



ENVIRONMENTAL PROTECTION, LANDSCAPING, AND SIGNAGE



Imagine Flint Draft Zoning Code 2015

Overview

In the draft zoning code, there are several topics addressed that were not previously regulated in the previous zoning code.

These new topics for new or additional regulations include signage, and landscaping, environmental protection.

Naturally you might think, **why change?**

The zoning code has not been updated since 1974, back then the City was a far different place than it is today. To bring the code up to date there are several adjustments needed to accommodate for the changes our city has seen over the past 45 years.

Signage - Article 15

Purpose

Ensure that signage is designed in a way that protects life, health, morals, property and the public welfare. The code also ensures free speech, reduces conflict between public and private information systems and allows for business identification.

Key Concepts

- Establishes standards that apply to a variety of signs
- Establishes classifications of signs based on functional types
- Identifies which types of signs are prohibited in all zoning districts
- Accounts for area, height, location and design of signs per each district
- Allows for flexibility through planned sign program approval and classic sign designation
- Includes standards for temporary signs related to construction placement, and duration
- Includes 5-year **amortization** for non-conforming signs

What is amortization?

Signs which have been erected prior to the effective date of the code may continue to be maintained for a grace period of 5 years, after which time signage will be required to conform with the regulations set by the new zoning code.

#amortization

Measurement of
Sign Area



Landscaping - Article 13

Purpose

Protect property values and promote the preservation, expansion, protection and proper maintenance of existing trees and landscaping. Improve air quality and prevent the erosion of topsoil. Decrease the amount of energy consumption required for heating and cooling. Protect water quality and reduce the rate of stormwater runoff. Promote sustainable landscape practices including the use of non-invasive native and regionally adaptable plants.

Key Concepts

- Establishes procedure for landscape plan review and approval
- Identifies permitted plant materials that are non-invasive and resilient
- Requires plant diversity that will foster long-term sustainability
- Includes building and parking lot landscaping standards for various portions of the site
- Requires transition yards based on varying use relationships, and establishes the required density of plant materials to minimize land use impacts

Environmental Protection - Article 14

Purpose

Simplify and reduce long-term maintenance obligations through better design. Ensure buffering, visual relief, and screening to reduce impact of noise, light pollution, and glare through sustainable and contextually appropriate landscape areas.

Key Concepts

- On-site stormwater management through permeable surfaces, detention, and pooling
- Water quality zones and natural lands buffers
- Slope protection and erosion control
- Site clearing and the protection of existing plant life
- Tree protection and replacement

What is a transition yard?

A transition yard is a vegetative buffer used to separate adjacent zoning districts of conflicting uses. Transition yards minimize land use conflicts between incompatible uses and enhance over time as the landscaping matures to reduce noise and light pollution.

What is screening?

Screening is the application of vegetative covering or fence used to block unwanted noise and light emitted from a particular use or activity within a district.