

FOR PUBLIC INSPECTION

PROPOSED REVISIONS TO

ZONING ORDINANCES

ARTICLE 2

ARTICLE 10

ARTICLE 15.2

ARTICLE 21

AGENDA ITEM FOR

TOWNSHIP BOARD MEETING

AUGUST 14, 2018 at 7:00 PM

ARTICLE 2 REVISIONS

**ONLY CERTAIN DEFINITIONS ARE
BEING CHANGED. THE AFFECTED
DEFINITIONS ARE SHOWN ON THE
FOLLOWING PAGES EXTRACTED
FROM THE COMPLETE ARTICLE 2**

which abnormal amounts of manure or other related animal wastes may originate by reason of keeping such animals.

Convenience Retail Establishments: A retail establishment offering for sale prepackaged food products, milk, bread, donuts, sandwiches, beverages, newspapers and magazines, household items, pharmaceuticals, and other items for off-premises consumption. These are usually short trip, high volume uses not more than 3,500 square feet in size. A convenience retail establishment can share a building with another use, such as an automobile service station. Drive-through establishments are not convenience retail establishments.

County Board: The Benzie County Board of Commissioners.

County Drain Commissioner: An elected official of Benzie County.

County Health Department: The District Health Department serving the County of Benzie.

County Plat Board: The Benzie County Plat Board.

County Road Commission: The Benzie County Road Commission.

County Zoning Act: Any reference in this ordinance to the County Zoning Act shall mean the Michigan Zoning Enabling Act, 2006 PA 110, as amended [MCL 125.3101 et seq] (MZEA).

Cottage Industry: A use that includes any activity carried out for financial gain by a resident on the property on which the resident lives including manufacturing, services, sales of goods, and services made or provided on the premises. The use is intended to allow residents to conduct economic activity on their property at a limited scale that is greater than a home occupation but less than a full-scale commercial or industrial enterprise. See Article 15.

Crosswalkway (Pedestrian Walkway): Right-of-way, dedicated to public use, which crosses a block to facilitate pedestrian access to adjacent streets and properties.

Crystal Lake Township Zoning Commission: Any reference in this ordinance to the Crystal Lake Township Zoning Commission shall mean the Zoning Commission appointed by the Crystal Lake Township Board of Trustees pursuant to section 301 of the Michigan Zoning Enabling Act [MCL 125.3301](MZEA). Any reference to the "Crystal Lake Township Zoning Commission" or "Zoning Commission" shall mean the "Crystal Lake Township Planning Commission" or "Planning Commission" at such time as a Planning Commission is established pursuant to the Michigan Planning Enabling Act, 2008 PA 33 [MCL 125.3801 et seq] (MPEA) and the Township Board of Trustees has transferred the powers and duties of the Zoning Commission to the Planning Commission pursuant to the MPEA.

General Retail Establishments: The principal activity of general retail establishments is the purchase and resale, leasing or renting of goods or merchandise to the public for personal, household, or business use or consumption and rendering services incidental to the sale of such goods. There may be processing or manufacturing of products incidental or subordinate to the selling activities (such as a bakery or delicatessen at a grocery store). A common accessory use is repair of products sold on the premises.

Governing Body: The Crystal Lake Township Board of Trustees.

Grade, Finished: The completed surfaces of lawns, walks and roads brought to grades as shown on official plans or designs related thereto.

Grade, Average: The arithmetic average of the lowest and highest grade elevations in an area within five (5) feet of the foundation line of a building or structure (see Figure 2-6).

Gross Decommissioning Costs: The cost of removal of all towers and turbines, removal of all related infrastructure, removal of all accessory building and access road, and restoration and revegetation of lands changed as a result of WECS construction and operation. These costs will exclude any salvage or re-use revenues associated with the decommissioning process.

Group Housing: Group housing is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of a "family" but often share a common situation. The size of the group may be larger than the average size of a household. Tenancy is usually arranged on a monthly or longer basis. It is a form of transient lodging. There is usually a common eating area for residents.

Health Department: See County Health Department.

High Water Mark: See Water Mark, High.

Highway: Any public thoroughfare in Crystal Lake Township including Federal, State, and County highways. (See Road)

Hobby: An activity carried out by a resident on their property on which they reside primarily for pleasure and/or self-entertainment

Home Occupation: An ~~accessory use~~ economic activity carried out for financial or monetary gain ~~of involving a professional~~, a professional service, a service or of a business character conducted for financial gain within a residential area by the family residents thereof, which is clearly secondary and incidental to the use of the structure for living purposes and does not change the character thereof. See Article 15.

Home Based Business: See Home Occupation.

ARTICLE 10 REVISIONS

ARTICLE X
RURAL PRESERVATION DISTRICTS (RP 2.5, 5, 10, 20)
(revised and adopted 12-2014 08-14-2018)

The Rural Preservation (RP) Districts are intended to recognize the unique rural character of Crystal Lake Township and to preserve, enhance and stabilize existing areas which are presently being used predominately for farming, forestry and other open space uses; and are recognized as important to established large acreage holdings, which are deemed desirable and appropriate by current owners. It is further recognized that there are lands within the district which are not suited to agriculture, forestry or other open space uses, therefore other limited uses are allowed as more intense development under PUD provisions.

Section 10.1 Permitted Principal Uses

- A. Single Family Dwelling
- B. Local Government
- C. Agricultural, Forestry
- D. Mobile Home (subject to ~~Sec.~~Sec.-15.5)
- E. Livestock and Pets (subject to ~~Sec.~~Sec.-15.6)

Section 10.2 Permitted Accessory Usage

- A. Private Garage
- B. Green House (subject to ~~Sec.~~Sec. 3.10 and 3.11)
- C. Shed (subject to ~~Sec.~~Sec. 3.10 and 3.11)
- D. Non-Commercial Solar Collector (subject to ~~Sec.~~Sec.10 and 3.11)
- E. Home Occupation (subject to ~~Sec.~~Sec.15.2)
- F. Swimming Pool (subject to ~~Sec.~~Sec.-15.3)
- G. Non-Commercial Storage (subject to ~~Sec.~~Sec.-15.7)
- H. Antennas & Satellite Dish (subject to ~~Sec.~~Sec. -15.8)

Section 10.3 Permitted Special Land Uses

- A. Institutional Use (subject to ~~Sec.~~Sec.-16.12)
 - 1. Religious Institution
 - 2. Educational and Social Institution
 - 3. Human Care Institution
 - 4. Animal Care Institution
- ~~B.~~ **Cottage Industry (See Sec.15.2)**
- ~~B.C.~~ Bed and Breakfast (subject to ~~Sec.~~Sec.-16.3)
- ~~C.D.~~ Boarding House
- ~~D.E.~~ Dwelling, Rental Cottage
- ~~E.F.~~ Golf Course (subject to ~~Sec.~~Sec.16.9)
- ~~F.G.~~ PRD (subject to ~~Sec.~~Sec. 16.19)
- ~~G.H.~~ WECS (subject to ~~Sec.~~Sec. 16.26)

- H.I. Campground (subject to ~~See~~Sec. 16.24)
- I.J. Boarding House (subject to ~~Sec.~~Sec. 16.4)
- J.K. Marina (subject to ~~Sec.~~16.15)
- K.L. Mobile Home Park and Subdivision (subject to ~~See~~Sec.16.18)
- L.M. Sand or Gravel Pit, Quarry (RP-5, 10 & 20 only) (subject to ~~See~~Sec.16.21)
- M.N. Gun and Skeet Club, Shooting Range (RP-5, 10 & 20 only) (subject to ~~Sec.~~Sec.16.27)
- N.O. Airport (subject to ~~See~~Sec.16.23)
- O.P. Compatible Non-Commercial Recreational Facility
- P.Q. Model Home (subject to ~~Sec.~~Sec. 15.4)
- Q.R. Botanical & Zoological Gardens (RP-20 only)

Section 10.4 Lot and Building Requirements

All buildings and structures in this District shall be located on a building lot or parcel of land with a minimum width of one hundred fifty (150) feet in width for the RP-2.5 District; three hundred (300) feet in the width for the RP-5 and RP 10 Districts; and six hundred sixty (660) feet in width for the RP-20 District. The RP-2.5 District shall have a minimum area of two and one-half (2.5) acres; the RP-5 District a minimum areas of five (5) acres; the RP-10 District a minimum area of ten (10) acres; and the RP-20 District a minimum area of twenty (20) acres. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance. (See ~~See~~Sec. 3.2)

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway except for State and Federal highways, in which case the minimum setback shall be fifty (50) feet from the highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream; minimum side yard setback shall be twenty-five (25) feet from the side property lines.

Maximum structure height (except farm buildings) is twenty-eight (28) feet.

ARTICLE 15 REVISIONS

**ONLY SECTION 15.2 IS BEING REVISED,
ALL OTHER SECTIONS OF ARTICLE 15**

REMAIN UNCHANGED

Section : ~~15.1~~ 15.2 HOME OCCUPATION/COTTAGE INDUSTRY

A. Home Occupations

Home Occupations, which are permitted accessory use by right, may be carried on in residential structures under the following conditions:

Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting, real estate, and insurance sales when carried on by the occupant and that no outdoor activities are carried on in connection with such use.

Professional office for occupancy by not more than one (1) physician, dentist, attorney, architect, engineer or similar recognized professional practitioner with not more than one (1) full-time equivalent employee.

Such occupations or uses are intended to provide reasonable flexibility, but such occupations or uses may not be allowed if the essential character of a lot or structure within a Residential District, in terms of use or appearance, will be changed significantly and the other conditions of this Section are not met.

- ~~1. Home occupations are permitted as a use by right in all zoning districts in which 1-unit dwellings are permitted as a use by right.~~
- 2.1. Home Occupations shall be operated in their entirety within the dwelling or within an attached or detached garage ~~or accessory building~~. The Home Occupation shall occupy no more than the equivalent of ~~twenty-five~~ thirty percent (~~25~~ 30%) of the ~~dwelling's~~ ground floor area ~~of the dwelling and attached garage or detached garage or accessory building~~.
- 3.2. Home Occupations shall be conducted only by the person or persons occupying the premises as their principal residence. No ~~more than one full-time employee~~ ~~non-resident persons~~ shall be employed to assist with the business ~~either on-site or off-site~~.
- ~~4. Additions to a dwelling or accessory structure for the purpose of conducting a Home Occupation shall be of an architectural style that is compatible with the architecture of the dwelling and shall be designed so that the addition can be used for dwelling purposes if the home occupation is discontinued.~~
- 5.3. Home Occupations shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the residential character of the premises or neighborhood.
- 6.4. Home Occupations shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and the Township as a whole. Any machinery, mechanical

devices, or equipment employed in the conduct of a Home Occupation based business shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the dwelling for residential purposes.

- ~~7.5.~~ -Traffic, parking and delivery ~~or~~ and pickup of goods shall not exceed that normally created by residential uses.
- ~~8.6.~~ -The outdoor storage of goods and/or materials associated with the home occupation is prohibited.
- ~~9.7.~~ -No article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling ~~or accessory building~~. However this provision would not prohibit home based catalogue, internet ~~or and~~ similar sales that do not involve the use of a product showroom or permanent product display and that does not traditionally generate traffic or parking demands beyond that customarily found in residential areas.
- ~~10.8.~~ There shall be no parking permitted within any setback areas.
- ~~11.9.~~ No hazardous chemicals shall be stored on site.
- ~~12.10.~~ -No process, chemicals, or materials shall be used which are contrary to any applicable State or Federal laws.
- ~~13.11.~~ There shall be no exterior evidence of the Home Occupation other than one non-illuminated incidental sign not exceeding two hundred and eighty-eight (288) square inches in area may be attached flat on the front wall of the dwelling to advertise the home occupation.

~~A.B.~~ Cottage Industries ~~/Home Based Business~~

1. Cottage industries may be allowed as a Special ~~Approval~~ Land Use in the Rural Preservation Districts on a lot with an area of ~~ten (10) acres~~ **two and one-half (2-1/2) acres** or more, subject to review and approval by the Planning Commission.
 - a. Cottage industries shall be allowed on the basis of individual merit, a periodic review of each cottage industry shall be performed **by the Zoning Administrator (or his designate)** to ~~ensure~~ the conditions of approval are adhered to by the property owner/occupant.
 - b. If a premise is sold, leased, or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.

2. Cottage industries shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood. ~~There shall be no exterior evidence of such industry other than a nameplate not exceeding four (4) square feet in area.~~
3. ~~A cottage industry shall be operated, in their entirety, within the residence dwelling or shall occupy not more than one building such as an attached or detached garage or accessory building subject to the requirements of Article 3, Sections 3.10 and/or 3.11. The floor area of such building shall not exceed twenty four hundred (2400) square feet.~~ -A cottage industry shall be operated, in their entirety, within the residence dwelling or shall occupy not more than one building such as an attached or detached garage or accessory building subject to the requirements of Article 3, Sections 3.10 and/or 3.11. The floor area of such building shall not exceed twenty four hundred (2400) square feet.
4. The outdoor storage of goods and/or materials of any kind is prohibited unless screened (by a tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring property and road right-of-ways. If required, the type of screening shall be determined at the discretion of the ~~Planning Commission~~ Zoning Administrator.
5. Cottage industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district.
 - a. Any machinery, mechanical devices or equipment employed in the conduct of a Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the premises for residential purposes.
 - ~~6.~~ b. Traffic, parking and delivery or pickup of goods shall not exceed that normally created by residential uses.
- ~~7.~~6. Cottage industries shall be conducted only by the person or persons residing on the premises. The Planning Commission may allow up to a total of two additional employees or assistants whether employed on-site or off-site.
- ~~8.~~7. To ensure that the cottage industry is compatible with surrounding residential use, ~~a~~ the "not-to-exceed" number of vehicles that may be parked at any given time during business operations, including the location and any screening that may be required, shall be established by the Planning Commission during the review and approval process.
- ~~9.~~8. Hours of operation shall be approved by the Planning Commission.
9. Signage for a Cottage Industry shall be governed by the requirements of Article 19 of this Ordinance.

B.C. Termination, Extensions, Revisions, and Inspections

1. Upon written application by the owner, the Planning Commission may, for just cause, grant time extension for compliance with the conditions of this Section.
2. Any home occupation or cottage industry shall be subject to periodic review by the Zoning Administrator **for compliance with the requirements herein or set by the Planning Commission.**
3. In the event any home ~~business-occupation or cottage industry~~ shall be complained of as creating or causing a nuisance or conducting a manner of ~~business-home occupation or cottage industry~~ not customarily carried on as a home ~~business occupation or cottage industry~~, then the Zoning Administrator may order the operator of such home business to appear before the Planning Commission for a review of the use.
 4. ~~4.~~ **a.** If the Planning Commission finds, following a hearing on the home business, the requirements of the Zoning Ordinance are not being met by the operator of the home ~~business occupation or cottage industry~~, then the Planning Commission shall have the authority to order a limit on the hours of operation, impose conditions of operation or, if deemed necessary, order the complete termination of the ~~activity~~**home occupation or cottage industry.**
5. ~~4.~~ **4.** Proposed revisions **to** or additions to **or sale of** a Home Occupation or Cottage Industry shall constitute a change of use and shall be subject to special use review and approval by the Planning Commission.

D. Continuation of Nonconforming Uses

Any existing use that would constitute a Home Occupation or Cottage Industry under this definition and any use that has otherwise previously been approved as a special use on or before _____ **the date of adoption of this ordinance** whether such use was or is specifically designated as a special use in the Zoning District in which it is located is hereby deemed an allowable nonconforming use. Provided, however, that such use may not hereafter be enlarged or changed except as set out in ~~Section ???~~ **Article 15.2** of this Ordinance unless such change and/or enlargement is approved as a special use under ~~Section????~~ **Article 14** or a variance has been granted under ~~Section ??~~ **Article 29.**

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ARTICLE 21 REVISIONS

**ONLY SECTION 21.2 IS BEING REVISED,
ALL OTHER SECTIONS OF ARTICLE 15**

REMAIN UNCHANGED

ARTICLE XXI
LIGHTING, LANDSCAPING, BUFFERING FENCING AND SCREENING

Section 21.1 – PURPOSE

The purpose of this article is to provide regulations and requirements for exterior lighting, fencing, landscaping, fencing ~~berming or~~ and screening of the perimeter of certain activities land uses and facilities in order to protect the character of the surrounding area, incorporate dark skies initiatives, prevent trespassing into unsafe areas, discourage theft, stabilize soils, control wind-blown dust and debris, prevent light from glaring onto adjoining properties, stabilize soils, control wind-blown dust and debris reduce storm water runoff, increase ground water infiltration and reduce noise.

Section 21.2 – LIGHTING REQUIREMENTS

The purpose of this ordinance is to:

1. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night,
2. Curtail and reverse any degradation of the nighttime visual environment and the night sky;
3. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
4. Conserve energy and resources to the greatest extent possible;
5. Help protect the natural environment from the damaging effects of nighttime lighting

~~A. — All outdoor lighting (includes light source and lenses) with illumination above 150 watts in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to prevent overlapping and to reflect lights away from all adjacent residential districts or adjacent residences. Lighting shall also be shielded on the top to prevent unnecessary lighting of the night sky. Lighting fixtures shall be a down-type having one hundred (100) percent cutoff. The light rays may not be emitted by the installed fixture at angles above the horizontal plane, as may be certified by a photometric test.~~

~~A. — Exterior lighting is required to use either 1 or 2 noted below:~~

A. All outdoor light fixtures shall have full cut-off shielding such that no light is emitted above an imaginary horizontal plane passing through the fixture below the light source regardless of type or wattage, EXCEPT for gas lighting, glass tubes filled with Neon, Argon or Krypton, and small decorative fixtures such as porch lights.

~~— Baffles or shields shall be required as needed so that light sources are not visible beyond the property on which they are installed, so that direct light rays are not directed above a horizontal plane passing through the fixture, and also so that vehicular and pedestrian traffic are protected from unnecessary and~~

~~dangerous glare and from the intense light of directly visible light sources.~~

B Exterior lighting installed after the effective date of this ordinance shall have the Fixture Seal of Approval (FSA) for dark sky friendly light fixtures as certified by the International Dark Sky Association. FSA compliant fixture can be referenced at: www.darksky.org/outdoorlighting-29

C Exterior light fixtures shall be energized only when necessary by means of automatic timing devices and through the use of motion detection devices on security lighting.

~~B~~D. All outdoor lighting in all use districts shall be directed toward, and confined to the ground areas of, lawns and parking lots. Parking lots shall not be lit between the hours of 9:00 am and 4:00 p.m., unless conditions regarding weather, employment, or parking lot use patterns warrant otherwise.

~~C.~~ All lighting in business districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.

~~D.~~ Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.

E. Floodlights shall be directed downward, shielded as necessary so that the light source is not visible from roads or adjacent property, and located and directed so that light is neither unnecessarily reflected onto adjacent property or into the night sky

~~E~~F. All illumination of signs and any other outdoor feature shall not be of a flashing, moving or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.

~~F~~G. All freestanding and outdoor lighting shall not exceed ~~thirty-two~~ ~~eight~~ (3028) feet in height except ~~to light a stadium as shown on the approved site plan for the use or facility.~~

~~G.~~ Unless otherwise approved by the Planning Commission, parking lot light sources shall be high-pressure sodium. Other light sources should use warm white or natural lamp colors.

H. Sodium light sources shall be used for street lighting, parking lot lighting, and for security lighting when such security lighting is not to be energized by motion detection devices. Where feasible, low-pressure sodium lighting is to be encouraged.

I. In addition to fixture design and shielding, architectural and landscape design

features may be incorporated into an outdoor lighting plan to meet the requirements and comply with the intent of this Article

J. Off-premises advertising signs, if permitted, shall not be illuminated externally or internally.

K. ~~Advertising~~Lighted signs shall not be illuminated between one (1) hour after the close of business or eleven PM (11:00 PM), whichever is later, and one (1) hour before the opening of business on the following day except by special permission granted as a condition of site plan approval. All fixtures or circuits illuminating ~~advertising~~lighted signs shall be equipped with automatic timing device.

L. Quartz and mercury vapor lighting are prohibited because of the broad spectrum of visible light which these sources emit and because ~~o!~~of the diffusive and reflective character of such light

M. All parking lots shall be illuminated only when in use during regular business hours and thereafter only until the public and employees have left the premises. Security lighting fixtures meeting requirements of this Article will be permitted only as shown on the approved site plan.

N. Entrance and traffic marker lights along access roads and drives, ~~in~~ parking lots and along pedestrian ways shall be sodium type and equipped with full cut-off shielding as well as shielding to keep the light source out of view of vehicular and pedestrian traffic

O. Outdoor display areas including display or storage lots may ~~be~~ illuminated during the hours the business is open to the public or until 11 00 P.M. Metal halide light sources may be used provided such fixtures are equipped with full cut-off shielding and project only the minimum amount of light necessary for good visibility.

P. Lighting of building facades shall be from the top and directed downward with full cut-off shielding and additional shielding to keep the light source from the view of vehicular and pedestrian traffic and adjacent property.

Q. Security lighting shall be directed away from and/or shielded from road traffic and adjacent properties.

R. Limit the type of LED light to a "warm-white" or filtered LEDs's (with a Correlated Color Temperature (CCT) lower than 3,000K) to minimize blue emissions.

S. Approved Materials: The provisions of this Article are not intended to prevent the use of any design, material or method of installation, even if not specifically prescribed by this Article, provided that such alternate has been approved by the Planning Commission and meets or exceeds the Illuminating Engineers Society (IES) standards and has the Fixture Seal of Approval (FSA) from the International Dark Sky Association.

T. Exemptions: The following uses and activities shall be exempt from these Exterior Lighting Regulations:

- 1 Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
- 2 Exit signs and other illumination required by building codes.
- 3 Lighting for stairs and ramps, as required by the building code.
- 4 Signs are regulated by the sign code, but all sign lighting is recommended to be fully shielded.
- 5 Holiday and temporary lighting (less than ~~thirty~~ forty-five (45) days use in any one year).
- 6 Football, baseball, and softball field lighting; only with permit from the Township recognizing that steps have been taken to minimize glare and light trespass, and utilize sensible curfews.
- 7 Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.

Section 21.3– RIGHT-OF-WAY PROTECTION AND PUBLIC SAFETY

No trees or shrubs shall be planted within a public right-of-way without the prior written consent of the appropriate public agency responsible for maintaining the right-of-way. Landscaping shall not interfere with public safety, and shall not interfere with the safe movement of motor vehicles, bicycles, or pedestrians (see especially Section 3.20). Landscape materials shall not obstruct the operation of fire hydrants, electrical or other utility lines or facilities.

Section 21.4– REQUIRED VEGETATION

A greenbelt, buffer strip, or berm as required by this Ordinance or as a condition to the approval of a Site Plan, Special Use Permit, Planning Unit Development Permit or variance, shall be installed and maintained in a healthy living condition for the duration of the principal use of property in accordance with the following requirements. Where this Ordinance or a condition of a permit issued under this Ordinance fails to specify a particular option, the owner or developer may choose which option to install: a greenbelt, buffer strip or berm. If none is selected, the Zoning Administrator shall select and so note on the permit. See also Section 21.8.

A.– Greenbelts:– A greenbelt shall consist of an open space strip running along the property line at least thirty (30) feet in width, seeded and maintained as grass or other plant ground cover. Trees or shrubs may be planted at the discretion of the landowner without regard for the spacing requirements of Section 21.4.B.

B.– Buffer Strips:– A buffer strip shall consist of a landscaped strip at least fifteen (15) feet in width containing at least two (2) trees plus one (1) additional tree for each twenty (20) feet in length of the buffer strip. Said trees shall be at least one and three-fourths