



City of Kalamazoo Site Plan Review

LANDSCAPE REQUIREMENTS

The following landscape requirements apply to all land uses in the city of Kalamazoo requiring site plan review. Spacing and grouping of trees and shrubs on sites is at the discretion of the designer. At the time of planting, all deciduous trees must be a minimum of 2 ½ inches in diameter measured at 6 inches above ground level, evergreen trees must be at least 6 feet tall, deciduous or upright shrubs must be at least 18 inches in height, and spreading shrubs must have at least a 24-inch spread. Common names of trees and shrubs, and size information must be provided. Landscape plans should be incorporated into or accompany all site plans. Existing trees and shrubs in good condition should be noted on the plan and can be counted toward the landscaping requirement.

1. Front yard areas along streets that do not contain parking or pavement:

One tree is required for every 35 feet of linear street frontage plus one shrub for every 25 feet of linear street frontage.

2. Parking lot perimeters adjacent to streets: (All zoning districts except Zone 3)

- a. A minimum landscape width of 5 feet is required between the street right-of-way and the perimeter of the parking lot.
- b. One tree is required for every 35 feet of linear street frontage plus 3 shrubs for every 20 feet of linear street frontage.
- c. Walls, berms, or decorative fences having a minimum height of 3 feet can be substituted for the required shrubs.

3. Parking lot perimeters adjacent to streets: (Zone 3 only)

- a. A minimum landscape width of 5 feet is required between the street right-of-way and the perimeter of the parking lot.
- b. One tree is required for every 20 feet of linear street frontage plus 6 shrubs for every 20 feet of linear street frontage.

- c. The minimum landscape width and number of required plantings may be altered if a wall, berm, or decorative fence having a minimum height of 3 feet is substituted, or if the minimum required width does not make such planting possible.

4. Parking lots abutting residential property:

A parking lot or loading area directly adjacent to residential property shall have a minimum 4 foot high, continuous wall, berm, fence, or planting row between the common property border and the parking lot/loading area.

5. Interior parking lot landscaping: (Applies to parking lots with more than 30 spaces.)

- a. Five percent of each such parking lot must be dedicated for landscaping.
- b. One tree is required for every 300 square feet of the dedicated landscaping area(s).
- c. Interior, curbed landscape islands are required for new parking lots and are recommended for existing lots. Bump-out or corner areas will also be considered for existing parking lots.

6. Buffer area landscaping between certain land uses:

Multiple-family residential abutting single-family residential:

- 1. A 10-foot-wide landscape screening area is required along the entire shared border.
- 2. One tree is required for every 40 feet of shared border and 3 shrubs for every 20 feet.
- 3. As an option to b, an opaque wall, berm, decorative fence, or dense vegetative screen is allowed along the shared border having a height of at least 6 feet.

Commercial uses abutting residential uses:

- 1. A 10-foot-wide landscape screening area is required along the entire shared border.
- 2. One tree is required for every 35 feet of shared border and 3 shrubs for every 20 feet.
- 3. As an option to b, an opaque wall, berm, decorative fence, or dense vegetative screen is allowed along the shared border having a height of at least 6 feet.

Industrial uses abutting residential uses:

- 1. A 15-foot-wide landscape screening area is required along the entire shared border.

2. One tree is required for every 30 feet of shared border and 3 shrubs for every 20 feet.
3. As an option to b, an opaque wall, berm, decorative fence, or dense vegetative screen is allowed along the shared border having a height of at least 8 feet.

Industrial uses abutting commercial uses:

1. A 10-foot-wide landscape screening area is required along the entire shared border.
 2. One tree is required for every 40 feet of shared border and 3 shrubs for every 20 feet.
 3. As an option to b, an opaque wall, berm, decorative fence, or dense vegetative screen is allowed along the shared border having a height of at least 6 feet.
7. Landscape requirements for existing sites: (Expansions of existing buildings, parking lots, loading areas)

For every 1% expansion of the floor area of a building, a minimum of 4% of the landscaping is required that would normally be required for a totally new building on the site. (Example: a 10% expansion of the floor area of a building would require 40% of the landscaping to be completed for the entire site. A 25% expansion would require 100% of the landscaping.)

Such landscaping should be concentrated along street areas and in buffer areas between adjacent land uses as noted in #6 above.

Call the city Planning Division at (269) 337-8044 for more information on these requirements.