# Development Standards and Incentives

* 1. **Dimensional Standards Summary**

| **Dimensional Standards** | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Lot Dimensions (Minimum, only for lots created after the effective date)** | | | | | | | | | | | | |
| **Zoning Districts** | **R1** | **R2** | **R3** | **R4** | **R5** | **MX-N1** | **MX-N2** | **MX-C** | **TOD** | **C** | **MX-B** | **I** | **O** |
| Lot area (Sq. ft/unit). | 9,500 (Interior)  10,500 (Corner) | 7,600 (One-family Interior), 8,500 (one-family corner),  5,000 (two-family) | 4,000 | 2,200 | 1,400 | -- | -- | Minimum 2 Acres Contiguous Parcel For Residential Use | 2000 ft perimeter (max) | -- | -- | -- | -- |
|
|  |
| Density (Units/acre) | 3-5 | 3-10 | 5-15 | 10-25 | 20-31 | 15-31 | 15-31 | 10-60 | 31 – 130 | -- | -- | -- | -- |
| Maximum size of individual non-residential use | -- | -- | -- | -- | -- | 7,500 | 7,500 | -- | -- | -- | -- | -- | -- |  |
| Lot width (Interior) | 75 | 60 (one-family)  75 (two-family | 25 | 100 | 100 | -- | -- | 100 | -- | 100 | 100 | 100 | -- |  |
| Lot width (Corner) | 90 | 75 (one-family)  90 (two-family) | 25 | 100 | 100 | -- | -- | 100 | -- | 100 | 100 | 100 | -- |  |
| **Setbacks (Principal Structure)** | | | | | | | | | | | | | |  |
| Front build-to line | -- | -- | -- | -- | -- | 5-20 | 5-20 | -- | 0-10 | -- | -- | -- | -- |  |
| Front (Interior) | 35 | 35 | 35 | 35 | 35 | NA | NA | 10 | NA | 35 | 35 | 35 | -- |  |
| Secondary Front (Corner) | 15 | 15 | 15 | 35 | 35 | 5-20 | 5-20 | 10 | 0-10 | 35 | 35 | 35 | -- |  |
| Side (Interior) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 - 50 | 10 | 10 | 10 | -- |  |
| Rear | 25 | 20 | 40 | 40 | 40 | 20 | 10 | 20 | 10 - 50 | 40 | 25 | 25 | -- |  |
| **Additional Standards** | | | | | | | | | | | | | |  |
| Impervious surface coverage (maximum) | -- | -- | -- | -- | 80% | 80% | 80% | 80% | 85% | 80% | -- | -- | -- |  |
| Primary structure height (maximum) | 25 | 25 | 35 | 40 | 48 | 48 | 48 | NA | NA | 40 | NA | 48 | -- |  |
| Accessory structure height (maximum) | 16 | 16 | 16 | 16 | 16 | 20 | 20 | 20 | 20 | 16 | 16 | 16 | -- |  |
| Accessory structure setback, Interior side or rear (minimum) | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |  |
| Accessory structure setback, corner side or front (minimum) | Not Allowed, unless less than required lot width, then 15 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |  |

## General Site and Building Standards for All Districts Except R1 and R2



### Building Form

#### Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not include a middle. The building form should consider the following characteristics:

##### The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.

##### Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, step backs of upper stories, and similar methods.

#### Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades.

### Façade Treatment

No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane. Open porches and balconies are encouraged on building fronts. In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:

#### Dormer windows or cupolas

#### Recessed entrances

#### Covered porches or stoops

#### Bay windows with a minimum 12-inch projection from the facade plane

#### Eaves with a minimum 6 inch projection from the facade plane

#### Changes in materials, textures, or colors

#### Facades greater than 40 feet in length shall be visually articulated into smaller intervals by one or a combination of the following techniques:

##### Stepping back or extending forward a portion of the facade

##### Variations in texture, materials, or details

##### Division into storefronts

##### Stepbacks of upper stories, or

##### Placement of doors, windows, and balconies

### Building Materials

All exterior wall finishes on any building must be a combination of the following materials:

#### No less than 60% face brick; natural or cultured stone; pre-colored or factory stained or stained on site textured pre-cast concrete panels; textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar redwood, and fir), or fiber cement board

#### Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city.

#### Other materials of equal quality to those listed, may be approved by the Community Development Department.

### Permitted Encroachments

The following shall not be considered as encroachments on setback requirements:

#### Retaining walls, fences, and patios are allowed to encroach up to the property line provided they meet all other provisions of this UDO.

#### Ramps and landings providing handicapped accessibility may encroach up to the property line, provided the requirements in section XXX.X.X of this UDO are met.

#### Recreation equipment, such as play structures, trampolines, seasonal swimming pools, basketball hoops, and other similar features may encroach into required interior side and rear setbacks provided they are no closer than three (3) feet from the property lines.

#### Uncovered decks may encroach up to six (6) feet into the required front setback provided all of the following provisions are met:

##### The entire encroachment, including stairs and attachments, must not exceed 100 square feet in area;

##### The deck provides access to the main entrance of the principal dwelling;

##### The floor of the deck is no higher than the threshold of the main entrance to the principal dwelling;

##### The underside of the deck, when viewed from the street, must be screened with a decorative lattice, skirt board, landscaping or combination of materials to at least fifty percent (50%) opaque; and

##### The deck must be constructed with quality materials, maintained in in good condition, and architecturally compatible with the principal dwelling to the greatest extent reasonably possible.

#### Enclosed or Unenclosed Porches may encroach up to ten feet (10’) into the front setback provided all of the following provisions are met:

##### The porch must maintain a minimum 25-foot setback from the front lot line; 10-foot setback from a side interior lot line; and 20-foot setback from any street corner side-yard lot line, with steps and/or accessibility ramps excluded from this provision

##### The width of the porch shall not exceed 20-feet along the front edge of the dwelling, and the maximum allowable size of the porch shall not exceed 200 sq. ft. in area;

##### The floor of the porch is no higher than the threshold of the main entrance;

##### Enclosed porches may be not be erected or converted to four-season, year-round use;

##### In cases where a corner lot dwelling has separate front-door entrances on each street-side, only one porch encroachment is allowed;

##### The underside of the porch must be screened with a decorative lattice, skirt board, landscaping or combination of materials, which is at least fifty percent (50%) opaque when viewed from the street; and

##### All new elements and features of the porch, including the roof, must be architecturally compatible with the principal dwelling.

#### Other conditions not considered as encroachments on yard setback requirements include:

| **Additional Conditions for Permitted Encroachments** | | | | |
| --- | --- | --- | --- | --- |
| **Condition Description** | **Front Yard** | **Side Yard (Interior)** | **Rear Yard** | **Additional Standards** |
| Principal building cornices, canopies, eaves, gutters, and other similar features | 30 inches | 30 inches | 30 inches | Shall not be closer than 24 inches from any lot line |
|  |
| Principal building chimneys, flues, vents, and other similar features | 30 inches | 30 inches | 30 inches | Shall not be more than 5 feet in width  Shall not be closer than 24 inches from any lot line |  |
| Principal building window wells and bay windows | 36 inches | 36 inches | 36 inches | Shall not be closer than 24 inches from any lot line |  |
| Principal building entry vestibules | 6 feet | -- | -- | Shall not be more than 8 feet in width, or more than 1 story in height |  |
| Principal building balconies | 6 feet | -- | -- | Must be 7 feet or more above grade |  |
| Fire escapes attached to the principal building | 4.5 feet | 4.5 feet | -- |  |  |
| Landings, steps, uncovered decks, and other similar features | 6 feet | 3 feet, but not be closer than 5 feet from the side lot line | 6 feet | Shall not be located more than 30 inches off the ground  A railing enclosure no more than three (3) feet in height may be placed around such landing or uncovered deck, unless prior approval for a greater height is granted by the Building Official |  |

#### Interior side yard setback requirements may be waived in Mixed-use, Commercial and Industrial districts where abutting property owners wish to abut along a common wall built along the property line.

## Development Incentives

### Density Incentive Program

#### Residential

| **Density Incentive Program - Residential** | | | | | |
| --- | --- | --- | --- | --- | --- |
| **Bonus Description** | **Eligible Districts** | **Bonus Type** | **Residential Unit Affordability**  **(% of AMI)** | | |
| *At or below 30%* | *31%-50%* | *51% - 80%* |
| An increase in the maximum allowable height by one story or 14 feet beyond the maximum allowed in the base zoning district, for every whole percentage increment achieved as defined in this table.  Allowable residential density may increase in proportion to the increase in total gross floor area gained by each additional floor. | PUD | Discretionary | 5% of total units | 7% of total units | 10% of total units |
|  |
| TOD | By-Right |  |  |  |
| MX-C | Discretionary |  |  |  |
| An increase in the maximum allowable lot coverage by up to 10 percent beyond the maximum allowed in the base zoning district. | PUD | Discretionary |  |  |  |  |
| MX-C | Discretionary |  |  |  |  |
| A reduction from the parking space requirements by up to 15 percent. | PUD | Discretionary |  |  |  |  |
| TOD | By-Right |  |  |  |  |

#### Commercial

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Density Incentive Program - Commercial** | | | | | |
| **Bonus Description** | **Eligible Districts** | **Bonus Type** | **Commercial Space Affordability**  **(% of comparable building class area median per-square-foot lease rate)** | | |
| *At or below 70%* | *71%-80%* | *81% - 90%* |
| An increase in the maximum allowable height by one story or 14 feet beyond the maximum allowed in the base zoning district, for every whole percentage increment achieved as defined in this table.  Allowable residential density may increase in proportion to the increase in total gross floor area gained by each additional floor. | PUD | Discretionary |  |  |  |
|
| TOD | By-Right |  |  |  |
| MX-C | Discretionary |  |  |  |
| An increase in the maximum allowable lot coverage by up to 10 percent beyond the maximum allowed in the base zoning district. | PUD | Discretionary |  |  |  |
| MX-C | Discretionary |  |  |  |
| A reduction from the parking space requirements by up to 15 percent. | PUD | Discretionary |  |  |  |
| TOD | By-Right |  |  |  |

## Operating and Maintenance Standards

### Security Systems and Devices

#### For the purpose of providing a reasonable amount of safety and general welfare for persons occupying multiple family dwellings, an approved security system shall be provided to control access at each multiple family building hereafter constructed. The security system shall consist of locked building entrances or foyer doors, and locked doors leading from hallways into individual dwelling units. Dead-latch type locks shall be provided with lever knobs (or door knobs) on the inside of building entrance doors and with key cylinders on the outside of building entrance doors. Building entrance door latches shall be of a type that are permanently locked from the outside and permanently unlocked from the inside.

#### Every door that is designed to provide ingress or egress for a dwelling unit within a multiple family building shall be equipped with an approved lock that has a deadlocking bolt that cannot be retracted by end pressure; provided, however, that such doors shall be openable from the inside without the use of a key or any special knowledge or effort.

## Exterior Lighting

### Lighting standards

#### Lighting shall be designed and arranged to restrict direct illumination and glare onto abutting parcels.

#### Mitigative measures shall be employed to limit glare and spill light to protect neighboring parcels and to maintain traffic and pedestrian safety on public streets and sidewalks. Illumination cast from lighting of the subject parcel shall not exceed one (1) footcandle as measured from the centerline of a public street or residential property line. These measures shall include lenses, shields, louvers, prismatic control devices and limitations on the height and type of fixtures. (Amended, Bill 2009-1)

#### Flickering or flashing lights shall not be permitted.

#### Direct off-site views of the light source shall not be permitted except for globe and/or ornamental light fixtures. Globe and ornamental fixtures shall only be used if the developer can demonstrate that off-site impacts stemming from direct views of the bulb are mitigated by the fixture design and/or location.

#### Lights under the canopy of a gasoline dispensing station or similar structure shall not be directly visible from a public street or another property. Such lights shall either be recessed into the underside of the canopy or screened from view with shields.

#### Poles within landscaped areas and plazas shall have a maximum height of 20 feet, measured from grade. Poles within these areas may be set on pedestals no more than eight (8) inches in height.

#### Poles in parking lots shall have a maximum height of 24 feet measured from finished grade.

#### Lighting fixtures mounted directly on structures shall be permitted when utilized to enhance specific architectural elements or to help establish scale or provide visual interest, except as otherwise noted in Subdivisions 9 and 10. (Amended, Bill 2009-1)

#### "Wall packs" shall be permitted only in loading and service areas and shall be down-lit. (Amended, Bill 2009-1)

#### Shielded illuminators or fixtures shall be permitted to light building mounted signage, building facades, or pedestrian arcades if they are integrated into a building's architectural design.

#### Lighting should highlight entrances, art, terraces and special landscape features.

#### If installed, exterior lighting shall meet the functional needs of the use, without adversely affecting adjacent properties, neighborhoods or public uses, as determined by the City. Specific requirements are listed below; however, the City reserves the right to adjust these requirements based on concerns regarding safety, security and/or impacts on surrounding properties. Illumination measurements shall be taken by positioning the meter horizontally at ground level.

#### Site lighting should provide consistent levels of illumination, avoiding pockets of very high or low levels of illumination.

Open-air parking lots (including the roof level of multi-level parking structures):

|  |  |  |
| --- | --- | --- |
| **Minimum** | **Maximum** | **Maximum Uniformity Ratio** |
| 0.2 fc | 4.0 fc | 20:1 |

Primary building entrances/exits and along pedestrian pathways:

|  |  |
| --- | --- |
| **Multifamily residential** | **Commercial/Industrial** |
| Minimum: 5.0 fc within five (5) feet of the entrance/exit | Minimum: 10.0 fc within five (5) feet of the entrance/exit |

## Parking and Driveways

### Traffic and parking studies

#### In review of a project or application, the City may require, at the developer's expense, submission of a traffic and/or parking analysis that is prepared by a traffic engineer. Such analysis shall assess the potential impact of a proposed project on roadways, intersections, and/or on-site parking and circulation.

#### If a traffic study indicates that a proposed project or use will have significant impact on the existing service levels of roadways and intersections, the City may require a "traffic management plan" to mitigate traffic impacts. Such plan may include travel demand management strategies, use of transit facilities, or other appropriate measures to reduce traffic congestion. Such plan may also necessitate improvements to road systems. The developer shall be responsible for installation and expense of necessary road system improvements and pedestrian facilities, and any such improvements shall be constructed and installed according to City specifications.

#### Off-Street Loading

##### In connection with any use which is to be established or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading space on the basis of the following minimum requirements:

#### Minimum number of berths required for retail commerce, wholesale commerce, manufacturing, and warehousing:

|  |  |
| --- | --- |
| **Sq. Ft. of Aggregate Gross Floor Area** | **Minimum Required Number of Berths** |
| Under 10,000 | 0 |
| 10,000 to 25,000 | 1 |
| 25,000 to 40,000 | 2 |
| 40,000 to 100,000 | 3 |
| 100,000 to 250,000 | 4 |
| Each additional 200,000 | 1 |

#### Minimum number of berths required for other uses – Space adequate for the convenient and uncongested loading and unloading of materials.

#### Location – All loading berths shall be 25 feet or more from the intersection of two street right-of-way lines. Loading berths shall not occupy any yard requirement bordering a street.

#### Size – The first berth required shall not be less than 12 feet in width and 50 feet in length. Additional berths shall not be less than 12 feet in width and 25 feet in length. All loading berths shall maintain a height of 14 feet or more.

#### Access – Each loading berth shall be located so as to provide convenient access to a public street or alley in a manner which will least interfere with traffic.

#### Accessory Uses – Any area designated as a required loading berth or access drive so as to comply with the terms of this Unified Development Ordinance shall not be used for storage of goods or inoperable vehicles nor shall such area be included as a part of the area necessary to meet the off-street parking area.

### Off-Street Parking Requirements

#### Off-street parking and loading space shall be provided in all multi-family residential, mixed-use, commercial, and industrial districts in accordance with the requirements of this Unified Development Ordinance.

#### A development may reduce the required off-street parking spaces by up to fifty percent when it can be demonstrated, in a parking-traffic study, prepared consistent with city standards, that use of transit or demand management programs, special characteristics or customer, client, employee or resident population will reduce expected vehicle use and parking space demand for their development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and city parking requirements.

#### Considerations may include the presence of shared parking, district parking, or on-street parking that is available for the use of the development during regular usage hours

### Shared parking. Except for one and two-family dwellings, a portion of the required parking spaces may be located on an adjacent property if the parking area complies with the standards in this subdivision and is authorized in accordance with the approval of a Conditional Use Permit.

#### Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.

#### The applicant shall have the burden of proof for reduction of the total number of parking spaces and shall document and submit information substantiating their request. Shared parking may be approved if:

##### A sufficient number of spaces is provided to meet the highest demand of the participating uses;

##### Evidence has been submitted by the parties operating the shared parking facility, to the satisfaction of the zoning administrator, documenting the nature of uses and the times when the individual uses will operate so as to demonstrate the lack of potential conflict between them;

##### The shared parking spaces will not be located in excess of 800 feet from the further most point of the space to the front door, or other viable building entrance as approved by the zoning administrator, of the use they are intended to serve;

##### Accessory off-site parking shall be located such that pedestrian traffic will not be required to cross a major thoroughfares as defined in Section 8.2.

##### A shared parking agreement is submitted and reviewed as to form by the city attorney that provides:

###### For the rights of the respective parties to use the shared parking areas in a manner adequate to accommodate multiple users or that parking spaces will be shared at specific times of the day (i.e., one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours);

###### Assigned roles and responsibilities as to maintenance of the shared parking area;

###### Evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development; and

##### The approved shared parking agreement shall be filed with the application for a zoning certificate or site plan and shall be recorded at Hennepin County in a manner as to encumber all properties involved in the shared parking agreement; and

##### No zoning certificate will be issued until proof of recordation of the agreement is provided to the zoning administrator.

##### Site improvements to ensure adequate lighting and pedestrian access between the shared parking and primary use may be required as a condition of approval by the City Council.

### Parking Space Standards

#### The following minimum parking standards are hereby established for all districts other than R1 and R2:

|  |  |  |  |
| --- | --- | --- | --- |
| **Angle** | **Space Width** | **Two Space Lengths Plus One Center Aisle** | |
| **Curb to Curb** | **With Curb Overlap** |
| 90° (Two-way) | 8’8” | 19.5+19.5+24.0=63’0” | 18.0+18.0+24.0=60’0” |
| 60° (One-way) | 9’0” | 20.0+20.0+20.0=60’0” | 18.5+18.5+20.0=57’0” |
| 45° (One-way) | 9’2” | 18.0+18.0+16.5=52’6” | 17.0+17.0+16.5=50’6” |
| 30° (One-way) | 9’6” | 15.0+15.0+16.5=46’6” | 14.0+14.0+16.5=44’6” |
| 0° (Parallel) | 8’0” wide by 24’0” long, with 24’0” aisle |  |  |

A picture containing dark, night sky

Description automatically generated

#### An accurate, dimensioned parking layout which complies with the foregoing shall be submitted for approval with a site plan, and parking arrangements shall thereafter comply with such layout. Parking spaces shall be clearly designated by lines painted upon the surface of the parking area.

### Access to Parking Space

Access to off-street areas shall be restricted to driveways 30 feet or less in width. No two driveways on any single parcel of land in a business or industrial district shall be less than 50 feet apart at the property line.

### Minimum Parking Spaces Required

The minimum and/or maximum number of required off-street parking spaces for the following uses shall be as shown in the following tables. Where no required minimum number of required parking spaces is specifically listed for a individual use, the Zoning Administrator shall determine the minimum number of required off-street parking spaces. The Zoning Administrator shall consider functional similarities between uses where a parking requirement is listed in the Unified Development Ordinance and the proposed use in determining the parking requirement.

#### Residential

|  |  |
| --- | --- |
| **Use** | **Minimum** |
| One- and Two-Family Dwellings | 2 spaces per unit |
| **Use** | **Maximum** |
| Multiple Family | 2.5 spaces per unit |
| Licensed Residential Homes | 3 parking spaces for every 5 beds offered for residential purposes per adult resident.   3 spaces per 4 children residents for foster homes and children’s homes. |

#### Commerce (Retail and Service/Office)

|  |  |
| --- | --- |
| **Use** | **Maximum** |
| Eating and Drinking Places | Two spaces for every four seats, and one space for every two employees on the average maximum shift. (Parking spaces for "drive-in" customers shall not be credited as a part of the off-street parking area needed to serve the sales operation conducted within the buildings). |
| Automobile Service Stations | Three spaces for each enclosed bay plus one space for each day shift employee plus a minimum of two spaces for service vehicles and one additional space for each service vehicle over two in number. |
| Other retail stores or centers and financial institutions | Maximum allowable spaces are determined by the building’s Gross Floor Area (GFA) as follows:  Less than 10,000 sq. ft. = 3 spaces per 1,000 sq. ft.  Greater than 10,000 sq. ft. = 4 spaces per 1,000 sq. ft  In multi-tenant retail centers, no additional parking spaces beyond those allowed by the retail formula shall be required of restaurant uses which altogether occupy not more than 15% of the gross floor area of the center. The parking formula for eating and drinking establishments shall apply proportionately to the seats and employees occupying space in the center over and above 15% of the gross floor area |
| Motels and Hotels | Two spaces for each unit plus one space for each employee on any one shift. |
| Bowling Establishments | Five spaces for each lane. Additional parking for food and refreshment facilities shall be determined according to requirements for Eating and Drinking establishments above. |
| Medical and dental clinics | Three spaces for each doctor or dentist, plus one space for every two employees or one space for each 150 square feet of gross floor area, whichever is the greater. |
| Office Buildings, exclusive of those specific uses otherwise listed in this section | Required spaces are determined by the building’s Gross Floor Area (GFA) as follows:  3 spaces for every 1,000 sq. ft. of GFA |
| Other commercial uses, excluding wholesale | One space for each 200 square feet of gross floor area. |
| Racquet and swim clubs, athletic clubs, health spas, and the like | Twenty spaces for the first 1,000 sq. ft. of gross building floor area, plus one space per 300 sq. ft. of gross floor area in excess of 1,000 sq. ft. plus two (2) spaces per outside tennis court. |

#### Industry and Wholesale

|  |  |
| --- | --- |
| **Use** | **Minimum** |
| Industry and Wholesale | One space for every two employees based upon maximum planned employment during any work period or one space for each 800 square feet of gross floor area whichever requirement is greater. In the event the latter requirement is greater, adequate land area shall be provided for the required off-street parking area, but improved space need only be provided according to the employees ratio. |

#### Miscellaneous

|  |  |
| --- | --- |
| **Use** | **Minimum** |
| Places of public assembly such as houses of worship, theatres, auditoriums (other than school auditoriums) mortuaries, stadiums, arenas, dance halls | One space for every three seats. Places of public assembly located in a retail shopping center complex of 50,000 square feet or more, exclusive of the place of public assembly, may have one space for every four seats |
| Nursing Care Homes | 1 space for every 4 beds plus 1 space for every 2 employees and 1 space for each staff doctor |
| Hospitals | One space for every two beds plus one space for every two employees and one space for each staff doctor. |
| Uses not covered by this list | Spaces as required for the most similar use as determined by the City Council. |

### Surfacing, Drainage, and Curbing for All Districts Except R1 and R2

#### Open off-street driving and parking areas shall be improved with a minimum of two inches of hot mixed paver laid bituminous mat, or a comparable concrete slab, placed over a well compacted subgrade and gravel base. The base gravel shall conform to the Minnesota Highway Department specifications for Class 5 gravel.

#### Drainage plans shall be submitted to and approved by the City Engineer; drainage shall be discouraged across sidewalks or driveways. The perimeters of all driving and parking areas shall be bounded by cast in place concrete curb and gutter which conforms with the Minnesota Highway Department Type "B-612". Other shapes of concrete curb and gutter may be permitted providing the design provides an equal cross-sectional area and is approved in writing by the City Engineer. The concrete used for curbing shall conform to the current City specifications.

### Joint Parking Facilities

With respect to development complexes, the required parking facilities to serve two or more uses may be located on the same lot or in the same structure, provided that:

#### the total number of parking spaces furnished shall not be less than the sum of the separate requirements for each use.

#### With respect to separate individual establishments, the City Council may approve the joint use of common parking facilities under the following conditions:

##### The building or use for which application is made to utilize the off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities; and shall not be separated by a building or use with which it does not share parking facilities in the manner prescribed by this Unified Development Ordinance.

##### The applicant shall show and the City Council must determine that there is no substantial conflict in the principal operating hours and parking demands of the two buildings or uses contemplating joint use of off-street parking facilities.

##### A properly drawn legal instrument providing for joint use of off-street parking facilities, duly approved by the City Council as to form and manner of execution shall be filed as an easement encumbrance upon the title of the property.

### Minimum Parking Reduction

A development may reduce the required off-street parking spaces up to fifty (50) percent, as approved by the City Council, when it can be demonstrated that:

#### In a parking-traffic study, prepared consistent with city standards, that use of transit or demand management programs, special characteristics or customer, client, employee or resident population will reduce expected vehicle use and parking space demand for their development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and city parking requirements.

#### Considerations may include the presence of shared parking, district parking, or on-street parking that is available for the use of the development during regular usage hours

### Commercial Vehicles Parked in R1 and R2 Districts

For each dwelling unit, off-street parking of not more than one licensed an operable commercial motor vehicle is permitted provided that:

#### Any such vehicle must be operated by a resident of that dwelling unit.

#### Such parking is only permitted in a garage, driveway or improved hard surface in accordance with the requirements of the UDO Section 2 for R1 and R2 districts.

#### Under no circumstances shall a semi-truck or tractor-trailer combination be parked or stored off-street in an R1-R4 District.

### Parking Lot Landscaping

#### Off-street open parking facilities that accommodate more than 6 cars shall include landscaping adjacent the lot, to the extent of at least 3 percent the total surface area of all impervious parking facility area.

#### For parking lot islands, a minimum of one deciduous tree shall be provided per island, unless:

##### The parking lot island is used for stormwater management

##### The parking lot contains less than 40 spaces

##### The parking island is located within a structured parking facility

### Parking Lot Screening

All open off-street parking areas having more than six parking spaces and all off-street loading and unloading spaces shall be effectively screened from any abutting residential lots by:

#### a solid wall or opaque fence six feet high, or by such other device as may be approved by the City Council.

#### The screening device shall not extend within 10 feet of any street right-of-way.

#### Such off-street parking and loading areas within any yards which abuts along a street which is residentially zoned on the side opposite shall be screened from street view by a screening device as approved by the City Council.

#### Other landscaping requirements as outlined in Section 5.6.

## Landscaping, Screening, and Fences

### Landscape plans

#### Except for single family uses, a landscape plan must be submitted for:

##### With any application for new development;

##### With any application for additions or modifications to existing development that physically impacts existing landscaping or screening; or

##### When changes are made to an existing landscaping or screening plan on file with the city.

### Landscaping Requirements Generally

For all districts, any lot area that is not devoted to the building site, driveways, sidewalks, off-street loading or parking facilities, or similar elements, is considered the landscape planting area. This area shall be planted and maintained with grass, shrubs, trees, or similar vegetation and/or treatments typically found in landscaping. In addition, all districts must adhere to the following landscape standards:

#### Projects that require a landscape plan, shall submit a unified landscape plan that creates a consistent character within the site, complementing the project scale, and attempting to maintain a coherent landscape character with adjacent sites.

#### Landscape plans are expected to be coordinated with any and all lighting plans, as required in section x.x.x

#### Any natural screening such as hedges or trees shall maintain at least a 50 percent screening opacity throughout the year.

#### To promote species diversity and resilience, no more than 40% of the total number of trees may be of the same species

#### When possible, existing mature trees should either be preserved, or reused during the construction process.

#### Landscape vegetation should use native and resilient plant types when possible, in order to promote landscape resiliency and reduce site maintenance requirements.

#### Where landscaping is required, soil shall be provided that does not include substandard fill, gravel, sand, or contaminated materials.

#### When installed landscape materials include a ball or burlap, they shall be installed so that the ball and burlap does not extend above the immediate grade at installation.

#### In order to preserve and promote the public safety, landscape materials shall not be located in a manner that in their mature state, they interfere with safe pedestrian sight lines,, and does not conflict with overhead leads or utility lines.

#### In order to preserve and promote the public safety, nothing shall be erected, placed, planted, maintained, or allowed to grow on a corner lot of any district in a manner that materially impedes the vision withing the Clear View Triangle. Certain objects may remain in the Clear View Triangle if, based on city engineering judgment and discretion, there are other circumstances that limit or minimize risk at the intersection.

#### Berms or similar mounding features shall use proper and adequate plant materials to mitigate risk of erosion, and when intended to be mowed, the maximum permitted slope is 3:1.

#### The site layout for any non-residential development shall include an underground lawn sprinkler system to facilitate maintenance of site landscaping and green areas.

### District Landscaping Requirements

At least 50 percent of the landscape planting area shall include vegetation, and be based on the following systems:

#### Minimum landscape requirements for the R2-R3 Districts

##### 1 tree per 1000 square feet of landscape planting area

##### 1 shrub per 100 square feet of landscape planting area

#### Minimum landscape requirements for the R4-R5, C, MX-B, and I districts

##### 1 tree per 750 square feet of landscape planting area

##### 1 shrub per 75 square feet of landscape planting area

#### Minimum landscape requirements for the TOD, MX-N, and MX-C Districts shall be based on the following project value

|  |  |
| --- | --- |
| **Project Value** | **Landscape Minimums** |
| Below $1,000,000.00 | 2 percent |
| $1,000,000.00—$3,000,000.00 | $20,000.00 + 1 percent of total project value |
| $4,000,000.00—$5,000,000.00 | $40,000.00 + .50 percent of total project value |
| Over $5,000,000.00 value - in excess of $4,000,000.00 | 1 percent + .25 percent of total project value |

#### The above systems do no substitute applicable screening and buffer requirements set forth in the UDO under section 5.6.8. Plantings used for screening purposes will be counted as part of the minimum planting requirements, but fulfilling the requirements will not obviate the requirements for screening.

#### Mature existing trees will be counted as part of the minimum planting requirements on the basis of the above system. A consideration equal up to the full landscape planting requirement of a site may be granted by the city for the preservation of large existing plantings.

### Landscaping and Parking

Parking shall be landscaped as outlined in sections 5.5.1 – 5.5.2.

### Landscape Visibility at Intersections

In order to preserve and promote the public safety, nothing shall be erected, placed, planted, maintained, or allowed to grow on a corner lot in any district in such a manner as materially to impede vision with the Clear View Triangle. Certain objects may remain in the Clear View Triangle if, based on engineering judgment and discretion, there are other circumstances that limit or minimize risk at the intersection.

### Landscaping Exceptions

The zoning administrator may approve the substitution or reduction of landscape requirements, materials, applicable area, or other standards as outlined in section 5.6.2-5.6.4, provided one or more of the following conditions exists:

#### The application will provide a site and landscape plan of exceptional design, including amenities such as outdoor public space, public seating, bike or pedestrian facilities, and/or a transit shelter that will enhance the area.

#### The application will provide landscape plan of exceptional design that is more consistent with the design of the site, and/or the surrounding area.

#### The application will provide a site plan that is more consistent with the surrounding character.

#### Existing site conditions, including plant, topography, or screening of the site and its surroundings make the required landscaping or screening unnecessary.

#### The required landscaping or screening will hinder delivery and/or service access necessary to the operation of the use.

#### The required landscaping and/or screening may reduce pedestrian surveillance or sightlines of the site, or obstruct views of traffic, or conflict with the Clear View Triangle.

### Landscape Maintenance

All approved landscaping shall be kept well maintained and in good repair.

### Screening

Perimeter screening should be designed as required, to provide a visual buffer between incompatible uses.

#### Screening shall be included in the following circumstances:

##### Along the perimeter of off-street parking with more than six parking spaces, and abuts an R1-R5 or MX-N district.

##### Any I or MX-B district lot lines that abut an R1-R5, or MX-N district, and along any lot line that faces across a street from an R1-R5 or MX-N district.

##### Any principle or accessory structure in any commercial, mixed use, industrial, or TOD district located adjacent to an R1 or R2 residential district.

#### Screening standards

##### Required screening can be achieved with fences, hedges, or similar landscaping elements.

##### All required screening shall have a minimum height of five feet above grade, and be architecturally complimentary of the principle building. When possible, the screening should also be visually cohesive with abutting lots.

##### Required screening shall be located within the lot occupied by the use or structure to be screened. No screening shall be located in the public right of way, unless otherwise approved by the zoning administrator.

##### All required screening plans shall be submitted alongside required landscape plans.

##### Any natural screening such as hedges or trees shall maintain at least a 50 percent screening opacity throughout the year.

### Fences

Fences may be erected, placed, or maintained along or adjacent to a lot line. The fence owner shall be responsible for properly locating all property lines before fence construction.

#### Permit required

##### For fences located in any district other than the R1-R3 district, a permit is required prior to any work commencing.

##### Fences in the R1, R2, and R3 districts do not require a permit, provided all other fence standards as outlined in 5.6.7(b) are met.

#### Fence standards

##### Setbacks

###### No fence hereafter erected shall be located less than a one (1) foot setback from any lot line, regardless of side.

##### Allowable height

###### No fence shall exceed six (6) feet in height or encroach within the Clear View Triangle, unless otherwise permitted by the zoning administrator (permit process?)

##### Permitted materials

###### Fences shall be constructed of wood, metal, bricks, masonry or other similar materials, designed for permanent fencing. Fences constructed of wood shall be resistant to decay.

##### Prohibited materials

###### Fences shall not be constructed of electrically charged wire, razor wire, or other similar materials not specifically manufactured for permanent fencing. Barbed wire may be permitted at the top of a fence if the height of the barbed wire is not less than six and one-half (6½) feet and the fence is located in an I district, and at least 100 feet from a non-industrial district.

###### Any materials not listed here should be considered prohibited unless approval is provided by the Zoning Administrator.

##### Posts and supporting members

###### All fence posts and related supporting members of the fence shall be erected so that the finished side or sides of the fence face the adjacent property or public right-of-way.

##### Maintenance

###### Every fence and retaining wall on or adjacent to residential property shall be kept well maintained and in good repair

### Drainage Ways

No obstruction, diversion, bridging or confining of the existing channel of any natural waterway, or any drainage swale approved as a part of the drainage system of a plat in the municipality through which surface water in time of storms naturally flows upon or across the land, shall be permitted without special permit. Before granting a special permit, the Zoning Administrator shall first find that the diversion, bridging, etc. will carry the amount of water usually likely to flow. The right is reserved to the municipality as an incident to the development of the municipality, including the construction of streets and gutters, ditches, etc., to cause considerable increases or decreases in the amount of water which would in a state of nature flow into and through such natural water channel or drainage swale.