

City of Coon Rapids Landscape Standards

Reviewed by Planning Commission on: June 15, 2006

Adopted Administratively on: June 16, 2006

Landscape Requirements-Terms

Street Frontage - Areas located within 20 feet of a lot line abutting a public street.

Open Yard - The part of a lot not including the street frontage, buildings, or hard surfaced areas. A portion of the landscaping required in the open yard may be planted within the street frontage, but does not count toward street frontage planting requirements.

Bufferyard - Landscaped area between land uses of different intensities sharing a lot line.

Screening - Methods to used to obscure or block unsightly views.

Boulevard - The area of the public right-of-way between the curb and the sidewalk or front lot line of a property.

Landscape Plan

Landscape plans must reflect and enhance the proposed site plan and contain the following information:

- Location, size and common name of any existing plants proposed for preservation.
- Location, size, common name and quantity of all proposed plants.
- Location, size, common name and quantity of all proposed ground covers and flowers.
- Location, height and types of materials of any proposed berms, walls, fences or other screening.

Landscaping Objectives

Plants, ground covers and screening must reflect the following design objectives:

- Enhance the image and physical appearance of the development.
- Reflect and complement the context and scale of the development.
- Provide attractive and interesting open spaces and building accents.
- Complement adjacent land uses.
- Provide a variety of plants for four-season interest.

Plant Material Sizes

<i>Plant Type</i>	<i>Minimum Size When Installed</i>
Deciduous Shrub	24 inch height
Evergreen Shrub	spreading-3 gallon medium-5 gallon upright-4 feet
Ornamental Tree	1 ½ inch diameter measured 6 inches above ground
Over-Story/Shade Tree	2 ½ inch diameter measured 6 inches above ground
Evergreen Tree	6 foot height and 1 ½ inch diameter measured 6 inches above ground

All plant materials must meet standards set by the American Association of Nurserymen and be a variety suitable to the plant hardiness zone of Coon Rapids, Zone 4a. All dead or injured plant materials must be replaced at the end of the second growing season.

Location and Minimum Quantity of Plant Materials¹

Zoning	Street Frontage	Open Yard	Parking Lot	Screening
LDR-1 LDR-2 (single-family)	1 over-story tree located in the boulevard per housing unit per frontage Sod boulevard areas	-	-	-
MDR HDR	1 over-story tree per 40 ft. of frontage.	1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 500 sq. ft. of open area	3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island.	3 ft. sodded berm or 3 ft. high solid hedge between parking areas and street right-of-way and adjacent residential uses. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties. ²
O NC CC GC I RS Civic Use in Res. District	1 over-story tree per 40 ft. of frontage 1 deciduous and evergreen shrub per 5 ft. of frontage	1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 100 sq. ft. of open area	3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island.	3 ft. sodded berm or 3 ft. high solid hedge between parking areas and street right-of-way and adjacent residential uses. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties. ²

<p>PORT RRO</p>	<p>Along Coon Rapids Blvd.: 1 over-story tree per 25 ft. of street frontage along Coon Rapids Blvd. The 200 square feet of ground area around the base of a monument sign shall be landscaped with shrubs and perennials.</p> <p>Along other streets: 1 over-story tree per 40 ft. of frontage 1 deciduous and evergreen shrub per 5 ft. of frontage</p>	<p>For single family, including single-family detached common-interest communities: 1 over-story tree located per housing unit per public and private street frontage 1 deciduous or evergreen shrub in the foundation area per 1 foot of building foundation facing Coon Rapids Blvd.</p> <p>For other development: 1 over-story tree per 3,000 sq. ft. of open area 1 ornamental tree per 1,500 sq. ft. of open area 1 evergreen tree per 3,000 sq. ft. of open area 1 deciduous or evergreen shrub per 250 sq. ft. of open area 1 deciduous or evergreen shrub in the foundation area per 1 foot of building foundation facing Coon Rapids Blvd.</p>	<p>3% of the parking area must contain landscaped islands with a minimum width of 5 ft. and underground irrigation. 2 over-story trees per parking lot island.</p>	<p>Parking, drive-throughs, pump islands, and loading and service areas must be screened by a 3 to 5 ft. high 50% opaque masonry wall, fence, berm, hedge or combination thereof (walls and fences should reflect Port Elements Plan) and a sufficient number of plants to achieve required opacity. Screening for outdoor activities reasonably annoying or endangering the value of surrounding properties.²</p>
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¹Quantities and types may be reduced or substituted for the preservation of desirable existing trees or unusual site characteristics. Reductions or substitutions may be made with the approval of the Community Development Director.

²Adequate screening includes one of the following: 6 foot tall, 80% opaque screening wall or fence constructed of wood, masonry or other durable material and compatible with the development and surrounding uses, 6 foot tall evergreen trees planted every 10 feet, 6 foot tall sodded berm with side slopes of less than 1.5 to 1, existing topography and/or vegetation or buildings providing equivalent screening as approved by the Planning Commission

Required Bufferyards

<i>Proposed Use</i>	<i>Bufferyard Width (May Include Building Setback Area)</i>	<i>Minimum Number of Landscape Units per 100 ft. of Adjacent Use Property Line*</i>
Moderate Density Residential	25 ft. adjacent to LDR-1 or LDR-2 use	40
High Density Residential	30 ft. adjacent to LDR-1 or LDR-2 use	80
Day care facility serving more than 17 persons	20 ft. adjacent to MDR or HDR use	80
Office	20 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use	80
Commercial	30 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use	120
Industrial	50 ft. adjacent to LDR-1, LDR-2, MDR, or HDR use	160

*overstory tree = 10 landscape units; evergreen (spruce only) or ornamental tree = 8 landscape units; shrub = 1 landscape unit; no single plant type may exceed 1/3 of the required landscape units

Typical Plant Materials

	<i>Common Name</i>
Evergreen trees	Pine - Austrian, Norway and Ponderosa Spruce - Black Hills and Norway
Ornamental trees	Amur Maple Hawthorn Flowering crabapple Flowering plum Japanese tree lilac Newport plum Shadblow Serviceberry
Over story trees	Bur Oak Hackberry Honeylocust Linden Maple
Shrubs - deciduous	
-low	Sumac, low growth fragrant Azalea Barberry Forsythia Honeysuckle, dwarf bush Potentilla Spirea Viburnum, dwarf
-medium	Dogwood Hydrangea Regents Serviceberry Glossy Black Chokeberry Spirea
-tall	Dogwood Burning Bush Honeysuckle Lilac Ninebark Sumac Viburnum
Shrubs - evergreen	
-spreading	Juniper
-medium	Juniper Yew
-upright	Arborvitae Juniper