

## Section 45: Screening

### SECTION 45:

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**45.01 Purpose.** The purpose of this Section is to establish standards for the installation of screening to protect the health, safety, and general welfare of the public.

#### **45.02 When Screening is Required.**

- Subd. 1.** Non-Residential Uses Abutting Residential Uses. Where any business, industrial, institutional, essential service, utility, or public use (i.e. structure, parking, or storage) abuts property zoned or developed for residential use, said building/facility shall provide screening along the boundary of the residential property. Screening shall also be provided where a facility is across the street from a residential zone, but not on that side of a business, industry, or institutional building considered to be the front (as determined by the Zoning Administrator).
  
- Subd. 2.** High Density Residential Uses Abutting Single Family Residential Uses. Where high density residential use abuts property zoned or developed as single family residential use, the high density residential use shall provide screening along all off-street parking and formal outdoor recreational activity areas and between high density and single family units to mitigate possible adverse impacts.
  
- Subd. 3.** Mechanical Equipment: All rooftop and ground mounted mechanical equipment of High Density Residential buildings and Non-residential buildings shall comply with the following standards:
  - A. All rooftop and ground mounted mechanical equipment shall be screened so as to mitigate noise and view of said equipment.
  
  - B. All rooftop and ground mounted mechanical equipment shall be designed (including exterior color) and located so as to be aesthetically harmonious and compatible with the building.
    - 1. Rooftop mechanical equipment shall not exceed the building height requirements as set forth in the applicable zoning districts by more than 10 feet.

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2. All rooftop and ground mounted equipment shall be painted or color clad to match the building or screened from view with secured fencing or parapets in a harmonious color.
3. Screening of and landscaping around the equipment may be required where the design, color, and location of the equipment are found to not effectively buffer noise or provide aesthetic harmony and compatibility. Screening shall be constructed of durable materials which are aesthetically compatible with the structure and which may be an integral part of the structure. Applicable requirements for access to the equipment shall be observed in the design and construction of the screening.

**Subd. 4.** High Density Residential Districts and Non-Residential Districts - Enclosed Storage Required: In all High Density Residential Districts (R-4) and Non-residential Districts, all materials, supplies, merchandise, or other similar materials not approved for display or on display for direct sale, rental, or lease to the ultimate consumer or user thereof shall be stored within a completely enclosed main building, authorized Accessory Building, or within the confines of an opaque wall or fence not less than 6 feet high. The storage of such materials in box cars, vans, trucks, trailers, or other similar enclosures is prohibited. Such materials shall be stored in a manner which prevents them from being deposited on adjacent properties in any manner whatever.

**45.03 Type of Screening Required.** The screening specifically required by this Section shall consist of a greenbelt strip, buffer yard, or other screening as outlined below:

- Subd. 1.** A greenbelt strip or buffer yard shall adhere to the following:
- A. The greenbelt strip or buffer yard shall consist of evergreen trees and/or deciduous trees and plants.
  - B. The greenbelt strip or buffer yard shall be a minimum of 10 feet in width and of a sufficient density to provide a visual screen and reasonable buffer.
  - C. The planting strip shall be designed to provide visual screening to achieve 75% non-transparency year round and to a minimum height

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of 6 feet. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection unless otherwise established by the Zoning Administrator.

- D. All greenbelt strips and buffer yards must be seeded or sodded or treated with a decorative mulch except in areas of steep slopes where natural vegetation is acceptable and shall be planted with trees and shrubs as approved by the Zoning Administrator.
- E. Plant materials shall not be located closer than 3 feet from a fence line or property line, and shall not conflict with public plantings, sidewalks, trails, easements, etc.
- F. Deciduous trees intended for screening shall be planted not more than 40 feet apart. Evergreen trees intended for screening shall be planted not more than 15 feet apart.
- G. All walls and fences erected within the greenbelt planting strip or buffer yard must be formally approved as part of the subdivision and site plan process.
- H. The planting plan and type of plantings shall require the approval of the Zoning Administrator.
- I. Earth berms may be used provided that they are not used to achieve more than 3 feet of the required screen and provided that they adhere to the following:
  - 1. Earth berms shall not exceed a 2 to 1 slope unless approved by the City Engineer.
  - 2. Earth berms shall contain at least 4 inches of topsoil.
  - 3. Earth Berms are planted with landscape screening material.

**Subd. 2.** A Fence may be installed in lieu of the greenbelt materials. A Fence shall be constructed of masonry, brick, steel, vinyl, or wood, except that the use of plastic, vinyl, or wood slats in combination with chain link fencing shall not be considered as a permitted screening method. Such Fence shall provide a solid screening effect and shall be a

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minimum of 6 feet in height. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection unless otherwise established by the Zoning Administrator. The design and materials used in constructing a required screen shall be subject to the approval of the Zoning Administrator.

### **45.04 Landscape/Screening Plan Required.**

- Subd. 1.** In all instances where screening is required, a comprehensive landscape and screening plan shall be submitted and said plan shall identify all proposed buffer screening in both plan and sectional view.