

Sec. 30-934. - Landscaping.

(a) *General requirements.* The following general requirements are applicable to all districts:

- (1) All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, which are not devoted to drives, sidewalks, patios, or other such uses shall be landscaped with grass, shrubs, trees, other living ornamental landscape materials, mulch, or rock.
- (2) All landscaped areas shall be kept neat, clean and uncluttered.
- (3) No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise.
- (4) Undisturbed areas of existing natural vegetation maintained free of noxious weeds need not be altered.
- (5) A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the proposed development plan.
- (6) Slopes greater than three feet horizontal to one foot vertical (3:1) will not be permitted without approval by the city. Only under special conditions or unique circumstances will steeper slopes be permitted. Slopes adjacent to pedestrian systems, inslopes of roadways, ponding, sedimentation areas, and other water or wetland features may not have a slope greater than 4:1.
- (7) In all multifamily, commercial and industrial zoning districts, the maintained/manicured landscaped areas shall have inground/underground irrigation systems. Native grasses and plant areas need not be irrigated.

(b) *All zoning districts except permitted single-family uses in all districts.* Landscaping requirements for all zoning districts except permitted single-family uses in all districts are as follows:

- (1) *Applicability of requirements.* All properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties, except for single-family dwelling units.
- (2) *Landscape plan.* Landscape plans shall be prepared by a landscape architect or other qualified individual acceptable to the city. Landscape plans shall be drawn to a scale of not less than one inch equals 50 feet and shall include the following information:
  - a. The name and address of the property owner and/or developer.
  - b. The name of the project.
  - c. The name of the preparer of the plan.
  - d. The date of plan preparation.
  - e. Boundary lines of the property with accurate dimensions, and note with scale and north arrow.
  - f. The locations of existing and proposed buildings, parking lots, public roads, easements and other improvements.
  - g. The location, approximate size and common name of existing trees.
  - h. A planting schedule containing:
    1. Symbols.
    2. Quantities.
    3. Common names and botanical names.
    4. Size of plant materials.
    5. Root condition specifications.

- 6. Special planting instructions.
    - i. Planting details illustrating proposed locations of all new plant material, including proposed walls, fences, planters, landscaped islands, and other landscaping-related improvements.
    - j. Details of restoration of disturbed areas, including areas to be sodded and seeded.
    - k. Location of existing wetlands.
- (3) *Minimum requirements.* All open areas of a lot which are not used and improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, coniferous trees, shrubs, flowers, and turf or ground cover materials. The number of trees on the lot, tract, or parcel shall not be less than three plus the perimeter of the described area as measured in feet divided by 40.
- a. *Overstory trees.* Fifty percent of the required trees shall be overstory trees.
  - b. *Ornamental trees.* Twenty-five percent of the required trees shall be ornamental trees.
  - c. *Coniferous trees.* Twenty-five percent of the required trees shall be coniferous trees.
  - d. *Additional landscaping.* In order to accomplish an adequate buffer or screening, additional landscaping over and above the required amount may be required by the city.
  - e. *Credits.*
    - 1. *For oversizing trees.* The total number of required overstory trees may be reduced by one tree for each new deciduous tree measuring four and one-half inches or more in diameter, or each new coniferous tree measuring ten feet or more in height, which is planted on the lot or tract.
    - 2. *For existing trees .* The total number of required new trees may be offset by the retention of existing trees on the lot provided that such trees satisfy the requirements of this section as to size and species. The existing tree credit chart shall be used to determine the amount of credit for existing trees. Existing trees closer than 15 feet together shall be considered one tree and the largest diameter tree will be utilized to calculate the tree credit. The diameter of and distance between trees shall be measured six inches above the ground.

Existing Tree Credit Chart	
Deciduous Tree Diameter	Deciduous Tree Credit
2" to < 4 1/2"	One (1)
4 1/2" to < 8"	Two (2)
8" or more	Three (3)
Coniferous Tree Height	Coniferous Tree Credit
6' to < 10'	One (1)
10' to < 15'	Two (2)

15' or more	Three (3)
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Subsection 30-934(d)(3) pertaining to approved tree species shall apply to the types of trees given credit.

3. *For native grasses and plant communities*. The total number of required trees may be offset by the provision of native grasses and wildflowers. Planting or preservation of native planting communities will receive credit for one tree per 500 square feet of native grass area. Credits may not exceed 50 percent of the total requirements. A native grass and plant community maintenance plan shall be submitted to the city every year by March 1.
- f. *Reserved*.
  - g. *Maintenance*. The property owner of the lot upon which required landscaping or screening is located shall maintain all materials in a slightly and healthy growing condition. Plant material removed due to damage, disease, or death shall be replaced.
- (c) *Permitted single-family uses in all districts*. Landscaping requirements for permitted single-family uses in all districts are as follows:
- (1) *Applicability of requirements*. All permitted single-family properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties.
  - (2) *Minimum requirements*. All open areas of a lot which are not used and improved shall be landscaped with a combination of overstory trees, ornamental trees, coniferous trees, shrubs, flowers, and turf or permitted ground cover materials. The minimum number of trees in the front yard is two.
    - a. Location of required front yard trees.
      1. One tree must be located in the boulevard area and shall be an overstory type tree.
      2. A second tree shall be located in the front yard area. Overstory, evergreen, and ornamental tree species are permitted.
- (d) *Species*.
- (1) All required trees shall be of species which are classified as overstory, ornamental, and coniferous trees by the American Nurseryman's Association.
  - (2) Not more than 50 percent of the required number of overstory or ornamental trees shall be composed of one species.
  - (3) All required trees shall be selected from the University of Minnesota Extension Service's list of recommended trees for Southeast Minnesota, or as approved by the city's planning department.
- (e) *Minimum size and root condition of trees*. Minimum size and root condition of required trees shall be as follows:
- (1) Overstory trees shall be two inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.
  - (2) Ornamental trees shall be one and one-half inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.
  - (3) Coniferous trees shall be six feet in height, and trees must be balled and burlapped.
- (f) *Placement of plant materials*.

- (1) All required landscaping shall be located on the lot occupied by the use, building, facility, or structures. No landscaping shall be located within any public right-of-way unless approved by the city.
  - (2) Plant materials shall be located to provide reasonable access to all utilities.
  - (3) At all intersections, sight visibility triangles shall be kept clear of landscape materials that would obstruct the sight lines of motorists at intersecting streets.
- (g) *Installation.* All landscape improvements required by this subsection shall be installed by the owner no later than one year after the issuance of a building permit for the subject property. Replacement of any dead trees, shrubs, ground covers and sodding shall be responsibility of the property owner.
- (h) *Inspection.* Twelve months after the date of issuance of a building permit, the city may conduct a field inspection of the subject site to assure compliance with the requirements of this subdivision and implementation of the approved landscape plan.
- (i) *Exceptions and adjustments.* Where a strict application of this subsection is not possible due to unique topographic landform, irregular lot shape or historic features worthy of preservation, the applicant may present an alternative landscape and screening plan to the city for alternate approval.
- (j) *Performance guarantee.* If required landscape improvements have not been completed at the time a certificate is requested for occupancy of a property, a financial guarantee to ensure completion of the improvements shall be supplied prior to issuance of the certificate of occupancy. The financial guarantee shall be in an amount equal to approximately 100 percent of the value of the uncompleted landscape improvements, and shall be released one year after completion of the required landscape improvements following written request from the property owner. Developers who have posted a previous financial guarantee in connection with the installation of public improvements shall not be required to post a separate guarantee, but the financial guarantee shall remain in place in an amount equal to approximately 100 percent of the value of uncompleted landscape improvements until all required landscape improvements are completed.

(Code 1982, § 900.30(4), (5); Ord. No. 02-09, § 1, 6-17-2002; Ord. No. 02-11, § 1, 6-10-2002; Ord. No. 12-03, §§ 1—3, 2-21-2012; Ord. No. 14-12, §§ 1, 2, 10-20-2014; Ord. No. 16-22, § 1, 9-19-2016)