

ORDINANCE NO. 2017-004
CITY OF ROMULUS
APPENDIX A – ZONING
AMENDMENT 1.232

AN ORDINANCE AMENDING ARTICLE 13, LANDSCAPING REQUIREMENTS, SECTION 13.02(m) INSTALLATION AND MAINTENANCE PROVISIONS AND SECTION 13.02(u) MODIFICATIONS AND WAIVERS OF THE ZONING ORDINANCE FOR THE CITY OF ROMULUS.

THE CITY OF ROMULUS ORDAINS:

SECTION I. Section 13.02(m) is amended to read as follows:

(m) Installation and Maintenance Provisions.

- (1) All landscaping shall be maintained in a healthy, neat, and orderly state free from refuse and debris.
- (2) Any dead or diseased plants shall be removed and replaced within one (1) year from the time that the plant dies.
- (3) In-ground automatic irrigation shall be provided for all landscaped areas.
- (4) Trees required on the site plan must be maintained to remain in compliance with the site plan. Unhealthy vegetation must be replaced. Required landscaping shall not be removed unless approved by the City as a site plan amendment.
- (5) Landscaping shall be installed so that when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- (6) Property owners shall be responsible for maintaining the lawn area and any landscaping within the road right-of-way that abuts the lot's frontage.
- (7) The landscape plan submitted with the site plan shall include a cost estimate for all plant material and installation. At the time of issuing any certificate of occupancy, a performance guarantee for the amount provided on the cost estimate may be required for the landscaping shown on the site plan.

SECTION II. Section 13.02(u) is amended to read as follows:

- (u) Modifications and Waivers.** Innovation in design of landscaping is encouraged. To that end, the Planning Commission or ARC may modify or waive these

landscaping requirements upon a finding that sufficient screening would be provided or the intent of the ordinance is met. Criteria which shall be used when considering a modification or waiver shall include, but shall not be limited to:

- (1) Existing vegetation;
- (2) Topography;
- (3) Existing wetlands, floodplains, or other natural features;
- (4) Existing and proposed building and parking lot placement;
- (5) Building heights and views;
- (6) Adjacent land uses and distance between land uses;
- (7) Dimensional conditions unique to the parcel;
- (9) Traffic sight distances;
- (10) Alternative means of irrigation provided satisfactory to the Planning Commission.

SECTION VI: *Severability.*

Should any word, sentence, phrase or any portion of this ordinance be held in any manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such words, sentence, phrase, or any portion of the ordinance held to be so invalid and shall not be construed as effecting the validity of any of the remaining words, sentences, phrases or portions of this ordinance.


SECTION III. *Conflicting Ordinances.*

All prior existing ordinances adopted by the City of Romulus inconsistent or in conflict with the provisions of this ordinance are, to the extent of such conflict or inconsistency hereby expressly repealed.

SECTION IV. *Effective Date.*

This ordinance shall take effect upon publication thereof in an official newspaper, which publication shall be made when the minutes passing the ordinance are published subject to revocation at will of the City of Romulus at any time.

ADOPTED, APPROVED, AND PASSED by the City Council of the City of Romulus this 13th day of February, 2017.




LEROY BURCROFF, Mayor




ELLEN L. CRAIG- BRAGG, CMC, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Room in said City on the 13th day of February, 2017.



ELLEN L. CRAIG-BRAGG, CMC, City Clerk

I further certify that the foregoing was published in Associated/Journal Newspaper, a newspaper of general circulation in the City of Romulus, on the 9th day of March, 2017.



ELLEN L. CRAIG-BRAGG, CMC, City Clerk

Within forty-five (45) days after publication of any ordinance duly passed by the Council, a petition may be presented to the Council protesting against such ordinance continuing in effect. Said petition shall contain the text of such ordinance and shall be signed by not less than six percent (6%) of the registered electors registered at the last preceding election at which a Mayor of the City was elected. Said ordinance shall thereupon and thereby be suspended from operation and the Council shall immediately reconsider such ordinance.

Introduced: 02-06-17
Adopted: 02-13-17
Published: 03-09-17
Effective: 03-09-17