

Subd. 4 Landscape Design Standards and Guidelines.

All landscape plans shall adhere to the following:

(1) *General landscaped requirements.*

- a. All open areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of over-story trees, under-story trees, coniferous trees, shrubs, flowers and ground cover materials.

(2) *Landscaping requirements in Single-Family Residential Districts.*

- a. Lots must maintain vegetation in the City's right-of-way and along the 5-foot perimeter of the property, except in areas where the required driveway access is located. An exception to this restriction would be landscape materials (2 to 3 feet in width) adjacent to a residential driveway.
- b. *Number of trees.* The minimum number of major or over-story trees on any given site shall be as indicated below with a minimum percentage of landscape area for Non-Residential Use Districts. These are the minimum substantial plantings, in addition to other under-story trees, shrubs, flowers, and ground cover, deemed appropriate for a complete quality landscape treatment of the site.
- c. Each 1 and 2-family residential dwelling unit shall contain trees totaling at least 8 inches in diameter at installation with a minimum of 2 trees located in front of the home. Each tree must meet minimum size requirements as indicated in the table in Subdivision 5(3). The Zoning Administrator may authorize the placement of some of the required trees within the side or rear yard if, due to the shape of the lot, there are unique circumstances.

(3) *Landscaping requirements in multiple family residential, and all non-residential uses.*

- a. *General requirements.* General requirements that shall apply in all Non-Residential Districts and non-residential uses in Residential Districts include the following:
 1. *Plant diversity.* In addition to the 25% plant diversity requirement, the landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:
 - (a) One over-story tree per 3,000 square feet of open area.
 - (b) One ornamental tree per 1,500 square feet of open space.
 - (c) One evergreen tree per 3,000 square feet of open area.
 - (d) One deciduous or evergreen shrub per 100 square feet of open area.

- b. *Building ground cover.* A minimum 5-foot strip from the building edge must be treated with decorative ground cover and/or foundation plantings, except for garage/loading areas and pedestrian access areas.
- c. *Softening of walls and fences.* Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect. Plantings shall also be proportionate to the height of the building. Additional depth along buildings may be required to accommodate this landscaping.
- d. *Heat island reduction.* To minimize impact on microclimate, human and wildlife habitat, shading of parking lots is required. At least 1 over-story tree shall be planted for every 10 parking stalls on site. To satisfy this requirement trees must be located at least 4 feet and within 10 feet of a curb adjacent to any internal parking or drive area. The trees shall count toward meeting the overall site green space and landscaping requirements identified by this chapter for the underlying zoning district.

(4) *Parking lot landscaping requirements.* The following shall apply to all new development and redevelopment of parking lots for expansions creating 5,000 square feet or more of impervious surface or disturbance of 1/2 acre or more of land.

- a. *Parking lot screening.* Parking lot screening shall be designed to reduce the visual impact of surface parking lots; mitigate glare from headlights; improve the aesthetic quality of the area for users of the site, adjacent sites, roadways, and sidewalks; and define the perimeter of the parking lot as follows:

- 1. *Off street parking containing 4 or more parking spaces.* Between those portions of an off street parking area containing 4 or more parking spaces and a different zoning district or a public street.

- (a) *Waiver.* Parking lot screening requirements may be waived in circumstances where perimeter screening is provided or where the elevation of the parking area relative to the elevation of the street and sidewalk would make the screening ineffectual as determined by the Zoning Administrator.

- b. *Parking lot screening standards.*

- 1. Parking lot screening must be provided within 10 feet of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bio-retention systems, other landscape features, or where the traffic sight visibility triangle may be impacted.
- 2. Parking lot screening shall be not less than eighty percent (100%) opaque and be a minimum of 3 1/2 feet and a maximum of 4 feet in height as measured from the adjacent finished surface of the parking area. When shrubs are used to provide the screen, such shrubs must be at least 2 feet tall at planting and anticipated to grow to at least 3 1/2 feet tall at maturity.

3. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

c. *Content.* Parking lot screening must consist of at least 2 of the following:

1. A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity;
2. A berm with plantings described above;
3. Transit shelters, benches, bicycle racks and similar features may be integrated as a part of the screen;
4. Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product.

(5) *Landscape requirements specific to Business Districts.*

a. B-1 Office Business District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

b. B-2 Neighborhood Commercial District business:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

c. B-3 General Business District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

d. B-4 Commercial/Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

(6) *Landscape requirements specific to Industrial Districts.*

a. I-1 Light Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

b. I-2 Heavy Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”

c. B-P Business Park District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required “landscape area.”