. Opaque screening, such as the following, is acceptable:

- (i) A brick wall;
- (ii) A masonry wall with brick facing;
- (iii) A masonry wall with decorative metal fence topping;
- (iv) A concrete wall with brick design;

- (v) A stone wall; or
 - (vi) Other opaque wall which, in the determination of the Planning and Development Department, is both suitable for the site and compatible with, and similar to, the building frontages nearest the parking area.
- (b) The nearest parking space, drive aisle, or other paved surface within the parking area shall be located at least five (5) feet from the abutting residential lot. Said setback area shall be landscaped.
- (3) *Wall Specifications.* All walls or fences that are required under this section shall be at least four (4) feet in height, with a maximum height of six (6) feet, as measured from the surface of the parking area. Walls and fences shall be maintained in a neat and orderly appearance at all times, and shall have only such openings as are required for ingress and egress.
- (4) *Exception.* Where the alley serves as the only direct access to the parking spaces, such as where parking spaces are located between a building wall and the alley, or where the alley provides the required off-street loading area, and the Planning and Development Department determines that the placement of screening would prevent access to the parking spaces or loading area, the Department may waive the screening or allow it to be pierced as necessary.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 23-13, §1, 8-28-13; Ord. No. 37-17, §1, 2-6-2018)

Sec. 61-14-223. Interior landscaping.

Off-street parking areas for operable, private passenger vehicles that have a capacity of twenty-five (25) or more parking spaces, shall contain landscaped areas, located entirely within the edges of the off-street parking area, on accordance with Figure 61-14-223, that serve to break up the expanse of pavement and manage stormwater. A raised curb must edge the landscaped area, must be at least six (6) inches in height, and must contain inlets at appropriate intervals to allow stormwater infiltration from the open parking area. The following additional requirements apply:

- (1) Within the interior of the off-street parking area, interior landscaped areas shall be provided at the following rate:

Number of Off-Street Parking Spaces	Amount of Landscaped Area Required Per Parking Space
25-100 spaces	18 square feet
101 spaces or more	22 square feet

Note: Area of off-street parking area excludes a paved area that is designed to be used exclusively for vehicle access between the street and the off-street parking area. It shall include the area of all aisles and driveways within the limits of the off-street parking area;

- (2) To be credited toward meeting the requirements of this section, each interior landscaped area shall have a minimum area of at least one hundred fifty (150) square feet, a minimum dimension of seven (7) feet in any direction, and include at least one (1) shade tree;

- (3) Any landscaped area located outside the edges of the off-street parking area shall not be counted toward satisfying this interior landscaping requirement; and
- (4) The total number of trees required to be planted in the interior of an off-street parking area shall be calculated and provided at a rate of one (1) shade tree for each two hundred fifty (250) square feet, or fraction thereof, of required interior landscaped area.
- (5) Required interior landscaped areas must maximize effective stormwater management by incorporating:
 - (a) curbs at the edge of the required interior landscaped areas to protect the plants;
 - (b) landscaped areas installed at a lower grade than the parking lot pavement; and
 - (c) curbing with openings to allow drainage from the pavement to enter and percolate into the ground in the landscaped areas.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 37-17, §1, 2-6-2018; Ord. No. 18-18, §1, 8-30-2018)

Sec. 61-14-224. Quality.

All off-street parking areas that are contained in this subdivision shall adhere to the quality standards of ARTICLE XIV, DIVISION 2, Subdivision B of this Chapter.

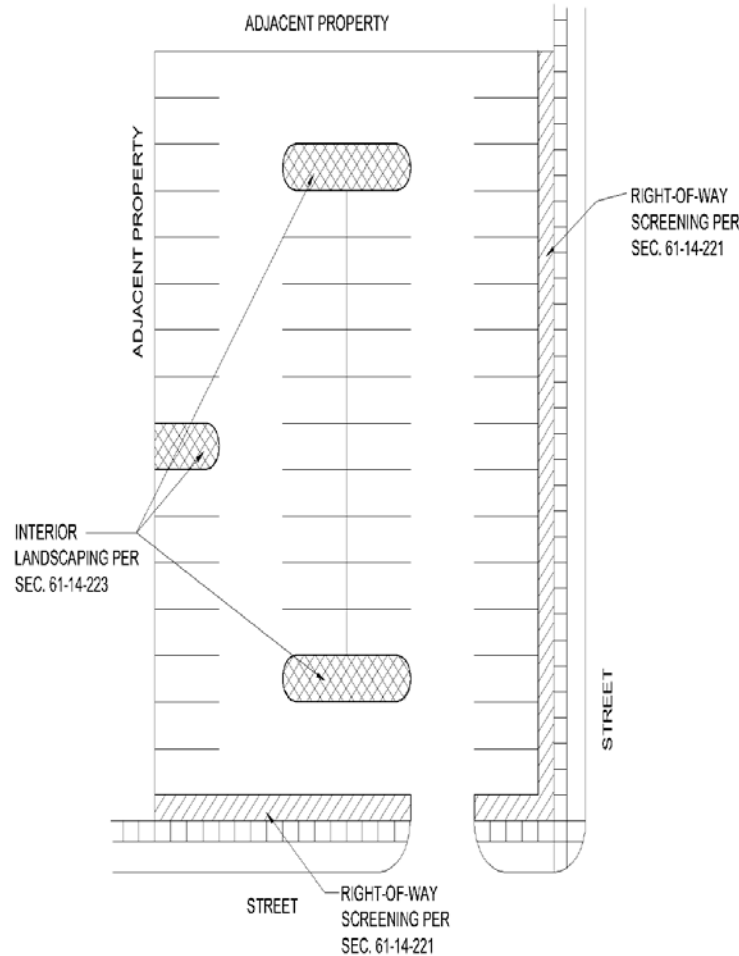
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-14-225. Parking structures.

Landscaping shall be provided as part of parking structure design, and be subject to site plan review.

(Ord. No. 11-05, §1, 5-28-05)

Figure 61-14-223
Parking Lot Interior Landscaping for Lots Having at least 25 Spaces



Secs. 61-14-226–61-14-230. Reserved.