

## **206 Site Development and Architectural Design Standards**

### **206.010 Landscaping and Screening.**

- (A) Fencing. Fences in the Business Districts and Industrial District are a permissible means of land screening and are regulated by Section 205.040 (Business District Overview) and 205.050 (Industrial District).
- (B) Traffic. On any corner lot, no wall, fence or other structures shall be erected or altered, and no hedge, tree, shrub or growth shall be maintained which may cause danger to traffic on a street or public road by obscuring the view. No such structure, planting or grade elevation interfering with traffic visibility shall be permitted within 15 feet of any intersecting street right of way lines.
- (C) Screening. Screening shall consist of earth mounds, walls, fences and plant materials. Such things as loading docks, parking areas, drive-up facilities, and outdoor storage shall be screened to a height and depth consistent with the size and extent of the visual degradation.
- (D) Planting Strips. Planting strips shall be placed along highways and railroad lines to screen the view and to reduce noise levels in residential areas.
- (E) Alteration of Land. No land shall be graded, landscaped or developed that results in water run-off causing flooding, erosion, or deposit of minerals on adjacent properties. Such run-off shall be properly channeled into a storm drain, water course, ponding area, or other such facility.
- (F) Minimum Landscaping. Landscaping will be required for all new development, and shall meet the following requirements:
- (1) When trees are removed, the developer shall restore the density of trees using nursery stock or a size generally accepted as suitable for the purpose.
  - (2) Trees used in reforestation or landscaping must be compatible with the local landscape and conditions, and not presently under disease epidemic.

(3) In all Office, Commercial, Industrial and Multiple Family Housing Districts, all developed uses shall provide a landscaped yard along all streets. This yard shall be kept clear of all structures, storage, and off-street parking. Except for driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot. Such yard shall have a depth of at least 20 feet.

(G) Landscaping Plans. In all Office, Commercial, Industrial and Multiple Family Housing Districts, plan unit developments and developments which have residential structures containing 3 or more units per building, shall submit a landscaping plan at the time of building plan review.

(H) Minimum Open Space. In any event, all developed uses shall provide not less than 15% of the lot as open space. The City Council may require additional landscaping as necessary.

(I) Abutting Districts. Where non-residential districts abut residential districts, the former shall provide a 20 foot landscaped area on the abutting side.

(J) Landscape Materials. Landscape materials to be planted as part of a required landscaping plan shall comply with the following minimum standards:

- (1) All trees, shrubs, and ground covers to be transported to the site shall be nursery grown.
- (2) Deciduous shade trees shall be balled and burlapped and have a trunk diameter of at least 2 1/2 inches measured one foot above the ground when planted.
- (3) Coniferous trees must be balled and burlapped and be at least six feet tall when planted.
- (4) Deciduous ornamental trees shall be balled and burlapped and have a trunk diameter of at least 1 3/4 inches measured one foot above the ground when planted.
- (5) Shrubbery shall be at least 2 1/2 feet tall when planted, unless numerous shrubs are proposed in a planting bed, in which case, the average plant height shall be at least 1 1/2 feet.

Rev. Date  
5/4/09  
Ord. #850

(6) Areas proposed for grass shall be sodded, except disturbed areas located adjacent to wetlands or areas that are part of future development phases may be seeded.

(7) Raingardens, or other methods to increase infiltration of stormwater, are strongly encouraged.

(8) The City encourages use of native plant species to reduce irrigation requirements and to increase the stormwater infiltration potential of planting beds.

(K) Shoreland Management District. Landscaping within the shoreland impact zone is permitted in accordance with Section 209.080(H).

**206.020 Parking.** The City requires off-street parking facilities to meet the parking needs of residents and businesses since City streets are designed to accommodate traffic movement. Parking regulations are intended to balance the need for off-street parking with regulations that address the aesthetic and environmental impacts of the resulting areas of impervious surface. Property owners and developers are encouraged to identify realistic parking needs for their property, install parking areas to meet anticipated demand, and show proof of parking to comply with City minimum parking requirements.

Rev. Date  
5/4/09  
Ord. #850

(A) Design and Maintenance.

(1) Landscaping. Parking and driveway areas that accommodate more than 5 cars shall be landscaped along the perimeter and within the interior of the lot. A minimum area equal to twenty percent (20%) of the parking and driveway surface area shall be designed with landscaping islands.

(a) The landscape islands shall not be less than 324 square feet in area and be sized and designed to support plant health. It is strongly encouraged to use these areas for infiltration purposes.

(b) The area designed with landscape islands may be proportionately reduced to not less than 10% when the development includes:

Rev. Date 5/4/09 Ord. #850
----------------------------------

- i. Stormwater management principally designed for stormwater infiltration;
  - ii. Sustainable building design elements and practices, per Section 205.060(C);
  - iii. Shared parking, as described in Section 206.020(C)(3), provided the property owners enter into and execute a joint parking agreement and a maintenance agreement;
  - iv. Transportation demand management, as described in Section 206.020(C)(2);
  - v. Site landscaping that is designed to reduce the visual impact of the developed portions of the site, especially the building and parking area.
- (c) Shade trees shall be used for the perimeter of the parking area and island landscaping at a minimum rate of one shade tree per 10 parking stalls. Shade trees shall be setback a minimum of 8 feet from curbs and/or pavement.
- (d) Modifications from the requirements of this Section 206.020(A)(1) may be permitted through the Site and Building Plan review process.

(2) Setbacks. The minimum setback from a property line for a parking lot, including driveways shall be as follows:

Rev. Date 4/18/05 Ord. #774
-----------------------------------

- (a) From interior side and rear property lines: Five (5) feet. This setback may be reduced to zero feet if the parking and driveway area is shared providing access to uses on two or more parcels.
  - (b) From any street right-of-way, front property line, and when a landscaped buffer is required per Section 206.010(I) for property planned for residential use: Twenty (20) feet, except as otherwise provided.
- (3) Surfaces. Those parking areas designed to meet the minimum parking ratio requirement shall be surfaced with

asphalt, concrete or other material as approved by the City Manager and graded to dispose of all surface water. Concrete curbing and gutters are required in Commercial and Industrial Districts unless another form is permitted for stormwater management and infiltration purposes through the Site and Building Plan Review process.

(a) In the RE, R-1 and R-2 Districts:

- i. Driveways shall be surfaced with asphalt, concrete, or brick pavers rated for vehicular loads, except as otherwise permitted.
- ii. Pervious concrete or asphalt materials may be approved, subject to the property owner entering into a Maintenance Agreement with the City.
- iii. When the principal structure is setback more than 75 feet from the front lot line, alternate surface materials may be allowed, subject to approval by the Public Works Director. In such instances, concrete or asphalt surface materials shall be used from the street and extending into the property a minimum of 20-feet from the front property line.

Rev. Date  
7/17/06  
Ord. #801

(b) In all other Districts, the use of pervious pavement materials for parking areas is encouraged. If pervious pavement is used:

- i. The pervious pavement design and soil conditions will be used to determine the area that will be included in impervious surface coverage calculations. However, in no event will the open landscaped area be less than 15% of lot area.
- ii. The property owner and developer shall enter into a Maintenance Agreement with the City.

(4) Parking Location. Off-street parking shall be on the same site as the structure it is intended to serve unless otherwise permitted and shall not occupy the required 20 feet front yard landscaped area.

Rev. Date  
5/4/09  
Ord. #850

- (5) Aisles. Aisles shall be a minimum of 14 feet wide for 45 degree parking, 18 feet wide for 60 degree parking and 24 feet wide for 90 degree parking.
- (6) Spaces. Each space shall be a minimum of 9 feet wide, 18 feet long and so designed to allow the exit of the car therein without first moving another car. Subcompact parking spaces may account for up to 20% of the total parking area required. They shall be 8 feet wide and 18 feet long, and must be grouped and signed appropriately.
- (7) Drive-up Facilities. Commercial uses containing drive-in or drive-up facilities shall provide a stacking area for vehicles on the site. A minimum of six spaces per lane for stacking is required in addition to the number of required parking spaces. The stacking lane shall be a minimum of twelve (12) feet wide. The vehicle stacking area shall not exceed beyond the street right-of-way line and shall be delineated so that the vehicles waiting in line will not interfere with the primary driving and parking facilities on site. Any pedestrian walkway that is adjacent to or crosses the stacking lane must be marked and clearly indicated with signage or painted crosswalk.
- (8) Structured Parking. Parking ramps shall meet the minimum structure setback requirements of the zoning district in which they are located.
- (9) Shared Driveways. Shared driveways connecting two or more uses on separate properties are permitted provided the property owners enter into and execute a joint parking agreement and maintenance agreement.
- (B) Minimum Parking Requirements. The following is a summary of the minimum parking requirements in addition to the standards listed for each zoning district. When a parking requirement is listed by use as well as by district, the use requirement shall apply. Parking uses not specifically noted shall be as approved by the City Council, following review by the Planning Commission.

Rev. Date 5/4/09 Ord. #850
----------------------------------

(l) Zoning Districts.

(a) Commercial Districts (C-1, C-1A and C-2). Parking spaces shall be provided at a ratio of 5.5 spaces per 1,000 square feet of net floor area or as required by Section 206.020(B2) (Parking). In addition, parking spaces shall be provided on the property for the storage of vehicles necessary to the operation of the principal use. Said spaces shall be adequately screened and lighted.

(b) Office District. Parking space requirements shall be as required by Section 206.020(B2) (Parking) or at a ratio of 5 spaces per 1,000 square feet of net floor area.

(c) Business Park District. Parking space requirements shall be as required by Section 206.020(B2) (Parking) or:

- (i) 1 space per 2,000 square feet of gross floor area for warehousing;
- (ii) 5 spaces per 1,000 square feet of gross floor area for office areas;
- (iii) 3 spaces per 1,000 square feet of gross floor area of manufacturing, research, testing and laboratories;

(d) Industrial District (I). Parking space requirements shall be as required by Section 206.020(B2) (Parking) or as follows. In addition, parking spaces shall be provided on the property for the storage of vehicles necessary to the operation of the principal use. Parking spaces shall be adequately lighted.

- (i) 1 space per 2,000 square feet of gross floor area for warehouse uses.
- (ii) 3 spaces per 1,000 square feet of gross floor area for production uses.
- (iii) 5 spaces per 1,000 square feet of net floor area for office uses.

(e) RE and R1 Districts. Two parking spaces per dwelling unit shall be required for off-street parking, or as required by Section 206.020(B2).

Rev. Date 7/17/06 Ord. #801
-----------------------------------

- (i) Community based residential facilities and licensed day care facilities shall provide one off-street parking space per staff member.
  - (ii) Parking shall be prohibited in any portion of the front yard except designated driveways leading directly into a garage or one open, surfaced space located on the side of the driveway, away from the principal use, except as otherwise permitted. Such hard surface space shall not be located in front of the dwelling and shall conform to the minimum required setbacks specified in Section 206.020(A)(2).
  - (iii) Landscaping approved by the City shall be required when more than five vehicles are accommodated in the driveway, including trailers and/or RVs, stored or parked in compliance with Section 211.010.
  - (iv) Driveway and parking areas shall not exceed 40% of the area within the minimum required front yard setback.
  - (v) Property located on an arterial or collector street may construct a turnaround to prevent backing onto the street. The turnaround shall be setback a minimum of 5 feet from any property line and shall not be located in front of the dwelling. If adequate setback from the side lot line is not otherwise available, the City Manager may approve an alternate location. No parking shall be permitted in any turnaround unless landscape screening is provided.
  - (vi) Non-conforming driveways and parking areas shall only be replaced in conformance with these regulations.
- (f) R2 District.
- (i) Two parking spaces per unit shall be required for off-street parking; one must be completely enclosed.
  - (ii) Additional off-street guest parking spaces shall be provided at a ratio of .5 spaces per unit.

(iii) As required by Section 206.020(B2) (Parking).

(g) R3 District.

(i) Two parking spaces per dwelling unit shall be required for off-street parking; one must be completely enclosed.

(ii) Additional guest parking spaces shall be provided at a ratio of .5 spaces per unit.

(iii) As required by Section 206.020(B2).

(h) R4 District

(i) A ratio of one and one-half parking spaces per unit shall be required for off-street parking.

(ii) Additional guest parking spaces shall be provided at a ratio of .5 spaces per unit.

(iii) As required by Section 206.020(B2) (Parking).

(i) In all Residential Districts, commercial vehicles shall comply with Section 211.010 (Parking and Storage of Vehicles and Equipment).

(2) Use Requirements.

(a) Churches. 1/3 seats based on max. design capacity

(b) Hotel/Motel. 1/unit + 1/employee

(c) Schools, Elem./Jr. High. 1.5/classroom

(d) Schools, Sr. High/College. .2/student + 1/staff

(e) Indoor Theater. 1/3 seats based on max. design capacity

(f) Restaurant. 1/3 seats based on max. design capacity

(g) Hospital. 1.2/bed

(h) Fuel Stations. 4 plus 1/150 sq. ft. floor space devoted to retail sales

(i) Auto Service Station. 1/employee + 5/service stall

(j) Vehicle & Equipment Sales and Rental. 8 + 1/800 sq. ft. floor area over 1,000

(k) Truck & Car Washes. 5 stacking spaces/bay + 1/employee

(l) Drive-up Facilities. Stacking spaces are required as per Section 206.020(A)(7).

i. Restaurants. 15 spaces or 1/15 sq. ft. of floor area, whichever is greater

ii. Bank Windows. 6 stacking spaces/customer service window

iii. Other. 1/employee + 1/25 sq. ft. of floor area

(m) Commercial Recreation. 10 + 1/300 sq. ft. of floor area

(n) Bowling Alleys. 5/lane

(o) Rest Home/Nursing Home/Institution. 1/4 beds + 1/employee

(C) Exceptions to the Minimum Parking Requirements. The number of parking stalls constructed may be reduced to a number less than the minimum requirement if one of the following parking management techniques is implemented. The site shall be designed, however, with proof of parking to accommodate the minimum number of stalls required by this ordinance.

(1) Transit. Developments that are pedestrian-oriented or transit oriented and/or have access to frequent transit service.

(2) Transportation Demand Management. Developments that incorporate transportation demand management

Rev. Date  
5/4/09  
Ord. #850

techniques such as preferential parking for carpools, vanpools, shuttle-service, flex-hours and telecommuting.

- (3) Shared Parking. Development incorporates shared parking with adjacent land uses provided peak-parking demand occurs at different times.
- (4) Parking Demand. Less than the minimum required is encouraged, provided it is based on a demonstration that the proposed use/s have parking demand and need less than the minimum number of stalls required by this ordinance. The site shall be designed, however, with proof of parking to accommodate the minimum number of stalls required by this ordinance.

(D) Maximum Parking. Parking in excess of the minimum required may be permitted through the Site and Building Plan Review process based on the demand and need for the additional parking spaces. A pervious parking surface for these areas will be required.

(E) Minimum Off-Street Loading Requirements.

- (1) No loading facility shall be located on a street frontage (loading facility includes dock, berth, maneuvering area).
- (2) All loading docks shall be located within the perimeter of the structure housing the principal or accessory use and shall be completely enclosed.
- (3) Loading areas, aisles and access drives shall be surfaced with a durable all-weather material and shall be so graded to immediately dispose of surface water. Concrete curbing shall be required.
- (4) All berths shall be screened from view from the property's street frontage by plant materials, walls, earth berms, or fences.
- (5) Truck loading areas including berth and access aprons shall have a minimum length of 90 feet.

(F) Handicapped Requirements.

- (1) Handicapped parking spaces shall be provided and marked in accordance with Minnesota Rules Chapter 1341, Minnesota Accessibility Code.

### **206.030 Lighting Standards.**

- (A) Lighting Standards. All parking lot lighting adjoining a property planned for residential use shall be designed and installed to minimize trespass lighting and to illuminate the parking lot to the extent practicable in accordance with the following standards:
- (1) Glare. In all districts, any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged as to reflect light away from any adjoining residential zone or from the public streets. Direct or sky-reflected glare, whether from floodlights or from high-temperature processes, such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Base incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. The use of pedestrian style light poles, with a maximum 18 foot height, is encouraged.
  - (2) Foot Candle Limit. No light or combination of lights which cast light upon a public street shall exceed 1 foot candle meter reading as measured from the centerline of the street nor shall any light or combination of lights cast light upon residentially zoned property exceeding 0.4 foot candle meter reading as measured at the receiving residential lot line.

### **206.040 Height.**

- (A) Buildings. In no case are buildings to exceed the firefighting capabilities of the City.
- (B) Maximum Height. Refer to the standards set forth in each zoning district.

**206.050 Architectural and Site Design Standards.** The intent of these regulations is to promote community values by requiring

reasonable standards for aesthetically appealing buildings and grounds that complements surrounding land uses and contributes to the viability of the overall community, and promotes sustainability.

(A) Architectural and site design elements of development proposals will be reviewed based on the following criteria:

- (1) Consistency with the Comprehensive Plan; the Surface Water Management Plan; and the Municipal Code.
- (2) Use of appropriate exterior materials, lighting, textures, colors, and architectural and landscape forms to create a unified, high-quality design concept for the site that is compatible with adjacent and neighboring structures and functions.
- (3) A unified sign design that provides a desirable environment for site users and the community as a whole. A unified site design considers all site elements including: the relationship of buildings to surrounding natural features; day light and solar access; grading; architectural design; building, parking and loading dock orientation; building height, use of manmade materials, including paving; site furnishings (lighting, outdoor seating, signage, etc.); landscaping (retention of natural vegetation, plant selection and placement, retention and incorporation of water features, etc.); and other visible outdoor site elements.
- (4) Creation of a suitable balance between the amount and arrangement of open space, landscaping, and view protection with the design and function of man-made features. Achieving this balance shall take into account screening, buffering, size and orientation of open spaces.
- (5) Provision of safe and adequate access to and from sites giving ample consideration to the location and number of access points from public streets, the safety and convenience of merging and turning movements, and traffic management and mitigation.
- (6) Provision of on-site vehicular, bicycling, and pedestrian circulation by way of interior drives, parking areas, bicycle

Rev. Date 5/4/09 Ord. #850
----------------------------------

parking racks, pathways, and walkways adequate to handle anticipated needs and to safely buffer pedestrian and cyclists from motor vehicles.

(B) Architectural Design. Building materials shall be selected for their ability to present a visual statement of a building or structure's strength, attractiveness and permanence. The building materials used shall be harmonious with the surrounding area.

(1) Building Elevations.

(a) All building elevations are subject to public view, and so high quality design and materials shall be used for all building elevations.

(b) Avoid expanses of wall by using windows, jogs, projections, pilasters, architectural detailing, changes in surface materials, colors, textures, and variation of rooflines. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, and other architectural elements, shall not exceed the less of (25-40) feet in length or 50% of the building wall.

(c) The main entry shall face the primary street, with secondary entrances on the side or rear. The main entry shall be designed with a canopy, portico, arch, display windows, ornamental molding, enhanced landscape or other details to announce the primary focus of the building.

(d) All rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas shall be enclosed with materials compatible with the principal structure. Low profile, self-contained mechanical units, including solar energy panels and rooftop rainwater collection systems, which blend in with the building architecture are exempt from the screening requirement.

(e) When development is located adjacent to residential or natural areas, a residential scale and appearance is appropriate, including a pitched roof. Alternate designs

Rev. Date 5/4/09 Ord. #850
----------------------------------

may be approved through the Site and Building Plan Review process.

- (f) Signature Architecture, as defined in Section 208.020, shall be consistent with City standards or revised to comply.

(2) Exterior Finish Materials.

- (a) Exterior wall finish materials shall include face brick, natural or cut stone, stucco or EIFS, and equivalent materials. Other materials that provide a similar high quality exterior may be approved through the Site and Building Plan Review process.
- (b) Prestressed concrete panels, concrete block and unfinished metal shall not be permitted as exterior materials for principal structures and for any accessory buildings. Architecturally enhanced block or concrete panels may be approved through the Site and Building Plan Review process.
- (c) Not less than fifteen percent (15%) of any wall elevation surface shall be designed with combinations of accent materials to provide visual interest and architectural detail. Glass, wood, and metal finish materials are suitable for these accents and window finishes.
- (d) Use of wood the principal exterior finish material is discouraged except when adjacent to residential or natural areas where a residential appearance provides a suitable visual transition.
- (e) Roofs, except flat roofs, must be constructed with commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, copper, or similar high quality material. Green roofs may be approved through the Site and Building Plan Review process.

- (C) Sustainable Design. The City encourages development that uses a whole-system approach, applying concepts of building and site design to preserve local and national resources. Effective use of resources may reduce operating costs for the developer, while reducing environmental and public health

Rev. Date 5/4/09 Ord. #850
----------------------------------

impacts. LEED, MnGreenStar, EnergyStar and other certifications are based on:

- (1) Energy efficiency. Includes design elements of the building envelope, lighting, appliances and heating and cooling systems that contribute to environmental goals. Alternate energy sources, including solar and geothermal can provide renewable energy generation.
- (2) Resource efficiency (including durability). Choosing durable building materials that balance impacts from manufacturing with transportation and end-of-life considerations.
- (3) Indoor environmental quality. Indoor comfort not only ensures proper ventilation, heating and cooling, but considers emissions from materials used inside a building.
- (4) Water conservation. Low-flow plumbing fixtures, rainwater collection and infiltration, and drought tolerant landscapes help to conserve water.

**206.060 Redevelopment.** Redevelopment of properties zoned for non-single family residential uses shall comply with the standards of the zoning district in which the property is located. Flexibility to these standards may be permitted in accordance with the following:

- (A) Lot Coverage. If the existing impervious surface coverage on a parcel exceeds the allowable impervious surface coverage for the zoning district in which it is located, existing impervious surface coverage may remain but shall not be increased provided best management practice measures are taken to minimize negative effects on the environment as documented in the current editions of Minnesota Construction Site Erosion and Sediment Control Planning Handbook (MBWSR) and Protecting Water Quality in Urban Areas (MPCA). Existing impervious surface coverage is the impervious surface coverage legally present on or before March 20, 2000 or approved thereafter by the City.

- (B) Architectural and Site Design Standards. Minor improvements, building additions, and other modifications to the site will be subject to application of these architectural and

Rev. Date  
5/4/09  
Ord. #850

site design standards, considering the existing building design and scope of the proposed alteration. Alternately, a face-lift of a building's exterior is expected to fully conform to the architectural standards. The City may waive specific standards based on the scale of the project while conducting the Site and Building Plan Review.