

**ORDINANCE NO. 2020-04**

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 2 SECTION 5.10 RURAL TRANSIT CENTER RELATED TO DEVELOPMENT STANDARDS.

**THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:**

**Section 1. AMENDMENT.** Chapter 2, Section 5.10 of Lent Township Official Land Use Ordinance is hereby amended with the following underlined words to be added to section 5.10 relative to development standards.

5.10 Rural Transit Center District

- A. Purpose.
- B. Permitted Uses.
- C. Conditional Uses.
- D. Interim Uses.
- E. Prohibited Uses.
- F. Development Standards

1. Principal Structure Exterior Building Materials. All exterior wall finishes on any building shall be one of or a combination of the following materials:

- a. Face brick
- b. Stucco
- c. Glass
- d. Wood, provided the surfaces are finished for exterior use
- e. Natural Stone
- f. Specifically designed pre-cast concrete units with decorative material/texture
- g. Metal paneling only when paired with one or more of the other approved materials outlined above
- h. The following exterior materials are prohibited: unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalume or unfinished aluminum building (wall or roofs), pole-type materials, and any face materials which rapidly deteriorate or become unsightly are not permitted as primary exterior building materials.

2. Principal Structure Architectural Standards

- a. All structures shall have boxed eaves including soffit and fascia
- b. Articulation of the front customer entry
- c. Requirements for the side of the building that directly faces a public road right of way:
  - i. A minimum of 15 percent of the façade facing the public right-of-way shall be glass.

- d. Accent materials for decorative trims shall consist of materials comparable in grade and quality to the primary exterior materials.
  - e. Buildings shall be designed with a definable base, middle, and top. Cornices and parapets are encouraged to define these sections of the building.
  - f. Facades of buildings that total more than 10,000 square feet shall be visually broken into bays to avoid the appearance of large, blank walls. Visual breaks in the façade shall be accomplished by alterations in the plain of the façade; height of the façade; changes in materials, color texture, or pattern; and/or the addition of columns, pilasters, and/or windows.
3. There shall be no off-street parking or outside sales and display within 20 feet of any street right of way
4. Open and outdoor storage areas shall be located in the rear yard or behind the principal structure and be screened from view from adjacent public right of way and adjacent properties.
5. All signage shall comply with the sign ordinance as shown in Section 4.14.
6. Customer parking areas, loading areas, driveways, and traffic maneuvering areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the Township engineer and reflected on an approved site plan. Any site proposing to install any of the above-named site improvements is subject to the site plan review process established within the Township ordinance. Auxiliary parking or overflow parking areas may be surfaced with compacted aggregate, concrete, or blacktop.
7. Minimum Site Landscaping Requirements
- a. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development.
  - b. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site. The complement of trees fulfilling the requirements of this section shall be not less than 25 percent deciduous and not less than 25 percent coniferous.

<u>Type of Planting</u>	<u>Standard</u>
<u>Deciduous / coniferous trees</u>	<u>1 per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building. Building expansions require 1 additional tree for each 1,000 square feet of additional building area.</u>
<u>Shrubs</u>	<u>1 per 50 feet of site perimeter or 1 per 500 square feet of building footprint area, whichever is greater.</u>
<u>Trees along public right of way</u>	<u>For every 50 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public</u>

	<u>road right of way. Trees shall be planted so that at maturity they do not interfere with roadway sight lines.</u>
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c. Minimum size of plantings. Landscape material shall be of the following minimum planting size:

<u>Landscape Material</u>	<u>Size</u>
<u>Deciduous trees</u>	<u>2.5 inches diameter as measured three feet above the ground.</u>
<u>Coniferous trees</u>	<u>6 feet in height</u>
<u>Deciduous shrubs</u>	<u>2 feet in height</u>
<u>Evergreen shrubs</u>	<u>2 feet in height</u>
<u>Ornamental trees</u>	<u>1.5 inches diameter as measured three feet above ground.</u>

**Section 2. SEVERABILITY.** Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

**Section 3. FINDINGS.** Findings for Amending the Lent Township Subdivision Code by amending Chapter 10, Section 5.10. In amending the Township of Lent Township Zoning Code relating to development standards within the Rural Transit Center (RTC) zoning district in Lent Township, the Town Board of Lent Township finds that the amendments do not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area, is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land, is in the opinion of the Township to be reasonably related to the overall needs of the Township, is consistent with the intent and purposes of the zoning ordinance, and will not cause traffic hazards or congestions.

**Section 4. EFFECTIVE DATE.** This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: \_\_\_\_\_

Rick Keller, Chairman

By: \_\_\_\_\_

Kelly Wood, Town Clerk

Passed by the Lent Town Board this \_\_\_<sup>th</sup> day of \_\_\_\_, \_\_\_\_.

Published in the \_\_\_\_\_ the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.