

## **ORDINANCE NO. 539, SECOND SERIES**

### **AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA ADOPTING CHAPTER 10, SECTION 10.29 OF THE HASTINGS CITY CODE PERTAINING TO:**

#### **LANDSCAPE STANDARDS**

**BE IT ORDAINED** by the City Council of the City of Hastings as follows:

Sections 10.29 of the Hastings City code is adopted as follows:

#### **SECTION 10.29 LANDSCAPE STANDARDS**

**SUBD. 1. INTENT AND PURPOSE.** The City of Hastings places a high value on landscaping and greenery in both the natural and the built environments. Landscaping and screening provide many aesthetic, ecological, economic and health safety benefits. The provisions of this section are intended to:

- A. Enhance the overall aesthetic conditions within the City,
- B. Provide screening and mitigation of potential conflicts between different land uses,
- C. Improve air quality and provide a buffer from air and noise pollution,
- D. Ensure significant tree canopy shading to reduce glare and heat build-up,
- E. Add visual interest to open spaces and blank facades, and
- F. Provide definition for public walkways and open space areas.

**SUBD. 2. LANDSCAPE PLAN.** A detailed landscape plan must be submitted to the Planning Department in the following cases:

- With any application for new development requiring site plan review;
- When changes are made to an existing landscape plan on file with the City; or
- With any application for additions or modifications to existing development that physically impacts existing landscaping or screening.

Landscape plans shall be prepared consistent with the general site plan requirements in Section 10.27. The applicant shall submit a landscape plan prepared by a landscape architect, nursery designer or other qualified person. Landscape plans shall be reviewed and approved by the Planning Department.

A. When a landscape plan is required, the following information shall be included:

1. General Information:

- a) Name of project, owner and developer and street address of project.
- b) Name, address, phone number of plan preparer and, if applicable, Minnesota license / certification number of the Landscape Architect or Certified Nursery and Landscape Professional (CNLP).
- c) A design narrative that includes text and / or graphics that provide detail on the design concept employed and key features of the landscaping design. The narrative should address the relationship of the proposed design with the surrounding properties, a description of special purpose plantings such as screening, erosion control, and methods of attaining year-round interest.

2. Landscape Plan Features:

- a) Scale and North arrow.
- b) Locations of existing and proposed buildings and all other structures.
- c) Location, height and materials of any existing and proposed screening.
- d) Location, approximate size and common name of existing trees, shrubs and other vegetation that are to be retained as part of the new landscaping and description of how they will be protected during construction.
- e) Location and details of irrigation systems.
- f) Location, width and height of all proposed earth berms and retaining walls.
- g) Planting details illustrating proposed locations of all new plant material.
- h) Planting schedule containing:
  - 1) Plant key
  - 2) Common and botanical plant names
  - 3) Quantity of plants for each species
  - 4) Size of plant material at time of planting and at maturity
  - 5) Root condition (balled and burlapped, bare root, container, etc...)
  - 6) Special planting instructions
- i) Any other existing or proposed features that relate to or affect site finish and landscaping.

B. Individual single-family and two-family residential home sites shall be exempt from the general landscaping criteria unless it is otherwise specified in this Section.

C. *Ecological Function.* In its review of landscaped areas the Hastings Planning Department and Planning Commission shall include consideration of the following:

1. Interception and filtration of precipitation and stormwater through maximizing multiple-layered vegetative cover.

2. Reduction of reflectance and urban heat islands through increasing canopy cover.
3. Conservation of energy through strategic shading and the use of windbreaks.
4. Conservation of water through xeriscaping design strategies including using decorative rock as ground cover, limiting turf areas, selecting low-water-use plants and designing efficient irrigation systems.
5. Selection and placement of plant materials to limit required maintenance of landscaped areas.
6. Preservation or restoration of natural amenities.

### **SUBD. 3. REQUIRED LANDSCAPING AND SCREENING:**

A. In all districts except Downtown Core (DC) and Residential Mixed Use (RMU), all new developed uses shall provide a landscaped yard along all public streets. The landscaped yard shall consist of trees, shrubs, planted ground cover and other vegetative materials. Ornamental non-vegetative material may also be used. This yard shall be at least twenty (20) feet deep, measured from the street right-of-way line. 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. Each side yard shall have a minimum of ten (10) feet of landscaped area and each rear yard shall have twenty (20) feet of landscaped area.

B. *Required Landscaping.* Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Development must provide the following number of trees and shrubs in addition to any trees and shrubs required for screening:

1. Not less than one (1) tree per 2,500 square feet of Developable Landscaping Area.
2. Not less than one (1) shrub per 1,000 square feet of Developable Landscaping Area.
3. The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.
4. Developable Landscaping Area is defined as the total area of a development site or phase minus the portion of area within:
  - a) A natural waterbody
  - b) A protected wetland
  - c) A scenic easement

C. *Required Perimeter Screening.*

1. Perimeter screening designed to buffer incompatible uses is required:
  - a) Along any off street parking area containing over six (6) parking spaces that is adjacent to a site that is residentially used and either residentially zoned or guided.

- b) Along any driveway to an off street parking area containing over six parking spaces when the driveway is adjacent to a site that is residentially used and either residentially zoned or guided.
  - c) On commercial and industrial sites, along any property line that directly abuts a site that is residentially zoned or guided and along any side or rear property line that faces across a street a site that is residentially used and either residentially zoned or guided.
  - d) Where required by the City Council through a condition of approval.
2. Landscaping must be provided around exterior storage, service and mechanical areas to screen the uses from view by adjacent property or streets.
- a) Screening may consist of fences, walls, earth berms and landscape plantings.
  - b) If landscaping is used, twenty-five (25) percent must be evergreen plantings.
  - c) Walls must be compatible with the architectural treatment of the principal structure.
3. Where screening is required by this zoning ordinance, such screening shall be six (6) feet in height unless otherwise specified. Required screening shall be at least fifty (50) percent opaque at planting and throughout the year, unless otherwise specified. Required screening shall be specified by one (1) or a combination of the following:
- a) A decorative fence
  - b) A masonry wall
  - c) A hedge

**D. Parking facility.** In all districts except the industrial district, any parking facility over six (6) parking spaces, other than a parking garage, shall include landscaping to buffer the facility from adjacent properties and from the public right-of-way; reduce the visual glare and heat effects of large expanses of pavement; and provide areas for the retention and absorption of stormwater runoff. All parking and loading areas adjoining public streets or sidewalks shall provide:

- 1. A landscaped yard at least ten (10) feet wide along the public street or sidewalk.
- 2. Screening consisting of a masonry wall, decorative fence, hedge or combination thereof that forms a screen between three (3) and four and one-half (4.5) feet in height at planting and not less than fifty (50) percent opaque. Screening six (6) feet in height and not less than fifty (50) percent opaque is required in areas devoted principally to the parking or loading of trucks or commercial vehicles.
- 3. One tree shall be provided for each fifty (50) linear feet or fraction thereof of parking or loading area lot frontage.
- 4. In addition to perimeter landscaping, parking lots for more than twenty-five (25) cars shall contain planted islands.

- a) A minimum of one interior planting island for every twenty-five (25) parking spaces shall be dispersed throughout the parking lot.
- b) Each interior island shall have a major tree of at least twenty (20) feet at maturity and surrounding ornamental landscape plantings.
- c) A minimum of seventy (70) percent of every interior planting island shall be planted with live plant material, such as trees, shrubs, ground cover, or turf grass.

#### **SUBD. 4. PLANTING SPECIFICATIONS**

**A. *Minimum Tree Size.*** Required trees must meet the following minimum size standards:

1. Overstory trees and single stem ornamental trees must be at least one and one half (1.5) caliper inches at planting.
2. Evergreen and multi-stem ornamental trees must be at least six (6) feet in height at planting.
3. Shrubs must be at least eighteen (18) inches in height when planted, except for low, creeping shrubs.

**B. *Spacing.***

1. Plant material centers shall not be located closer than three (3) feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Planning Department.
2. Where plant materials are planted in two (2) or more rows, plantings shall be staggered in rows unless otherwise approved by the Planning Department.
3. Deciduous trees intended for screening shall be planted not more than fifty (50) feet apart. Evergreen trees intended for screening shall be planted not more than fifteen (15) feet apart.
4. Where massing of plants or screening is intended, large deciduous shrubs shall be planted four (4) feet on center or closer, and/or, evergreen shrubs shall be planted three (3) feet on center or closer.

**C. *Materials.***

1. All plant materials shall be indigenous to the hardiness zone of the area in which the City is located.
2. Not more than fifty (50) percent of the required number of trees shall be composed of one species.
3. No required trees shall include:
  - a) Box elder.
  - b) Any female Ginkgo.
  - c) Seedling cottonwood.
4. Other materials may be restricted at the discretion of the City Forester.

## **SUBD. 5. MAINTENANCE**

A. *Surety*. To ensure that landscaping and screening is installed as proposed and survives through at least one full growing season, a landscape performance surety must be submitted prior to issuance of building permits for new development where a landscape plan is required.

1. A landscape surety for providing, installing and warranting typical landscaping and screening materials must be submitted in the amount of 125% of the value of the proposed landscaping.
2. Once the landscaping and screening has been in place for one year, Planning Department staff will review the landscaping on site. If site conditions match the approved landscape plan and all material is healthy, the surety will be released. If landscaping or screening is missing or incorrectly placed or some material is not in a healthy condition, the owner will be contacted and given an opportunity to correct these issues. Once the issues are resolved, the landscape surety will be released.

B. *Material Maintenance*. The property owner must maintain all landscaping and screening materials shown on the approved landscape plan in a manner consistent with the intent and purpose of the plan. Approved landscaping and screening materials that die, become diseased or are significantly damaged must be replaced at the next appropriate planting period with new materials in conformance with the approved landscape plan.

C. *Structure Maintenance*. Landscaping and screening structures such as fences and walls must be maintained in good condition, free of graffiti, peeling paint, decay or warping, must be repaired when needed and replaced periodically to maintain a structurally sound condition.

## **SUBD 6. REDEVELOPMENT COMPLIANCE**

A. *Redevelopment or Large Addition*. When either full redevelopment of a site is proposed or an addition that would increase total floor area on a site by twenty-five (25) percent or more, a landscape plan for the entire site, demonstrating compliance with the requirements of this Section, must be submitted for approval.

B. *Small Addition*. When an addition is proposed that would increase total floor area of a site by less than twenty-five (25) percent, but would physically impact the existing landscape, a modified landscape plan for the portion of the site affected by the addition, demonstrating compliance with the requirements of this Section, must be submitted for approval.

C. *Constrained Sites*. The City of Hastings recognizes that highly constrained redevelopment sites may have difficulty meeting the requirements of Section 10.29. Given that the City would like to encourage redevelopment rather than

interfere with redevelopment, highly constrained redevelopment sites may seek relief from the landscape standards. In considering planned development flexibility to landscape standards, the City shall:

1. Balance the public interest in promoting redevelopment with the public interest in providing landscaping, and
2. Consider whether reduced landscaping levels are balanced by alternative methods of providing visual interest to the site including but not limited to sculpture, public art or higher quality landscaping materials.

**ADOPTED** by the Hastings City Council on this 3<sup>rd</sup> day of October 2005.



Michael D. Werner, Mayor

ATTEST:



Melanie Mesko Lee, City Clerk

**I HEREBY CERTIFY** that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 3<sup>rd</sup> of October, 2005, as disclosed by the records of the City of Hastings on file and of record in the office.



Melanie Mesko Lee, City Clerk

( SEAL )

This instrument drafted by:  
City of Hastings  
101 4th St.  
Hastings, MN 55033