

11-4-13: C-3 HIGHWAY COMMERCIAL DISTRICT:

A. Purpose And Intent: The purpose of the highway service commercial district is to provide areas for business and retail services that require a large amount of outdoor storage and/or passing motorists. This is a highly specialized district located in an area that has volumes of traffic with high visibility. Zoning standards are intended to promote compatibility in form, function and style. (Ord. B-160, 11-1-2005)

B. Permitted Uses: The following uses are permitted uses in the C-3 district:

Child and adult daycare.

Communications businesses.

Essential service facilities.

Financial institutions without drive-through facilities.

General repair services, including appliance repair, furniture reupholstery and repair, jewelry, clock, watch, radio, small electronics, small engine, and television repair. All general repair service shall be conducted in a closed building.

Indoor amusement and recreation services, including video arcades subject to the following restrictions:

1. Any arcade with fifteen (15) or more machines shall have an adult supervisor on duty during all hours of operation.
2. No arcade shall be operated within five hundred feet (500') of a school, church, or residence unless it is an integral part of a shopping center and does not have an entrance except from within the shopping center.

Personal services, including barber and beauty shops, fitness centers, funeral services and mortuaries, laundry services, shoe repair, photography, video rental and the like.

Professional services and offices, including architects and attorney offices, dental and medical clinics, financial services, insurance providers, real estate businesses and the like.

Public parking lots and transit stations.

Public parks, owned and operated by a government unit, including recreational facilities and structures consistent with the public area.

Retail sales, including automobile parts, books and stationery, clothing, drug, gifts and novelties,

groceries, furniture and hardware, hobby, video sales, jewelry, and sporting goods stores or the like. All retail sales shall be conducted in a closed building.

Veterinary services, not including outdoor runs or kennels. (Ord. B-160, 11-1-2005; amd. Ord. B-243, 5-20-2015)

C. Accessory Uses: The following uses shall be permitted accessory uses:

Car wash, full service, accessory to auto repair (major or minor) or nonservice motor fuel stations.

Car wash, self-service, accessory to auto repair (major or minor) or nonservice motor fuel stations.

Off street parking for a permitted, conditional or interim use.

Outdoor seating or dining areas for ten (10) or fewer seats, accessory to permitted or conditional uses, subject to:

1. The site shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.
2. The outdoor seating or dining area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on a side that abuts any residential use or district.
3. The outdoor seating or dining area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
4. Patrons shall not be served food or beverages outside, except that employees may refill beverage containers in the seating area. At no time shall the seating area be used for the consumption of alcoholic beverages.
5. The outdoor seating or dining area shall be equipped with refuse containers. The business owner shall ensure that the area is properly maintained and litter free.
6. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Roof mounted solar energy systems, subject to section [11-2-12](#) of this title. (Ord. B-160, 11-1-2005; amd. Ord. B-231, 3-4-2014; Ord. B-248, 7-21-2015)

D. Conditional Uses: The following uses are conditional uses in the C-3 district, and are subject to the conditional use permit provisions outlined in this title:

Automotive repair, major or minor, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No automotive repair use shall be located on a site abutting any residential use or district. Sites or properties separated by a public right of way shall not be considered abutting.
2. All repair, assembly, disassembly or maintenance of vehicles shall occur within a closed building, except minor maintenance, including tire inflation, adding oil, wiper replacement and the like. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.
3. Gasoline pumps/sales shall require an additional conditional use permit subject to the performance standards outlined in this subsection for nonservice motor fuel stations.
4. Outdoor storage of parts, materials, and equipment may be allowed in the C-3 highway commercial or LI light industrial districts subject to the performance standards outlined in those districts for outdoor display/storage or sales.
5. Automotive repair uses shall designate on a site plan separate areas for customer parking and storage of inoperable vehicles awaiting repair or repaired vehicles awaiting pick up. These areas shall meet the design standards outlined in section [11-6-1](#), "Off Street Parking Requirements", of this title and be screened as follows:
 - a. Customer parking areas shall meet the applicable screening standards outlined in this title including, but not limited to, section [11-6-1](#), "Off Street Parking Requirements", of this title and this section.
 - b. Inoperable vehicles awaiting repair or repaired vehicles awaiting pick up shall be stored behind the principal building. Landscaping and berming shall be a secondary source for screening said vehicles. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6').
 - c. In the C-3 highway commercial or LI light industrial districts junk or unlicensed vehicles awaiting repair or pick up shall be stored completely inside a closed building in accordance

with the performance standards outlined in section [11-2-9](#) of this title.

6. Parking of vehicles on public right of way shall be prohibited.
7. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter in compliance with Minnesota pollution control standards and applicable fire and building codes.
8. All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota fire code.
9. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Car wash, full or self-service, provided that:

1. The site and building(s) shall be designed to limit the effects of the washing operation on adjacent properties and public rights of way. No car wash use shall be located abutting any residential use or district. Sites or properties separated by a public right of way shall not be considered abutting.
2. The principal building shall be the primary source for screening the stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening the stacking and exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').
3. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.
4. Car washes shall have a minimum of six (6) stacking spaces per wash stall. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.
5. Stacking lanes shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area.

6. Untreated water from the car wash shall not be discharged into the storm sewer. If the water is to be pretreated and discharged into the storm sewer, the pretreatment plans shall be subject to review and approval of the city engineer and building official, and subject to applicable requirements of metropolitan council environmental services and MPCA.

Drive-through facilities.

1. The site and building(s) shall be designed to limit the effects of the drive-through on adjacent properties and public rights of way. No use with a drive-through window shall be located abutting any residential use or district.
2. Drive-through facilities shall have a minimum six (6) stacking spaces per drive-through window. Fast food uses operating more than one window per individual drive aisle shall meet the stacking requirements for a single drive-through facility. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.
3. The principal building shall be the primary source for screening the drive-through facility and stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening drive-through, stacking or exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').
4. Stacking lanes, order board intercom, and service window shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and public rights of way.
5. Stacking lanes shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.
6. No public address system shall be audible from a noncommercial or nonindustrial use or district.
7. In addition to the freestanding sign allowed by the sign ordinance, fast food uses may display menu signs related to drive-through facilities, provided that:
 - a. Not more than one menu sign per defined drive-through aisle is allowed.

- b. Individual menu signs shall be single sided with an area not to exceed thirty two (32) square feet including both menu information and sign cabinet.
- c. The height of the menu sign(s) shall not exceed eight feet (8') including its base or pole measured from grade to the top of the structure.
- d. The menu sign(s) shall not encroach into any parking setback and shall be located directly adjacent to the drive-through aisle and oriented in such a manner that the sign provides information to the drive-through patrons only and does not provide supplemental advertising to pass-by traffic and does not impair visibility or obstruct circulation.

Landscape and horticultural services.

1. A principal structure must be built on site.
2. Landscape and horticultural services are subject to the performance standards outlined in this subsection for outdoor display/storage or sales.

Lumber and construction materials businesses.

1. A principal structure must be built on site.
2. Lumber and construction material yards are subject to the performance standards outlined in this subsection for outdoor display/storage or sales.

Motor and recreation vehicle, trailer, boat, or agricultural machinery sales or rental.

1. The site and building(s) shall be designed to limit the effects of the sales or rental use on adjacent properties. No sales or display area shall be located on a site abutting any residential use or district.
2. A minimum building floor area of twenty percent (20%) of the lot area shall be required. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.
3. The outdoor sales or display area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area.
4. The maximum area permitted for outdoor sales or display shall not exceed three and one-half (3.5) square feet of outdoor storage area to each one square foot of enclosed ground floor

principal building area.

5. The outdoor sales or display area shall conform to the principal building setback requirements of this district and meet the off street parking and loading performance standards outlined in [chapter 6](#) of this title.
6. Junk vehicles are prohibited.
7. Any repair, assembly, disassembly or maintenance of vehicles shall require an additional conditional use permit subject to the performance standards outlined in this subsection for automotive repair.
8. Outdoor storage of parts, materials, and equipment is prohibited.
9. Landscaping and berming shall be a primary source for screening outdoor sales and display area from adjacent rights of way. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. The screening source (landscaping and berming or walls and/or decorative fencing) shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').
10. All necessary city or state licenses/permits shall be obtained and remain in good standing.
11. All exterior lighting shall conform to the C-3 district standards and applicable sections of this title.
12. No public address system shall be audible from a noncommercial or nonindustrial use or district. Playing of music or advertisements from the public address system is prohibited.
13. Tents, rooftop parking, ramps or similar vertical devices for elevated displays are prohibited.
14. Signs shall conform to the performance standards outlined in this title as well as the standards listed below:
 - a. Pennants, balloons, streamers, pinwheels or other attention attracting devices are prohibited.
 - b. No freestanding light poles shall be used as temporary sign supports, as flagpoles or to connect flags, streamers, or pennants.

- c. No graphics shall be painted on the building or windows.
- d. Open hoods of vehicles, windshields, car windows, trunks, roofs or the like shall not be used for individual letters or other signage.
- e. No vehicle or trailer shall be parked in such a manner as to advertise the site location, or to promote or advertise a sale or event.

Nonservice motor fuel station.

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No gasoline pumps shall be located on a site abutting any residential use or district. Sites or properties separated by a public right of way shall not be considered abutting.
2. The principal building shall be the primary source for screening the gasoline pumps from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening gasoline pumps. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. The secondary source of screening (landscaping and berming or walls and/or decorative fencing) shall provide a minimum ninety percent (90%) opacity screen to a height of four feet (4').
3. Stacking for gas pumps shall be provided for at least one car beyond the pump island in each direction in which access can be gained to the pump. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.
4. Stacking areas shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.
5. Fuel pumps shall be installed on pump islands. Pump islands shall be elevated six inches (6") above the traveled surface of the site and shall conform to the applicable principal building setback. Additionally, there shall be sufficient area around the pump island(s) to allow for safe and efficient movement of vehicles through the site, with a minimum twenty four feet (24') between pump rows, measured curb face to curb.
6. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations that do not conflict with circulation, access and other

activities on the site.

7. A protective canopy structure may be located over the pump islands, subject to the following standards:
 - a. The edge of the canopy shall maintain setbacks as required for the principal building.
 - b. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site. The canopy posts/signposts shall not obstruct traffic or the safe operation of the gas pumps.
 - c. The canopy shall not exceed eighteen feet (18') in height and must provide at least fourteen feet (14') of clearance to accommodate a semitrailer passing underneath. The height of the canopy may be increased should the city council determine the architectural design enhances the site and/or is more consistent with the principal building.
 - d. The canopy fascia shall not exceed three feet (3') in vertical height.
 - e. Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the bottom face of the canopy. Total canopy illumination shall not exceed one hundred fifteen (115) foot-candles below the canopy at ground level. The fascia of the canopy shall not be illuminated.
 - f. Signage may be allowed on a canopy, however such signage will apply toward the allowable sign area for the principal building and/or ground sign.
8. No public address system shall be audible from a noncommercial or nonindustrial use or district.
9. The sale, storage, or display of vehicles is prohibited.
10. No outside storage, display, or services shall be allowed except as follows:
 - a. Propane sales limited to twenty (20) pound capacity tanks may be located outside provided the tanks are secured in a locker and the use meets all state building and fire codes.
 - b. Sale or display of goods shall be allowed on the private sidewalk immediately in front of the principal building, provided that a minimum four foot (4') clearance is maintained for pedestrian access and that the display does not exceed four feet (4') in height and is maintained in an orderly fashion. Display shall not block the handicap accessible route.

c. Sale or display of goods shall be allowed in an area underneath the canopy adjacent to the pump island provided that the display does not exceed three feet (3') in height or extend beyond the concrete base of the pump island. This area shall be maintained in an orderly and safe fashion and in accordance with applicable state fire code regulations.

11. Any repair, assembly, disassembly or maintenance of vehicles shall require an additional conditional use permit subject to the performance standards outlined in this subsection for automotive repair.

12. A car wash facility not accessory to automobile repair or a nonservice motor fuel station shall require an additional conditional use permit subject to the performance standards outlined in this subsection for car wash, full or self-service.

Outdoor amusement and recreation services, subject to the following restrictions:

1. No outdoor amusement and recreation service shall be located on a site abutting any residential use or district.

2. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way.

3. All improvements except landscaping shall conform to the setback requirements for principal buildings in the district.

4. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Outdoor display/storage or sales, subject to the following:

1. Outdoor display/storage or sales related to motor and recreation vehicle, trailer, boat, or agricultural machinery sales or rental shall be subject to those standards identified elsewhere in this chapter specific to such use.

2. The site and building(s) shall be designed to limit the effects of outdoor display/storage or sales on adjacent properties and public rights of way.

3. Outdoor display/storage or sales is limited to an area equal to forty five percent (45%) of the gross floor area of the principal building.

4. Outdoor display/storage or sales may be allowed in the following locations:

- a. Outdoor display/storage or sales of goods shall be allowed on the private sidewalk immediately in front of the principal building, provided that a minimum four foot (4') clearance is maintained for pedestrian access and that the display does not exceed four feet (4') in height and is maintained in an orderly fashion. The outdoor display/storage or sales shall not block the handicap accessible route.
- b. At the pump island of an automobile convenience facility, as specified in this subsection for nonservice motor fuel stations.
- c. Within an enclosure constructed of materials compatible to the building's architecture such as decorative fencing or a building wall, provided that:
 - (1) The display area shall be clearly identified on the approved site plan for the project and shall meet all applicable building setbacks.
 - (2) The enclosure shall provide a minimum ninety percent (90%) opacity screen.
 - (3) The display area shall be surfaced with concrete or an approved equivalent to control dust.
 - (4) The sales and display area shall not take up, or interfere with access to, any required parking, loading, maneuvering or pedestrian area.
 - (5) Displayed merchandise shall be maintained in a neat and orderly fashion.
 - (6) The square footage of the outdoor display area(s) shall be included in calculation of required off street parking for the use.
5. No public address system shall be audible from a noncommercial or nonindustrial use or district.
6. Outdoor sales shall only be conducted by the owner or lessee of the premises.
7. Only merchandise that is normally manufactured, sold, or stored by the occupant on the premises shall be sold and/or promoted.

Outdoor seating or dining areas for eleven (11) or more seats.

1. The site and outdoor seating or dining area shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.

2. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one opening to an acceptable pedestrian walk.
3. When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.
4. The seating area shall be located on private property along the front, side or rear of the principal building, but shall not be located within a required setback or on a side abutting any residential use or district.
5. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
6. The seating area shall not be permitted within two hundred feet (200') of any residential use or district as measured at the property line and shall be separated from residential use or district by the principal structure or other method of screening acceptable to the city. The minimum distance from a residential use or district may be reduced should the city determine the applicant has added sufficient elements to reduce the impact of this use.
7. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Self-service storage facilities, subject to the following restrictions:

1. All storage shall be maintained in the storage space and there shall be no outdoor storage of any products, equipment or other material within the storage facility; provided, however, open storage for licensed, operable recreation vehicles shall be permitted, provided the amount is not more than twenty five percent (25%) of the area occupied by buildings.
2. The perimeter of the storage facility shall be entirely enclosed by a combination of buildings and decorative fencing. Chainlink, barbed wire or wood privacy fencing shall not be permitted as decorative material, except as may otherwise be approved by the city council. For the purposes of calculating foundation planting requirements, the decorative fencing of the perimeter shall be used in lieu of the building perimeter calculation.
3. All storage space openings shall be oriented internally to the facility and shall not directly face a public street or adjoining property.
4. Green space, planting clusters and berming shall be strategically designed and located around openings between storage facility structures.

5. The self-service storage facility shall be required to provide 1.25 times the required minimum for over story tree plantings so as to satisfy the requirements of subsection 4 of this use, and provided the minimum interval spacing requirement at the boulevard is satisfied and met. All landscaped areas shall be required to include the proper installation of an underground irrigation system.
6. An accessory caretaker residence may be permitted with a storage facility, provided it is only used for resident security and management purposes and the exterior building materials shall match those of the principal and accessory storage facility structures.
7. The exterior wall surfaces of all building structures that comprise the development project shall consist of brick, decorative block, stone, architectural concrete cast in place or precast concrete panels. The "interior" wall surfaces where storage spaces are located at or below the top of the overhead door, and including the storage space doors and columns between such spaces, may be of metal, which shall consist of a decorative factory applied finish.
8. The hours of operation for the self-service storage facility shall be restricted to between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.
9. Access to the interior of the fenced area shall be available to emergency responders in a manner to be acceptable to the fire marshal.
10. All internal driveways intended for access to individual storage spaces shall have minimum widths of twenty feet (20').
11. No internal driveway may exceed one hundred fifty feet (150') without providing sufficient space to turn vehicles around allowing for a minimum turning radius of forty five feet (45'), or as approved by the fire marshal.
12. Common parking space available to all storage units shall be provided at a rate no less than one space per six thousand (6,000) square feet of storage area.
13. The exterior buildings, driveways, open space and landscaping, front, side and rear yards shall be maintained and repaired or replaced in conformance with the approved plans by the property owner or landlord. This condition shall be kept that it will not cause a blighting of the area or a general deterioration of the self-storage facility.
14. If storage units are to be sold individually, and no landlord or property owner is available to assume site management responsibilities, an owners' association shall be required to assume the responsibilities of overall site management. The owners' association shall be governed by a declaration of covenants that shall be approved by the city and recorded at Dakota County. The open space and common areas shall be maintained and cared for by the developer of the

self-storage facility until an owners' association is formed to maintain open space and common areas. This owners' association shall be responsible for the care and maintenance of all open space and common areas of the self-storage facility and also for the maintenance and appearance of the exterior of each unit. The owners' association shall levy charges to each owner for the maintenance cost, operating costs and improvement costs for the open or green space, and for the common and privately owned parking and paved areas beyond each storage unit. In addition, the owners' association will assume the responsibility to maintain the exterior of the building(s) and also in an acceptable condition which is compatible with adjoining properties. The owners' association will cause blighted individually owned units or areas within the facility to be repaired, restored and maintained as necessary to an acceptable standard for the area.

15. In the event that the developer or owner of the self-storage facility is unable to organize the property owners into an association for the maintenance of the open space and individually owned storage units after twelve (12) months from the completion of the construction, the council will call for a public hearing of all persons so concerned and ask for the creation of such an association. If no association is formed or if the association ceases to function any time after it is formed, the council will order such maintenance work and restoration of the area and then will assess such costs, together with a reasonable supervision charge, to the owners in the self-storage facility or the individual owner receiving the individual benefit.

16. The council may require that the declaration of covenants include provisions to meet the minimum requirements of this section or to satisfy conditions of city approval, may be enforced by the city, and may not be amended or released without city council approval.

Small breweries, with or without associated taprooms, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No loading docks or overhead vehicle doors shall be on a side abutting any public rights of way or any residential use or district.
2. The principal building shall be the primary source for screening of the loading area or any required outdoor equipment.
3. Outdoor seating is subject to the performance standards outlined in this subsection for outdoor seating and section [3-1-14](#) of this code.

Transmission facilities greater than one-fourth ($\frac{1}{4}$) mile in length. (Ord. B-160, 11-1-2005; amd. Ord. B-236, 7-15-2014; Ord. B-243, 5-20-2015; Ord. B-248, 7-21-2015)

E. Interim Uses:

Transient merchant sales lots as regulated by [title 3, chapter 5](#) of this code and the zoning ordinance, provided that:

1. The owner and/or operator of the outdoor sales lot or event shall have written permission of the property owner of the property on which the sale or event is located and shall have said written permission available for inspection if requested.
2. No portion of the sales lot or any advertising for the event shall take place within any public right of way or intersection sight triangle. A minimum ten foot (10') setback, or the minimum parking setback for the applicable zoning district if it provides for a greater setback, shall be maintained from all property lines and no portion of the use shall take place within one hundred feet (100') of any property line of any residential use or residentially zoned property.
3. Any signage for the outdoor sale lot or event shall comply with the temporary signage requirements contained in [chapter 8](#) of this title.
4. Any temporary structure, including tents and membrane structures, associated with the outdoor sales lot or event shall comply with all applicable building codes and permit requirements.
5. Hours of operation shall be subject to the requirements of [title 3, chapter 5](#) of this code.
6. Adequate off street parking, with a surface in compliance with subsection [8-2-2](#) of this code, shall be provided for both the principal and interim use ensuring that no obstruction or interference occurs with existing traffic patterns.
7. No parking related to the outside sales lot or event shall be permitted on adjacent parcels without the prior written consent of the adjacent parcel owner. Said written permission shall be available for inspection if requested.
8. A detailed site plan showing the outdoor sales lot area and dimensions, access and egress to the site, all structures, setbacks, signage, parking, and any other information requested to approve the outdoor sales lot shall be submitted for approval with application materials required for an interim use permit and an outdoor sales lot in [title 3, chapter 5](#) of this code.
9. Outdoor sales lot for consumer fireworks sales shall meet the specialized requirements laid out in Minnesota statute, section 624.20, [title 6, chapter 4](#) of this code, and all other applicable zoning, city code, fire code, county ordinance, or state statutes.
10. The period during which the permitted use may continue will be specified by the city council, but in no case will be longer than one hundred twenty (120) days.

F. Minimum Lot Requirements And Setbacks:

1. Minimum lot area: One acre.
2. Minimum lot width: One hundred twenty feet (120').
3. Maximum lot coverage: Seventy five percent (75%).
4. Minimum district size: Two (2) acres.
5. Minimum front yard setback:
 - a. Principal structure: Thirty feet (30').
 - b. Accessory structures: Thirty feet (30').
6. Minimum side yard setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').
7. Minimum rear yard setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').
8. Parking setbacks:
 - a. Minimum front yard setback: Twenty feet (20').
 - b. Minimum rear yard setback: Ten feet (10').
 - c. Minimum side yard setback: Ten feet (10').
 - d. When there exists an easement for a shared private roadway or drive, the required setback is ten feet (10') from the easement.
9. Buffer yard: A buffer yard equal to thirty feet (30') or two (2) times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any noncommercial or nonindustrial use or district. The minimum buffer yard for any single occupancy building with a footprint equal to or larger than forty thousand (40,000) square feet, but not greater than one hundred thousand (100,000) square feet, shall be increased by fifty percent (50%) of the required buffer yard. Buffer yards for buildings with a footprint exceeding one hundred thousand (100,000) square feet shall be increased by one hundred percent (100%). This area shall contain landscaping and berming to provide a ninety percent (90%) opacity screen to a height of at least six feet (6') and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance.
10. Maximum building height:

a. Principal structure: Thirty five feet (35').

b. Accessory structure: Twenty five feet (25').

G. Site And Building Standards: To prevent urban blight and ensure quality, long lasting construction compatible with both adjacent properties and those throughout the district, all sites and buildings shall comply with the following standards, as well as applicable sections of this title:

1. Architectural Appearance: While variation in materials and colors that support the general theme may be allowed, the overall building shall have "360 degree" architecture. Nonearth tone materials shall be limited to architectural accents. The color of the nonbrick or stone portion of the building shall match the predominant brick or stone color portion.
2. Building Massing: Facades shall be articulated to reduce their mass and scale and provide visual interest consistent with Rosemount's identity, character, and scale. Large uninterrupted building walls or elevations are prohibited. Corner architectural elements are encouraged to define the edges of a building. A building more than one hundred feet (100') in width shall be divided into increments of no more than thirty feet (30') through the articulation of the facade. This shall be achieved through combinations of the following techniques:
 - a. Divisions or breaks in the materials.
 - b. Arcades, entry features, window bays, or the like.
 - c. Variations in rooflines or slope plane.
 - d. Variation in building plane or setback.
 - e. Equivalent techniques approved by the city.
3. Permitted Materials: The exterior wall surfaces except for windows of all buildings shall be constructed of at least fifty percent (50%) brick or natural stone. The remaining fifty percent (50%) of the wall surface may be specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, or better. EIFS or masonry stucco may be used for the sign band areas and/or architectural accents totaling no more than ten percent (10%) of the nonglass, brick or stone portion of the building. Unadorned concrete is prohibited.
4. Pedestrian Circulation: Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.
 - a. Walkway(s) shall be made of high quality, long lasting, and decorative materials and incorporate architectural themes present in the surrounding building. Bituminous or asphalt materials are prohibited.
 - b. A walkway at least six feet (6') wide shall extend along any facade featuring a customer entrance and any facade abutting a parking or maneuvering area.

- c. A continuous and permanent concrete curb not less than six inches (6") above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.
 - d. Concrete sidewalks, five feet (5') in width, shall be provided on all commercial property along any collector or arterial street.
5. Lighting: Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
- a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
 - b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. Lighting must be shielded to prevent direct glare.
 - c. The level of lighting shall not exceed 0.5 lumens at any residential property line or 1.0 lumen at any nonresidential property line.
 - d. The maximum height for exterior lighting is thirty feet (30'). The maximum height for exterior lighting within one hundred feet (100') of a residential use or district shall be twenty feet (20').
 - e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
6. Parking Lots: To reduce the impact of large expanses of paved surfaces, provide a more pedestrian friendly environment and provide adequate room for snow storage, all parking areas (including driveways and drive aisles) shall be screened and landscaped. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title.
- a. Screening: Landscaping and berming shall be a primary source for screening parking areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. The screening source (landscaping and berming or walls and/or decorative fencing) shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').
 - b. Landscaping: A minimum of ten percent (10%) of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area.
 - (1) The islands or peninsulas shall be a minimum eight and one-half feet (8.5') wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.
 - (2) To ensure this landscaping is properly dispersed, a minimum of one island, peninsulas or the like shall be located within each six thousand (6,000) square feet of vehicular use area.
 - (3) A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least

five feet (5') above the ground and a caliper of at least two and one-half inches (2.5"). Coniferous trees shall be at least four feet (4') in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as a mulch around shrubs and ground cover) not to exceed two feet (2') in height.

7. Landscaping: All areas of land other than those occupied by building or hardcover shall be landscaped with a combination of sod and plantings. Rock or mulch may only be used as an accent material around sod or plantings. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title. All landscaped areas shall be irrigated. Portions of the site may be exempt from these requirements with city approval where future development or expansion is planned within a reasonable period of time. These areas shall either be graded and seeded with prairie or maintained grass in accordance with the city of Rosemount grading requirements or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in stormwater runoff. (Ord. B-160, 11-1-2005)

11-4-14: C-4 GENERAL COMMERCIAL DISTRICT:

A. Purpose And Intent: The purpose of the general commercial district is to provide a wide range of goods and services to the entire community. Due to their proximity to major arterial streets, businesses in this district are dependent on large volumes of traffic, thus need to be highly visible and accessible. It is the intent of this district to promote development that maximizes the full development potential in this area. Zoning standards are intended to promote compatibility in form, function and style. (Ord. B-161, 11-1-2005)

B. Permitted Uses: The following uses are permitted uses in the C-4 district:

Brew on premises and wine on premises stores.

Brewpubs, excluding drive-through facilities.

Child and adult daycare.

Communications businesses.

Eating and drinking establishments without drive-through facilities.

Essential service facilities.

Financial institutions without drive-through facilities.

General repair services, including appliance repair, furniture reupholstery and repair, jewelry, clock, watch, radio, small electronics, small engine and television repair occurring within an enclosed

building.

Hotels and motels.

Indoor amusement and recreation services, including video arcades subject to the following restrictions:

1. Any arcade with fifteen (15) or more machines shall have an adult supervisor on duty during all hours of operation.
2. No arcade shall be operated within five hundred feet (500') of a school, church, or residence unless it is an integral part of a shopping center and does not have an entrance except from within the shopping center.

Membership organizations.

Microbreweries, with or without associated taprooms.

Microdistilleries, with or without associated cocktail rooms.

Personal services, including barber and beauty shops, fitness centers, funeral services and mortuaries, facilities, laundry services, shoe repair, photography and video rental.

Professional services and offices, including architects and attorney offices, dental and medical clinics, financial services, insurance providers, real estate businesses and the like.

Public or governmental services.

Public parking lots and transit stations.

Public parks, owned and operated by a government unit, including recreational facilities and structures consistent with the public area.

Retail sales, including automobile parts, books and stationery, clothing, drug, gifts and novelties, groceries, furniture and hardware, hobby, video sales, jewelry, and sporting goods stores or the like. Automobile sales, new and used, are prohibited.

Theaters, excluding drive-in theaters.

Veterinary services, not including outdoor runs or kennels. (Ord. B-161, 11-1-2005; amd. Ord. B-243, 5-20-2015)

C. Accessory Uses: The following uses shall be permitted accessory uses:

Car wash, full service, accessory to minor auto repair or nonservice motor fuel stations.

Off street parking for a permitted, conditional, or interim use.

Outdoor display/sales and storage. Outdoor display/storage or sales of goods shall be allowed on the private sidewalk immediately in front of the principal building, provided that:

1. The outdoor display/storage or sales area shall not block a handicap accessible route and shall maintain a minimum four foot (4') clearance for pedestrian access.
2. The outdoor display/storage or sales area does not exceed four feet (4') in height and is maintained in an orderly fashion.
3. No public address system shall be audible from a noncommercial or nonindustrial use or district.
4. Outdoor display/storage or sales shall only be conducted by the owner or lessee of the premises.
5. Only merchandise that is normally manufactured, sold, or stored by the occupant on the premises shall be sold and/or promoted.

Outdoor seating or dining areas for ten (10) or fewer seats, accessory to permitted or conditional uses, subject to:

1. The site shall be designed to limit the effects of this outdoor seating or dining areas on adjacent properties.
2. The outdoor seating or dining area shall be located on private property along the front, side or rear of the principal building, but shall not be located within a required setback or on a side abutting any residential use or district.
3. The outdoor seating or dining area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
4. Patrons shall not be served food or beverages outside, except that employees may refill beverage containers in the seating area. At no time shall the seating area be used for the consumption of alcoholic beverages.
5. The outdoor seating or dining area shall be equipped with refuse containers. The business owner shall ensure that the area is properly maintained and litter free.

6. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Roof mounted solar energy systems, subject to section [11-2-12](#) of this title. (Ord. B-161, 11-1-2005; amd. Ord. B-231, 3-4-2014; Ord. B-248, 7-21-2015)

D. Conditional Uses: The following uses are conditional uses in the C-4 district, and are subject to the conditional use permit provisions outlined in this title:

Automotive repair, minor, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No automotive repair use shall be located on a site abutting any residential use or district. Sites or properties separated by a public right of way shall not be considered abutting.
2. All repair, assembly, disassembly or maintenance of vehicles shall occur within a closed building, except minor maintenance, including tire inflation, adding oil, wiper replacement and the like. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.
3. Gasoline pumps/sales shall require an additional conditional use permit subject to the performance standards outlined in this subsection for nonservice motor fuel stations.
4. Outdoor storage of parts, materials, and equipment is prohibited.
5. Automotive repair uses shall designate on a site plan separate areas for customer parking and storage of inoperable vehicles awaiting repair or repaired vehicles awaiting pick up. These areas shall meet the design standards outlined in section [11-6-1](#), "Off Street Parking Requirements", of this title and be screened as follows:
 - a. Customer parking areas shall meet the applicable screening standards outlined in this title including, but not limited to, section [11-6-1](#), "Off Street Parking Requirements", of this title and this section.
 - b. Inoperable vehicles awaiting repair or repaired vehicles awaiting pick up shall be stored behind the principal building. Landscaping and berming shall be a secondary source for screening said vehicles. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a

height of six feet (6').

c. Junk or unlicensed vehicles awaiting repair or pick up shall be stored completely inside a closed building in accordance with the performance standards outlined in section [11-2-9](#) of this title.

6. Parking of vehicles on public right of way shall be prohibited.

7. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter in compliance with Minnesota pollution control standards and applicable fire and building codes.

8. All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota fire code.

9. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Drive-through facilities.

1. The site and building(s) shall be designed to limit the effects of the drive-through on adjacent properties and public rights of way. No use with a drive-through window shall be located abutting any residential use or district.

2. Drive-through facilities shall have a minimum six (6) stacking spaces per drive-through window. Fast food uses operating more than one window per individual drive aisle shall meet the stacking requirements for a single drive-through facility. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.

3. The principal building shall be the primary source for screening the drive-through facility and stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening drive-through, stacking or exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').

4. Stacking lanes, order board intercom, and service window shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and public rights of

way.

5. Stacking lanes shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.
6. No public address system shall be audible from a noncommercial or nonindustrial use or district.
7. In addition to the freestanding sign allowed by the sign ordinance, fast food uses may display menu signs related to drive-through facilities, provided that:
 - a. Not more than one menu sign per defined drive-through aisle is allowed.
 - b. Individual menu signs shall be single sided with an area not to exceed thirty two (32) square feet including both menu information and sign cabinet.
 - c. The height of the menu sign(s) shall not exceed eight feet (8') including its base or pole measured from grade to the top of the structure.
 - d. The menu sign(s) shall not encroach into any parking setback and shall be located directly adjacent to the drive-through aisle and oriented in such a manner that the sign provides information to the drive-through patrons only and does not provide supplemental advertising to pass-by traffic and does not impair visibility or obstruct circulation.

Educational services, excluding elementary and secondary schools.

Nonservice motor fuel station subject to the requirements in the C-3 district in subsection [11-4-13D](#) of this chapter.

Outdoor seating or dining areas for eleven (11) or more seats.

1. The site and enclosure(s) shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.
2. The seating area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on the side abutting any residential use or district.
3. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.

4. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one opening to an acceptable pedestrian walk.
5. When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.
6. The seating area shall not be permitted within two hundred feet (200') of any residential use or district as measured at the property line and shall be separated from residential use or district by the principal structure or other method of screening acceptable to the city. The minimum distance from a residential use or district may be reduced should the city determine the applicant has added sufficient elements to reduce the impact of this use.
7. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Small breweries, with or without associated taprooms, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No loading docks or overhead vehicle doors shall be on a side abutting any public rights of way or any residential use or district.
2. The principal building shall be the primary source for screening of the loading area or any required outdoor equipment.
3. Outdoor seating is subject to the performance standards outlined in this subsection for outdoor seating and section [3-1-14](#) of this code.

Transmission facilities greater than one-fourth ($\frac{1}{4}$) mile in length. (Ord. B-161, 11-1-2005; amd. Ord. B-236, 7-15-2014; Ord. B-243, 5-20-2015; Ord. B-248, 7-21-2015)

E. Interim Uses:

Those interim uses listed in the C-3 highway commercial district.

F. Minimum Lot Requirements And Setbacks:

1. Minimum Lot Area: Twenty thousand (20,000) square feet.
2. Minimum Lot Width: One hundred twenty feet (120').

3. Maximum Lot Coverage: Seventy five percent (75%).
4. Minimum District Size: One acre.
5. Minimum Front Yard Setback:
 - a. Principal structure: Thirty feet (30').
 - b. Accessory structures: Thirty feet (30').
6. Minimum Side Yard Setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').
7. Minimum Rear Yard Setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').
8. Parking Setbacks:
 - a. Minimum front yard setback: Twenty feet (20').
 - b. Minimum rear yard setback: Ten feet (10').
 - c. Minimum side yard setback: Ten feet (10').
 - d. When there exists an easement for a shared private roadway or drive, the required setback is ten feet (10') from the easement.
9. Buffer Yard: A buffer yard equal to thirty feet (30') or two (2) times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any noncommercial or nonindustrial use or district. The minimum buffer yard for any single occupancy building with a footprint equal to or larger than forty thousand (40,000) square feet, but not greater than one hundred thousand (100,000) square feet, shall be increased by fifty percent (50%) of the required buffer yard. Buffer yards for buildings with a footprint exceeding one hundred thousand (100,000) square feet shall be increased by one hundred percent (100%). This area shall contain landscaping and berming to provide a ninety percent (90%) opacity screen to a height of at least six feet (6') and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance.
10. Maximum Building Height:
 - a. Principal structure: Thirty five feet (35').
 - b. Accessory structure: Twenty five feet (25').

- G. Site And Building Standards: To prevent urban blight and ensure quality long lasting construction compatible with both adjacent properties and those throughout the district, all sites and buildings shall comply with the following standards, as well as applicable sections of this title:
1. Architectural Appearance: While variation in materials and colors that support the general theme may be allowed, the overall building shall have "360 degree" architecture. Nonearth tone materials shall be limited to architectural accents. The color of the nonbrick or stone portion of the building shall match the predominant brick or stone color portion.
 2. Building Massing: Facades shall be articulated to reduce their mass and scale and provide visual interest consistent with Rosemount's identity, character, and scale. Large uninterrupted building walls or elevations are prohibited. Corner architectural elements are encouraged to define the edges of a building. A building more than one hundred feet (100') in width shall be divided into increments of no more than thirty feet (30') through the articulation of the facade. This shall be achieved through combinations of the following techniques:
 - a. Divisions or breaks in the materials.
 - b. Arcades, entry features, window bays, or the like.
 - c. Variations in rooflines or slope plane.
 - d. Variation in building plane or setback.
 - e. Equivalent techniques approved by the city.
 3. Permitted Materials: The exterior wall surfaces of all buildings shall be constructed of at least fifty percent (50%) brick or natural stone. The remaining fifty percent (50%) of the wall surface may be specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, or better. EIFS or masonry stucco may be used for the sign band areas and/or architectural accents totaling no more than ten percent (10%) of the nonglass, brick or stone portion of the building. Unadorned concrete is prohibited.
 4. Pedestrian Circulation: Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.
 - a. Walkway(s) shall be made of high quality, long lasting, and decorative materials and incorporate architectural themes present in the surrounding building. Bituminous or asphalt materials are prohibited.
 - b. A walkway at least six feet (6') wide shall extend along any facade featuring a customer entrance and any facade abutting a parking or maneuvering area.
 - c. A continuous and permanent concrete curb not less than six inches (6") above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.
 - d. Concrete sidewalks, five feet (5') in width, shall be provided on all commercial property abutting any collector or arterial street.

5. Lighting: Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
 - a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
 - b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. Lighting must be shielded to prevent direct glare.
 - c. The level of lighting shall not exceed 0.5 lumen at any residential property line or 1.0 lumen at any nonresidential property line.
 - d. The maximum height for exterior lighting is thirty feet (30'). The maximum height for exterior lighting within one hundred feet (100') of a residential use or district shall be twenty feet (20').
 - e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
6. Parking Lots: To reduce the impact of large expanses of paved surfaces, provide a more pedestrian friendly environment and provide adequate room for snow storage, all parking areas (including driveways and drive aisles) shall be screened and landscaped. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title.
 - a. Screening: Landscaping and berming shall be a primary source for screening parking areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. The screening source (landscaping and berming or walls and/or decorative fencing) shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').
 - b. Landscaping: A minimum of ten percent (10%) of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area.
 - (1) The islands or peninsulas shall be a minimum eight and one-half feet (8.5') wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.
 - (2) To ensure this landscaping is properly dispersed, a minimum of one island, peninsulas or the like shall be located within each six thousand (6,000) square feet of vehicular use area.
 - (3) A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least five feet (5') above the ground and a caliper of at least two and one-half inches (2.5"). Coniferous trees shall be at least four feet (4') in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as a mulch around shrubs and ground cover) not to exceed two feet (2') in height.

7. Landscaping: All areas of land other than those occupied by building or hardcover shall be landscaped with a combination of sod and plantings. Rock or mulch may only be used as an accent material around sod or plantings. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title. All landscaped areas shall be irrigated. Portions of the site may be exempt from these requirements where future development or expansion is planned. These areas shall either be graded and seeded with prairie grass in accordance with the city of Rosemount grading requirements or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in stormwater runoff. (Ord. B-161, 11-1-2005)