

PERFORMANCE STANDARDS

SECTION 150.40 SITE PLAN REVIEW.

- 1. Site Plan.** Before a building permit will be issued for the new construction or expansion of any principal or accessory structure, a site plan must be submitted for review. In the case of new construction of principal structures (not additions or accessory buildings, unless required by the City due to complexity of the site), the site plan must be prepared and attested by a registered surveyor. All site plans must contain the following information: 1) Scale of drawing, north arrow, and legal description of property; 2) Names of all abutting streets, dimensions of all lot lines, setbacks, and easements of record; 3) Location and square footages and building appearance of all existing and proposed structures; 4) Parking, ingress and egress, and traffic flow design; 5) Site grading plan, stormwater drainage plans, and other utility locations; 6) Sanitary sewer and water plan; 7) Fire protection, including hydrants; 8) Pavement design, proposed landscaping and lighting designs, and signage plans; 9) Grade elevations at the lot corners, crown of street, existing and proposed at all major corners of proposed structure, proposed lowest floor, proposed garage floor, and proposed top of foundation; and 10) Any other site related information which may be requested by the Administrator, City staff, consultants, or the Planning Commission or City Council.

The Zoning Administrator shall approve a site plan for a single family or two family principal structure or for any accessory structure which meets all of the requirements of this Zoning Ordinance, including performance standards. Site plans for commercial, industrial, public and multi-family (greater than a two-family house) principal structures, and for any other structures for which the Zoning Administrator is unable to make a final determination as to whether they meet all zoning and performance requirements, will be submitted for review by the Planning Commission and City Council. The permit applicant shall provide the Zoning Administrator with 8 copies of a proposed site plan and the Zoning Administrator will notify the applicant of the time and date of the Planning Commission meeting in which the applicant's request for site plan approval will be on the agenda. This may or may not be the next regularly scheduled Commission meeting, depending upon whether the Zoning Administrator, in his/her sole discretion, finds that there is sufficient time between the date of the site plan application and the date of the meeting to process the application and provide review copies to the Commission.

- 2. Planning Commission Review.** The Planning Commission shall review and comment on the site plan and the recommendations of the Planning Commission shall be forwarded to the City Council. The applicant shall have the option of bringing the same site plan to the Council for approval, or of making revisions to the site plan which are recommended by the Planning Commission prior to submitting the same to the Zoning Administrator for Council review and approval. The Zoning Administrator will notify the applicant of the time and date of the City Council meeting in which the applicant's request for site plan approval will be on the agenda. This may or may not be the next regularly scheduled Council meeting, depending upon whether the Zoning Administrator, in his/her sole discretion, finds that there is

sufficient time between the Commission's meeting (or the date applicant submits a revised site plan based upon Commission recommendations) and the date of the Council meeting to process any revisions and provide review copies to the Council.

3. **Council Review.** The City Council, after receipt of the Planning Commission's recommendations, shall review the site plan and approve, deny, or recommend revisions to the site plan. No building permit shall be issued for the development until final site plan approval has been given by the City Council. No Certificate of Occupancy shall be issued until all improvements shown on the approved site plan are completed or, in the discretion of the City Council, a performance bond is given guaranteeing their completion. A bond or letter of credit may be required by the City Council to warrant certain conditions for one to two years after the Certificate of Occupancy issues.
4. **Additional Studies.** The City Council may require additional studies, consultant reports, or other documentation in order to determine the impacts of specific site plans. If requested by the Council, the cost of such additional studies, including time spent by the City Engineer, shall be paid by the applicant for site plan approval.
5. **Certificate of Occupancy.** Before a Certificate of Occupancy will issue, the Zoning Administrator shall confirm that all required landscaping and driveway work has been completed. In addition, the Applicant shall provide a surveyor's certification that the grading has been completed in accordance with the site grading plan. In the event that weather or other circumstance beyond the control of the applicant prevents completion of the landscaping and/or driveway or certificate of grading, the City may issue a Certificate of Occupancy upon deposit of a cash escrow in an amount set by the City. If the certificate of grading, the landscaping and/or driveway work is not completed within 12 months from the date the Certificate of Occupancy is issued, the City may complete the work and apply the escrowed funds toward the City's costs. Any remaining sum shall be returned to the Applicant. If the costs exceed the escrowed sums, the Applicant shall pay the shortfall to the City within 30 days of receipt of an invoice therefore. The City may assess any unpaid costs against this property.

SECTION 150.41 OBSTRUCTION OF VIEW

On any corner lot, no wall, fence or other structure shall be erected or altered and no hedge, tree, shrub or other growth shall be maintained or allowed to obscure the view which may cause danger to traffic or pedestrians.

SECTION 150.42 BULK STORAGE (LIQUID)

All uses associated with the bulk storage of oil, gasoline, liquid fertilizer, chemicals and similar liquids shall require a conditional use permit in order that the City Council may have assurance that fire, explosion, or water or soil contamination hazards are not present (that would be detrimental to the public health, safety, and general welfare). All existing, above-ground liquid storage tanks having a capacity in excess of one thousand (1,000) gallons shall have a conditional use permit within twelve (12) months following enactment of this Ordinance. The City Council may require the development of diking around said tanks. Diking shall be suitably sealed and shall hold a

leakage capacity equal to one hundred fifteen percent (115%) of the tank capacity. The City Council may require pressure testing of storage tanks on a periodic basis. The operation of any existing storage tank that, in the opinion of the City Council constitutes a hazard to the public safety shall be discontinued within five (5) years following enactment of this Ordinance or a shorter period if so determined by the City Council.

SECTION 150.43 SOIL EROSION AND SEDIMENTATION CONTROL

1. All development shall conform to the natural limitations presented by the topography and soil in order to create the best potential for preventing soil erosion.
2. Slopes over eighteen percent (18%) in grade shall not be developed.
3. Development on slopes with a grade between twelve (12) and to eighteen (18) percent shall be carefully reviewed to insure that adequate measures have been taken to prevent erosion, sedimentation, and structural damage.
4. Erosion and siltation control measures shall be coordinated with the different stages of development. Appropriate control measures shall be installed prior to development when necessary to control erosion.
5. Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided and construction progresses. The smallest practical area of land shall be exposed at any one period of time and no exposure shall exceed sixty-five (65) days unless extended by the City Council.
6. Where the topsoil is removed, sufficient arable soil shall be set aside for respreading over the developed area. The topsoil shall be restored to a depth of four (4) inches and shall be of a quality at least equal to the soil quality prior to development.
7. Public and private properties adjacent to the development site shall be protected from the effects of sedimentation. Any violations of this provision must be corrected by the owner to the satisfaction of the City within (5) days of receiving notification of such. If the violation is not remedied within the time period specified, the City may correct the problem and assess the costs incurred to the property owner.
8. **Exposed Slopes.** The following control measures shall be taken to control erosion during construction:
 - A. No exposed slope should be steeper in grade than three (3) feet horizontal to one (1) foot vertical.
 - B. Exposed slopes steeper in grade than ten (10) feet horizontal to one (1) foot vertical should be contour plowed to minimize direct runoff of water.
 - C. At the foot of each exposed slope, a channel and berm should be constructed to control runoff. The channeled water should be diverted to a sediment

basin (debris basin, silt basin or silt trap) before being allowed to enter the natural drainage system.

- D.** Along the top of each exposed slope, a berm should be constructed to prevent runoff from flowing over the edge of the slope. Where runoff collecting behind said berm cannot be diverted elsewhere and must be directed down the slope, appropriate measures shall be taken to prevent erosion. Such measures should consist of either an asphalt paved flow apron and drop chute laid down the slope or a flexible slope drain. At the base of the slope drain or flow apron a gravel energy dissipater should be installed to prevent erosion at the discharge end.
- E.** Exposed slopes shall be protected by whatever means will effectively prevent erosion considering the degree of slope, soils material, and expected length of exposure. Slope protection shall consist of mulch, sheets of plastic, burlap or jute netting, sod blankets, fast growing grasses or temporary seeding of annual grasses. Mulch consists of hay, straw, wood chips, corn stalks, bark or other protective material. Mulch should be anchored to slopes with liquid asphalt, stakes, and netting, or should be worked into the soil to provide additional slope stability.
- F.** Control measures, other than those specifically stated above, may be used in place of the above measures if it can be demonstrated that they will as effectively protect exposed slopes.

SECTION 150.44 PRESERVATION OF NATURAL DRAINAGEWAYS.

- 1.** The natural drainage system shall be used as far as is feasible for storage and flow of runoff. Stormwater drainage shall be discharged to marshlands, swamps, retention basins or other treatment facilities. Diversion of stormwater to marshlands or swamps shall be considered for existing or planned surface drainage. Marshlands and swamps used for Stormwater shall provide for natural or artificial water level control. Temporary storage area or retention basins scattered throughout developed areas shall be encouraged in order to reduce peak flow, erosion damage, and construction cost.
- 2.** The widths of a constructed waterway shall be sufficiently large to channel runoff from a one hundred (100) year storm event. Adequacy shall be determined by the expected runoff when full development of the drainage area is reached.
- 3.** No fences or structures shall be constructed across the waterway that will reduce or restrict the flow of water.
- 4.** The banks of the waterway shall be protected with a permanent vegetation.
- 5.** The banks of the waterway should not exceed five (5) feet horizontal to one (1) foot vertical in gradient.

6. The gradient of the waterway bed should not exceed a grade that will result in a velocity that will cause erosion of the banks of the waterway.
7. The bed of the waterway should be protected with turf, sod, or concrete. If turf or sod will not function properly, rip rap may be used. Rip rap shall consist of quarried limestone, fieldstone (if random rip rap is used) or construction materials of concrete. The rip rap shall be no smaller than two (2) inches square nor no longer than two (2) feet square. Construction materials shall be used only in those areas where the waterway is not used as part of a recreation trail system.
8. If the flow velocity in the waterway is such that erosion of the turf sidewall will occur and said velocity cannot be decreased via velocity control structures, then other materials may replace turf of the side walls. Either gravel or rip rap would be allowed to prevent erosion at these points.
9. To prevent sedimentation of waterways, pervious and impervious sediment traps and other sediment control structures shall be incorporated throughout the contributing watershed.
10. Temporary pervious sediment traps could consist of a construction of bales of hay with a low spillway embankment section of sand and gravel that permits a slow movement of water while filtering sediment. Such structures would serve as temporary sediment control features during the construction state of development. Development of housing and other structures shall be restricted from the area on either side of the waterway required to channel a twenty-five (25) year storm.
11. Permanent impervious sediment control structures consist of sediment basins (debris basins, desilting basins, or silt traps) and shall be utilized to remove sediment from runoff prior to its disposal in any permanent body of water.

SECTION 150.45 TREE AND WOODLAND PRESERVATION.

See Natural Resources Preservation Ordinance 152

SECTION 150.46 WETLAND PRESERVATION

1. **General Provisions.** All development must conform with the Wetland Conservation Act and other Federal and State laws and requirements. To the extent possible, all wetlands including marshlands and swamps shall be retained in their natural state to serve as stormwater runoff basins and also as wildlife habitat.
2. **Discharges into Wetlands**
 - A. No part of any sewage disposal system requiring on-land or in-ground disposal of waste shall be located closer than one hundred fifty (150) feet from the normal high water mark unless it is proven by the applicant that no effluent will immediately or gradually reach the wetland because of existing physical characteristics of the site or the system.

- B. Organic and other waste which would normally be disposed of at a solid waste disposal site or which would normally be discharged into a sewage disposal system or sewer shall not be directly or indirectly discharged to the wetland.
- C. Stormwater runoff from construction sites may be directed to the wetland only when substantially free of silt, debris and chemical pollutants and only at rates which will not disturb vegetation or increase turbidity.

3. Building Constraints

- A. The lowest floor elevation of buildings if used for living quarters or work area shall be at least three (3) feet above the seasonal high water level of the wetland.
- B. Development which will result in unusual road maintenance costs or utility line breakages due to soil limitations, including high frost action, shall not be permitted.
- C. The minimum setback for all buildings shall be 75 feet from the seasonal high water level of the wetland.

SECTION 150.47 ADDITIONAL PERFORMANCE STANDARDS.

The City has identified certain areas of the City which, because of their unique nature as gateways or highly visible areas of the City, additional requirements are imposed for development in those areas. One of these areas is the Canopy District in downtown Annandale. The City may identify other areas of the City which will require specific development features or “streetscape” designs in addition to the performance standards outlined in this Zoning Ordinance. The Planning department of the City will determine whether a development is proposed for one of these areas and will notify the prospective developer of the required standards.

SECTION 150.48 RESIDENTIAL PERFORMANCE STANDARDS (Applies to all residential zones and to residential uses in other zones)

Building Standards	Parking/Landscaping	Exterior Storage/ Screening/Fences	Lighting/Noise/ Other	Manufactured Homes Parks
<p>One Principal Building Per Lot: Except as may be otherwise approved by the City Council as part of a Planned Unit Development or multi-family development site plan, not more than one principal building shall be located on a lot. A principal building must be constructed before any accessory uses (including outside storage) will be allowed.</p> <p>High Standards: All buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to insure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety, and general welfare.</p> <p>Exterior Finishes: Exterior building finishes shall consist of materials comparable in grade and quality to brick; natural stone; stucco; wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, cypress (or residential metal or vinyl siding manufactured to resemble wood siding). No vertical or horizontal ribbed sheet metal siding is allowed in residential districts.</p> <p>Prohibited Residential Use: No garage, tent, trailer, vehicle, basement home, or accessory building shall at any time be used for residential purposes.</p>	<p>Parking:</p> <p>1. 2 off-street parking spaces per dwelling unit are required for all residential districts, except only 1 space per dwelling unit is required within the R-7 District and 2 ¼ spaces per dwelling unit for multi-family buildings with more than 4 units. The off-street parking requirements may be furnished by providing a space so designed within an attached or detached garage but in any event must be located on the same lot.</p> <p>2. Off-street parking areas and driveways must provide for proper drainage of surface water and shall be surfaced with bituminous or concrete.</p> <p>3. Parking pads on single family lots may be permitted pursuant to Section 150.50 Subd. 7.</p> <p>4. There shall be no off-street parking area within 5 feet of any street right of way.</p> <p>5. No off-street open parking area containing more than 4 parking spaces shall be located closer than 10 feet from an adjacent lot zoned or used for residential purposes.</p> <p>6. Required off-street parking shall not be utilized for open</p>	<p>Screening/ Exterior Storage:</p> <p>All materials, equipment, and refuse shall be stored within a building or be located in the rear yard and fully screened so as not to be visible from adjoining properties, except for the following in good order: laundry drying and recreational equipment, lawn furniture, construction and landscaping materials and equipment temporarily and currently being used on the premises, off-street parking for less than 4 vehicles, neatly stacked firewood, and boats and unoccupied trailers (less than 20 feet in length). Off-street parking</p>	<p>Lighting: Any artificial lighting used to illuminate an off-street parking area, sign, or other structure, shall be arranged so as to deflect light away from any adjoining property or from public streets. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right of way. Any light or combination of lights which cast light on a public street shall not exceed 1 foot candle</p>	<p>Before a manufactured home park may be established or enlarged within the City of Annandale, an application must be submitted, along with a filing fee as may be set by the Council from time to time, and including a site plan for the proposed park showing all of the information required for multi-family development pursuant to the City's site plan review ordinance, and including the location and size of all housing unit sites, storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions; the location and size of all streets abutting the park and all driveways from such streets to the park; road construction plans and specifications; plans for any and all community structures, including emergency shelters; the method of disposing of garbage and refuse; detailed description of maintenance procedures and grounds supervision; and detail as to whether all of the area will be developed, or a portion at a time. The application must also include plans approved by the State of Minnesota Department of Health, showing that the applicant is complying with all recommendations, suggestions and laws under that Department's jurisdiction.</p> <p>In all zoning districts in which Manufactured Home Parks are allowed as a conditional use, each manufactured housing site must comply with the minimum one family zoning and</p>

<p>Garage Requirement: All newly constructed or newly installed (i.e. manufactured) one family residences in the R-1 Single Family Residential District must include a garage with a minimum size of 440 square feet with a minimum depth of 24 feet. All other districts must have a minimum size of 440 with a minimum dept of 22 feet. Multi-Family residential developments must have one garage stall per unit.</p> <p>Garage Standards: Garages used or intended for storage of automobiles shall be accessed by a concrete or bituminous driveway. Garages may not exceed 1200 square feet of gross area. Total garage area may exceed 1200 square feet by conditional use. In no case shall any such structure exceed the area of the building footprint of the house residential/dwelling unit and no such structure may exceed 25% of the total area of the rear yard. No access door or other opening may exceed the height of 10 feet. In no case shall there be more than one attached and one detached garage. Apartment building multi-family garage structures may exceed the standards related to size and number to provide the minimum required number of garage stalls. Garages may not exceed the height of the principal structure.</p> <p>Minimum Width: All residential dwellings, including manufactured homes, shall have a minimum width of 20 feet. Width shall be defined as "the short-side measurement taken at right angles to the length".</p>	<p>storage of goods or for the storage of vehicles which are inoperable or for sale or rent.</p> <p>7. Parking shall not be allowed in areas that are not designated for off-street parking.</p> <p>8. Parking areas shall be designed so as to provide adequate means of access to a public alley or street. No curb cut shall exceed 30 feet in width unless otherwise approved by the Zoning Administrator. Curb cut widths may be permitted up to 36 feet in width subject to the review and recommendation of the City Engineer and approval of the Zoning Administrator. Before the City Engineer recommends a curb cut exceeding the maximum width set out herein, he/she shall consider the type of land use the curb cut will serve, the extent and nature of the vehicular traffic anticipated and the type and width of the street serving the property where the curb cut will be located. The City Engineer shall also consider any regulations promulgated by the Minnesota Commissioner of Transportation relative to driveway and curb cut dimensioned before making a recommendation to exceed the 30 foot maximum width.</p>	<p>for 4 or more vehicles may be located within a building, or in front or rear yards, but must meet the parking requirements herein, including proper screening from residential zones.</p> <p>Trash enclosures for multi-family apartment structures shall meet the standards required for trash enclosures in commercial zoning districts.</p> <p>Fences: Fences shall not exceed 4 feet in height in front yards and 6 feet in height in other yards in any residential district. Fences shall be located not less than 18 inches from any lot line, except that fences may be located on the property line with written permission from the adjoining property owner,</p>	<p>(meter reading) as measured from the centerline of said street. Any light or combination of lights which cast light on adjoining property shall not exceed 0.4 candles (meter reading) as measured from said property.</p> <p>Noise: Noise emanating from any use shall be in compliance with and regulated by the Minnesota Pollution Control Standards, Minnesota Regulations NPC, as amended, and are subject to the City's noise ordinance.</p> <p>Odor: The emission of odor by any use shall be in compliance</p>	<p>performance requirements as to lot size, setbacks, permanent foundations, garage requirements, etc. as are found in the zoning district in which the Park is located. In residential districts in which one family homes are not allowed as a permitted use, manufactured homes must comply with the minimum one family zoning and performance requirements as to lot size, setbacks, permanent foundations, garage requirements, etc. as are found in the R-3 zoning district. In addition to the residential performance standards established herein and the requirements of the zoning district in which located, manufactured home parks shall comply with the following:</p> <p>1. Each manufactured housing site shall have frontage on an approved roadway and the corner of each manufactured home shall be marked and each site shall be numbered.</p> <p>2. Each manufactured home park shall maintain additional hard surfaced off-street parking lot(s) for guests of occupants in the amount of one space for each 5 sites.</p> <p>3. All roads, access drives, and parking sites shall be constructed to City specifications and surfaced as approved by the City and all roads shall have concrete curb and gutter.</p> <p>4. All units shall be connected to City water and sanitary sewer systems.</p> <p>5. All utilities shall be underground – there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.</p> <p>6. The park shall have a street lighting plan approved by the City.</p>
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<p>Foundation Requirement: All residential dwellings, including manufactured homes, shall have a foundation that conforms to the Building Code, as adopted by the City. With the exception of manufactured homes in the R-6 District, all residential dwelling units shall have a continuous permanent perimeter foundation.</p> <p>Accessory Buildings: No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory. Utility sheds or other accessory buildings other than garages may not exceed 400 square feet in area. Only one detached garage and one additional accessory building shall be allowed on each lot. Accessory buildings must be located in the rear yard and may not occupy more than 25% of the rear yard. All accessory structures (including garages) of 200 square feet or more in size shall be of similar style, quality and appearance to the principal structure. No accessory building or detached garage shall be located less than 6 feet from any other structure on the lot.</p> <p>Roofs: Roofs shall be constructed only of commercial grade asphalt shingles, wood shingles, slate, tile, copper, standing seam metal with concealed fasteners, or similar. For all roofing, a minimum roof slope of 4/12 and a minimum 12 inch soffit are required.</p> <p>Minimum Size: 1. Single Family: All single family homes shall have a minimum building footprint of 900 square feet, not including garages,</p>	<p>9. For townhomes and apartments, off-street parking areas of more than 6 spaces shall have permanent curbing not less than 5 feet from the property line and grass or plantings shall occupy the space between the property line and curb.</p> <p>10. For townhomes and apartments, when a required off-street parking area for 4 cars or more is located adjacent to a Residential District, a fence must be erected along the Residential District property line or other natural screening shall be planted as approved by the City Council and in compliance with the screening requirements herein.</p> <p>Landscaping: In all districts, the lot area remaining after providing for off-street parking, sidewalks, driveways, building sites and other requirements shall be planted and maintained in grass, sodding, shrubs or other acceptable vegetation generally used in landscaping within one year of completion of construction of the principal structure. This yard shall be kept clear of all structures, storage, and off-street parking. Except for driveways, the yard shall extend along the entire</p>	<p>and except that a 3 foot setback is required from any street or alley right of way. Fences shall be residential in nature, such as chain link, wrought iron, vinyl, split rail, or board and picket.</p> <p>Maintenance: It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the screening and fences.</p>	<p>with and regulated by the Minnesota Pollution Control Standards. Sewage Disposal: All on-site sewage disposal systems shall be connected to the municipal sanitary sewer system, if available, upon failure of the private septic system.</p>	<p>7. Each park must have an office distinctly marked and shall have a caretaker or attendant responsible for maintaining the park and its facilities and assuring the park is clean and orderly. Any park containing more than 20 lots shall have a caretaker or attendant available at all times in case of an emergency.</p> <p>8. No vehicle shall travel at a rate in excess of 10 miles per hour within the limits of a manufactured home park and such speed limit shall be clearly posted throughout the park.</p> <p>9. Each manufactured home park shall provide a safe place of shelter for park residents for use by park residents in times of severe weather.</p>
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<p>porches, decks, or other non-livable space.</p> <p>2. Two Family: All two family dwelling units shall have 650 square feet first floor above grade, plus 100 additional square feet for each bedroom.</p> <p>3. Townhouses: All townhouses shall have 600 square feet first floor above grade plus 100 additional square feet for each bedroom.</p> <p>4. Apartments: Except in the R-7 zoning district, apartments shall have the following minimum floor areas per unit:</p> <ul style="list-style-type: none"> a. Efficiency/studio units: 500 square feet b. 1 bedroom units: 700 square feet c. 2 bedroom units: 800 square feet d. More than 2 bedroom: An additional 80 square feet for each additional bedroom e. Efficiency/studio apartments are limited to be no more than one unit or 15% of the units of any apartment building, whichever is greater. <p>Housing Façade: All single family residences shall have a front, street facing entrance. At least 10 feet or 25% of the width of the front facing structure, whichever is greater, shall be livable space and not garage.</p>	<p>frontage of the lot, and along both streets in the case of a corner lot. Residentially zoned lots must contain a minimum of landscaped open space as follows:</p> <p>Single or two unit dwellings: 40% of property must be landscaped open space.</p> <p>3 or 4 unit dwellings: 30% of property must be landscaped open space.</p> <p>Multi-unit dwellings over 4 units: 30% of property must be landscaped open space.</p> <p>Multi-unit sites shall contain at a minimum one (1) tree per dwelling unit.*</p> <p>Maintenance: It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the parking areas, accessways, and landscaping.</p>			
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*Required trees shall be of the following minimum planting size:

Deciduous trees – 2 inches in diameter as measured six inches above the ground (must be long-lived hardwood species).

Coniferous trees – 6 feet in height.

All trees used in site development shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.

The complement of trees fulfilling these requirements shall not be less than 25% deciduous and not less than 25% coniferous.

SECTION 150.49 COMMERCIAL/INDUSTRIAL PERFORMANCE STANDARDS

(Applies to all commercial and industrial zones and to commercial/industrial uses in other zones)

Building Standards	Parking/Landscaping	Exterior Storage/ Screening/Fences	Lighting/Noise/Other
<p>One Principal Building Per Lot: Except as may be otherwise approved by the City Council as part of their site plan review or approval of a Planned Unit Development, not more than one principal building shall be located on a lot.</p> <p>High Standards: All buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to insure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety, and general welfare.</p> <p>Exterior Finishes: The primary exterior building wall finishes shall consist of materials comparable in grade and quality to the following: brick; stone, natural and textured cast stone; concrete masonry with integral color and texture (such as split rock faced concrete block) or with exterior surfaces that have been treated with a decorative applied, surface texture, and color other than paint; cast in place concrete or pre-cast concrete panels; wood, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood, or cypress; concrete composite board or fiber cement board;</p>	<p>Parking: 1. The City Council shall determine parking requirements at the time of site plan review/approval for the development. However, the requirements contained in Section 150.50 of this Ordinance may serve as a general guideline, although the Council may, in its discretion, depart from these guidelines. Required parking must be located on the same lot or immediately adjacent lot as the principal use, unless otherwise approved by the Council. 2. Off-street parking areas and driveways must provide for proper drainage of surface water and shall be improved with bituminous or concrete. Such surface shall be properly maintained and striped for drainage and safety purposes. 3. Required off-street parking shall not be utilized for open storage of goods or for the storage of vehicles which are inoperable or for sale or rent. 4. Parking shall not be allowed in areas that are not designated for off-street parking. 5. Parking areas shall be designed to as to provide adequate means of access to a public alley or street. Such driveway access shall not exceed 30 feet in width and shall be so located as to cause the least interference with traffic movement. 6. All off-street parking areas of more than 6 spaces shall have permanent curbing not less than 5 feet from the property line and grass or plantings shall occupy the space between the</p>	<p>Exterior Storage: No exterior storage is allowed other than where permitted by zoning and as shown on a site plan approved by the City Council. All approved exterior storage shall be located in the rear yard, fully fenced, fully screened, and shall be subject to building setbacks. The outdoor storage area shall be surfaced with a material to control dust and weeds and subject to the approval of the City Engineer. Outdoor storage directly upon grass or landscaping is prohibited. Exterior storage may only be permitted as an accessory use. No outdoor storage area may be greater in size than the principal structure. No waste, junk, or hazardous materials may be stored.</p> <p>Outdoor Sales: Outdoor sales is permitted as an accessory use where stated by zoning provided it is no greater than 30% of the size of the principal structure. Outdoor sales areas shall be screened from residential districts. Outdoor sales areas are not permitted in required parking spaces and shall be surfaced with bituminous or concrete. Outdoor sales areas are subject to structure setbacks. Auto sales lots may exceed the 30% size limitation.</p>	<p>Lighting: Any artificial lighting used to illuminate an off-street parking area, sign, or other structure, shall be arranged so as to deflect light away from any adjoining property or from public streets. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right of way. Any light or combination of lights which cast light on a public street shall not exceed 1 foot candle (meter reading) as measured from the centerline of said street. Any light or combination of lights which cast light on adjoining property shall not exceed 0.4 candles (meter reading) as measured from said property.</p> <p>Noise: Noise emanating</p>

<p>glass; stucco; or Exterior Insulated Finishing Systems (EIFS) where the EIFS system is manufactured to replicate the look of approved building materials. In the C-1 District, building materials shall be consistent with the requirements of the Downtown Plan.</p> <p>In industrial districts, curtain wall panels of steel, fiberglass and aluminum (nonstructural, nonload bearing), provided such panels are factory fabricated and finished with a durable nonfade surface and their fasteners are of a corrosion resistant design, and architectural metal panel systems may also be used as an exterior building finish.</p> <p>Facing Requirement: In industrial districts, the street facing front façade of all buildings shall not be more than 70% metal exterior finishes. A minimum of 30% shall consist of brick; stone, natural and textured cast stone; concrete masonry with integral color and texture (such as split rock faced concrete block) or with exterior surfaces that have been treated with a decorative applied, surface texture, and color other than paint; or cast in place concrete or pre-cast concrete panels.</p> <p>Footing Requirement: All footings and foundations shall comply with the Minnesota State Building Code.</p> <p>Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles,</p>	<p>property line and curb.</p> <p>7. No off-street open parking area containing more than 4 parking spaces shall be located closer than 10 feet from an adjacent lot zoned or used for residential purposes.</p> <p>8. When a required off-street parking space for 4 cars or more is located adjacent to a Residential District, a fence must be erected along the Residential District property line or other natural screening shall be planted as approved by the City Council. Screening shall also be provided where a business, parking lot, or industry is located across the street from a residential zone, but not on that side of a business or industry considered to be the front. The screening may consist of a fence, trees, shrubs and berms, but shall not extend within 15 feet of any street for driveway. The screening shall be placed along property lines or in case of screening along a street, 20 feet from the street right-of-way with landscaping between the screening and pavement. Planting of a type approved by the City Council may also be required in addition to or in lieu of fencing.</p> <p>Landscaping: Commercial, industrial, public, semi-public, institutional, multiple family residential, parking lots for five (5) or more vehicles and utility uses shall be required to submit a site landscape plan for approval by the City prior to issuance of a building permit. In all districts, the lot area remaining after providing for off-street parking, sidewalks, driveways, building sites and other requirements shall be planted and maintained in grass, sodding, shrubs or other acceptable vegetation generally used in landscaping and presented with a landscaping plan prior to the issuance of any site plan approval and/or</p>	<p>Screening: Where required, screening may consist of a fence, trees, shrubs and berms, but shall not extend within 15 feet of any street or driveway. The screening shall be placed along property lines or in case of screening along a street, 20 feet from the street right-of-way with landscaping between the screening and pavement. Screening shall include a planting strip shall consist of primarily evergreen trees and also deciduous trees and plants and shall be a minimum of ten (10) feet in width and of a sufficient density to provide a visual screen and reasonable buffer. This planting strip shall be designed to provide visual screening to achieve a 75% opacity year-round and to a minimum height of six (6) feet. Fencing and berms may also be used to achieve the required opacity. Screening fences shall be at least six feet in height. In cases where a fence is used, the required planting strip may be reduced in width.</p> <p>Trash Enclosures: Industrial, commercial, and institutional uses must provide trash enclosures for any waste containers that contain refuse and recyclable material or equipment that meet the following standards:</p> <ol style="list-style-type: none"> 1. Trash enclosures located in the rear or side yards shall meet all applicable accessory building setback requirements. 2. Trash enclosures for waste containers must fully screen the containers from view from adjacent 	<p>from any use shall be in compliance with and regulated by the Minnesota Pollution Control Standards, Minnesota Regulations NPC, as amended, and are subject to the City’s noise ordinance.</p> <p>Odor: The emission of odor by any use shall be in compliance with and regulated by the Minnesota Pollution Control Standards. Complaints of offensive odors by Annandale property owners which are verified by a police officer may be directed to the Minnesota Pollution Control Agency Air Quality Division for investigation and enforcement of appropriate rules and standards.</p> <p>Sewage Disposal: All on-site sewage disposal systems shall be connected to the municipal sanitary sewer system, if available, upon failure of the private septic system.</p>
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<p>architectural metal (if metal is used in a commercial zoning district, concealed/hidden fasteners must be used; exposed fasteners may be used in industrial districts), slate, tile or copper. For all roofing, a minimum 12 inch soffit is required. Flat roofs which are generally parallel with the first floor elevation are not subject to these material and soffit requirements.</p> <p>Accessory Buildings:</p> <ol style="list-style-type: none"> 1. All accessory buildings must be located in the rear yard. 2. Accessory buildings shall be at least 6 feet from any other structure on the property. 3. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory. 4. No more than two accessory buildings may be placed on a lot and the total area of accessory buildings cannot exceed 30% of the building footprint of the principal structure. 5. Accessory buildings shall meet the same setbacks as the principal structure. 6. Accessory buildings shall be similar in architectural appearance to the principal structure. 	<p>building permit. Said landscape plan shall be developed by a nurseryman or landscape professional and demonstrate an emphasis upon the boundary or perimeter of the proposed site at points adjoining a public right-of-way, other property, and the immediate perimeter of the structure. The landscaping shall be installed prior to issuance of any certificate of occupancy. At least 25% of commercially or industrially zoned lots (other than in the Canopy District) must be landscaped open space. This yard shall be kept clear of all structures, storage, and off-street parking. On the street facing side(s) of any structure there shall be foundation plantings with decorative mulch, rock, or similar. Such plantings shall include, at a minimum, ornamental low shrubs at least 18" in height with one planted every 20 feet of building façade. 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. Commercial, industrial, and institutional sites shall contain at a minimum the greater of one (1) tree per 1,000 square feet of gross building floor area, or one (1) tree per 50 lineal feet of site perimeter.*</p> <p>Maintenance: It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the parking areas, accessways and landscaping.</p>	<p>properties and the public right-of-way.</p> <ol style="list-style-type: none"> 3. Trash enclosures must be constructed in a manner to resemble a screening fence or with architectural elements (type, quality, and appearance) similar to the principal structure. 4. Trash enclosures shall be located in an accessible location for pick-up vehicles. <p>Fences: Fences shall not exceed 8 feet in height in any commercial or industrial district. Fences shall be located not less than 18 inches from any lot line, except that fences may be located on the property line with written permission from the adjoining property owner, and except that a 3 foot setback is required from any street or alley right of way. Fences shall be constructed of wood, vinyl, wrought iron, chain link, or similar. Barbed wire or similar is prohibited.</p> <p>Maintenance: It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, all screening and fences.</p>	
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*Required trees shall be of the following minimum planting size:

Deciduous trees – 2 inches in diameter as measured six inches above the ground (must be long-lived hardwood species).

Coniferous trees – 6 feet in height.

All trees used in site development shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.

The complement of trees fulfilling these requirements shall not be less than 25% deciduous and not less than 25% coniferous.

SECTION 150.50 PARKING, TRAFFIC, LOADING AND ACCESS DRIVES

- 1. Space Requirements.** The following minimum number of off-street parking spaces shall be provided and maintained by each use. For uses that contain multiple components, each component shall be calculated based on its use:
 - A.** Handicapped Parking: Per State Building Code.
 - B.** Business/Professional Office Buildings, Medical/Dental Clinics, Banks/Financial Institutions, Post Offices, Personal and Professional Services, Art Studios, Repair Services, Government/Civic Offices, and Community and Social Services: 1 space for each 300 square feet of gross floor space.
 - C.** Hospitals: 1 space for every 3 hospital beds.
 - D.** Hotel or Motel: 1.25 spaces per rental unit
 - E.** Elementary and Junior High Schools: 1 space for each classroom plus one space for each 50 student capacity. Additional space for assembly uses shall be provided.
 - F.** High Schools: 1 space for every classroom plus 1 space for every 2 students based on design capacity. Additional space for assembly uses shall be provided.
 - G.** Drive-in Food Establishment: 1 space for each 15 square feet of gross floor area of service and dining area plus 2 additional spaces for drive through services.
 - H.** Bowling Alley: 5 spaces for each alley, plus additional spaces as may be required for any related uses such as restaurant.
 - I.** Automobile Service Station: 4 space minimum, plus 2 spaces for each service stall.
 - J.** Retail Establishment: 1 space for each 250 square feet of gross floor area.
 - K.** Restaurants, Cafes Convenience Food Establishments: 1 space per 75 square feet of gross floor space.
 - L.** Bars, Taverns, Taprooms, Cocktail rooms: 1 space per 100 square feet of gross floor space.
 - M.** Funeral Homes: One space for each 60 square feet of public gathering space.
 - N.** Churches and other assembly uses including theaters: 1 space for every 4 of seating design capacity.
 - O.** Warehouse, storage: 1 space for each 1,000 square feet of gross floor area
 - P.** Industrial manufacturing: 1 space for every 750 square feet of floor area.
 - Q.** Community centers, libraries, private clubs, lodges, and other public or semi-public facilities not listed above: Ten spaces plus 1 for each 150 square feet in excess of 2,000 square feet of floor space.

- R. Day care centers: 1 space for every 8 children.
 - S. Residential: Parking in residential districts shall be provided in a manner consistent with Section 150.48.
2. **Drive through lanes.** Drive through lanes shall have stacking spaces in the following amounts:
 - A. Restaurant/Coffee Shop: 8 stacking spaces from entry to pick-up window.
 - B. Bank/Pharmacy: 3 stacking spaces per teller/ATM or pickup window.
 3. **Size:** A parking space shall be 9 feet wide by 20 feet long. For parking areas or lots, a standard of 300 square feet per parking space shall be used to compute total requirements including maneuvering area.
 4. **Joint Parking:** In certain cases pertaining to property uses in which the element of time would make conflict impossible, a parking area may be used jointly in connection with 2 or more buildings or operations. An example of this would be the joint use of a parking lot by a business operating only during normal daylight hours and a theater operating only in the evening hours. Any such joint use must be considered by the Planning Commission and approved by the City Council prior to its beginning.
 5. **Traffic, Access Drives and Loading:**
 - A. Access drives may be placed adjacent to property lines except that drives consisting of crushed rock, or other non-finished surfacing shall be no closer than 5 feet to any side or rear lot line. The number and types of access drives onto major streets may be controlled and limited in the interests of public safety and efficient traffic flow.
 - B. Access drives onto county roads shall require a review by the County Engineer. The County Engineer shall determine the appropriate location, size, and design of such access drives and may limit the number of access drives in the interest of public safety and efficient traffic flow.
 - C. Access drives to principal structures which traverse wooded, steep, or open field areas shall be constructed and maintained to a width and base material depth sufficient to support access by emergency vehicles. The Zoning Administrator shall review all access drives for compliance with accepted community access drive standards. All driveways shall have a minimum width of 10 feet with a road strength capable of supporting emergency and fire vehicles.

- D. All lots or parcels shall have direct adequate physical access for emergency vehicles along the frontage of the lot or parcel from either an existing dedicated public roadway or an existing private roadway approved by the City Council.
- E. The traffic generated by any use shall be channeled and controlled in a manner that will avoid: (a) congestion on the public streets, (b) traffic hazards, and (c) excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be so regulated as to ensure its safe and orderly flow. Traffic into and out of business areas shall, to the extent possible, be forward moving with no backing into streets.
- F. All required loading berths shall be off-street and shall be located on the same lot as the building or use to be served. A loading berth shall be located at least 25' from the intersection of 2 street right-of-ways and at least 50' from a residential district unless within a building. Loading berths shall not occupy the required front yard space. A required loading berth shall be not less than 12' in width, 50' in length, and 14' in height, exclusive of aisle and maneuvering space. The required loading space shall be determined by the City Council but each required loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will least interfere with traffic. All loading berths and accessways shall be improved with a durable material to control dust and drainage. No loading berth space shall be used for storage nor included as a part of the space requirements necessary to meet the off-street parking.

- 6. **Parking in the C-1 District:** Except for residential uses, the minimum amount of parking required shall not apply within the C-1 District. For residential uses above commercial structures, there shall be provided a minimum of one parking stall per bedroom up to two parking stalls per unit with no garage or guest parking required.

7. **Parking and access for single and two-family residential uses:**

- A. All vehicles and trailers shall be parked on driveways or parking pads or in a garage.
- B. All single and two-family residential lots are permitted one driveway access to a public street. All property access shall be via a driveway.
- C. All driveways shall lead to a garage or an approved parking pad.
- D. The driveway width shall not exceed 30 feet in width within the public right-of-way.
- E. Driveways shall not exceed the width of the garage it accesses by more than 10 feet and shall not be directly adjacent to living space in the principal structure.

- F. Except in the AG District, all driveways shall be constructed of bituminous or concrete. In the AG District driveways may be surfaced with gravel.
- G. Parking pads may be permitted in the side and rear yard provided the pad is surfaced by a material in Subsection F, is accessed via a driveway, and is not less than 3 feet from any side lot line. No parking pad may be greater than 5 feet from the garage and 15 feet in width. Parking pads adjacent to detached garages may only be on one side of the garage. Parking pads on corner lots shall maintain at least 10 feet to the corner lot line.
- H. A parking pad in the rear yard may is not required to be surfaced, provided it is used for the storage or parking of a recreational vehicle only.
- I. Driveways shall have a minimum side yard setback of 5 feet.
- J. No driveway shall exceed 10% in slope.
- K. Parking shall not be permitted between the street surface and the front lot line.
- L. Other than properly licensed recreational vehicles, only one vehicle or trailer on a driveway or parking pad may be greater than 12,000 pounds gross vehicle weight, a length of 22 feet, and/or a height of eight feet provided such vehicle/trailer is less than 15,000 pounds gross vehicle weight, a length of 24 feet, and/or a height of nine feet. For the purposes of this measurement, the height shall be the distance from the lowest point of the tires to the top of the highest part of the vehicle including all accessories, attachments, and materials fixed or carried upon the vehicle/trailer but not including aerial antennas.
- M. No more than one recreational vehicle may be parked in the front yard provided it is on the driveway.
- N. The diagram below depicts the following:
 - a. A – Driveway
 - b. B – Parking Pad (Paved)
 - c. C – Parking Pad (Paving not required)
 - d. D – Parking not permitted



8. Parking and access for townhome and apartment residential uses:

- A. All driveways shall be bituminous or concrete.
- B. For townhouses, all parking shall take place in a garage, in the driveway, or in guest parking lots. Driveways shall not exceed 30 feet in width in the public right-of-way.
- C. For apartments, all parking shall take place in a garage or parking lot.
- D. No vehicles or trailers greater than 22 feet in length and 8 feet in height shall be permitted to be parked outside.

SECTION 150.51 SOLAR ENERGY SYSTEMS

- 1. **District Allowance.** Solar energy systems in accordance with the standards in this section are allowed as a permitted accessory use in all zoning districts.
- 2. **General Regulations.**
 - A. **Height.** Roof mounted solar energy systems shall comply with the maximum height requirements in the applicable zoning district. Ground mounted solar energy systems shall not exceed the permitted height of detached accessory buildings.
 - B. **Setbacks.** Ground mounted solar energy systems shall comply with all accessory structure setbacks in the applicable zoning district. Roof mounted systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the exterior perimeter of the roof on which the system is mounted. Systems attached to a building shall adhere to the required structural setbacks within the Zoning District.
 - C. **Maximum Area.** Ground mounted solar energy systems shall be limited in size to the maximum area requirement allowed for detached accessory buildings but shall not count towards the number of detached accessory structures. The area shall be determined by measuring the perimeter of the space occupied by the system.
 - D. **Aesthetics.** All solar energy systems shall minimize glare toward vehicular traffic and adjacent properties.
- 3. **Abandonment.** If a solar energy system remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition

permit has been obtained. Removal includes the entire structure including transmission equipment.

- 4. Permit.** A building permit shall be obtained for any solar energy system prior to installation.