

**City of Delano
County of Wright
State of Minnesota**

Ordinance O-25-08

An ordinance amending Delano City Code Chapter 51 which regulates Land Use and Zoning within the City of Delano

Section 1. Section 51.03 General Provisions is hereby amended to add the underlined language and delete the strikethrough language, as follows:

to 51.03 Subd. D.10.d – Required Screening, Landscaping and Buffer Yards (underlined material is new and ~~stricken~~ material is deleted:

10. Required Screening, Landscaping, and Buffer Yards.

b. Required Tree and Foundation Planting-Low Density Residential Landscaping General Residential. The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building site and/or other requirements shall be landscaped using ornamental grass, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping prior to issuance of a certificate of occupancy. Prior to issuance of certificate of occupancy, the front yard extending from the back of street curb to the front of the home shall be sodded except for areas landscaped with shrubs, trees, or other acceptable vegetation. At least one (1) shade tree of two (2) inches diameter shall be provided in the front yard. Occupancy may be taken in the Winter with a temporary certificate of occupancy provided a security is posted equal to one hundred fifty (150) percent of the cost of any remaining landscaping to be accomplished and all such remaining landscaping shall be installed by the first of June the following Spring. Fences, trees, or other plantings placed upon utility easements require City approval and are subject to removal at the owner's expense if required for the maintenance or improvement of the utility. The City assumes no liability for replacement. Branches of trees on utility easements containing overhead wires shall not extend within ten (10) feet of such wires at mature plant height.

1) All residential one-and two-unit properties and three and four-unit properties which are not part of a larger multi-unit residential project including a PUD, shall provide one deciduous tree per street frontage and sodding of the front yard. subject to the landscaping below.

a. The deciduous tree shall be placed within the front yard. If the property is a corner lot, there will be one deciduous tree planted in each yard abutting the public right-of-way.

b. Prior to issuance of a certificate of occupancy, the front yard, extending from the back of street curb to the front of the home shall be sodded except for areas landscaped with shrubs, trees or other acceptable vegetation.

- c. The trees and sod must be planted before the issuance of a certificate of occupancy. If occupancy occurs during the non-planting season, a financial surety acceptable to the city in the amount of one-hundred and fifty percent (150%) of the cost of any remaining landscaping may be posted to guarantee landscape installation and all such remaining landscaping shall be installed by the first of June of the following year.
- c. Landscaping - New Residential Subdivisions, Semi-Public and All Income Producing Property Uses. (Excluding residential structures containing less than four (4) dwelling units). Prior to approval of a building permit, all above referenced uses shall be subject to mandatory landscape plan and specification requirements.
 - 1) The landscape plan shall address the following:
 - a. The boundary or perimeter of the proposed subdivision or site at points adjoining other properties.
 - b. The immediate perimeter of the structure.
 - c. The perimeter and landscaped islands within parking and loading area, and light standards.
 - d. Preservation of existing trees in conformance with Section 51.03, Subd. D.10.d of this Ordinance.
 - e. Required screening and/or buffer yards.
- c. Required Tree and Foundation Plantings for all multi-unit residential, mixed-use and non-residential uses
 - 1) All multi-residential, mixed-use, and non-residential developments and sites shall meet the following landscape requirements. Prior to approval of a building permit, a landscape plan for review and approval is required.
 - a. Multi-unit residential sites that contain buildings that are one (1) or two (2) stories shall provide a minimum of eight (8) deciduous or coniferous trees plus one (1) tree per unit and multi-unit residential sites that contain a building that is three (3) stories or higher shall provide a minimum of eight (8) deciduous or coniferous trees plus one (1) tree per two (2) units. Spacing between the trees shall be a minimum of fifty (50) feet along the perimeter of the site, adjacent to any roadway.
 - b. Each mixed-use or non-residential site shall provide a minimum of one (1) deciduous tree per five thousand (5,000) square feet of land area remaining after site development of building, parking, sidewalks, ponding, wetlands and other site improvements. Spacing between the trees shall be a minimum of fifty (50) feet along the perimeter of the site, adjacent to any roadway. The City may consider a decrease in tree plantings required on site in recognition of the benefits of the project to the City such as

redevelopment, affordable housing, publicly owned projects or similar criteria as determined by the City.

- c. The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building and other requirements shall be landscaped using ornament grasses, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping.
- d. At least fifty percent (50%) of the total number of required overstory trees shall be deciduous. All trees planted along the site perimeter adjacent to a roadway shall be shade or flowering tree types.
- e. Provision of foundation plantings on all sides of the building that are within public views, with more substantial landscaping in the front yard.
- f. Preservation of existing trees in conformance with Section 51.03 Subd. D. 10. D of this Ordinance.
- g. Provision of required screening and/or buffer yards and parking lot landscaping consistent with 51.03 Subd. D.10.d.
- h. The submitted landscape plan will show wetlands and ponding and provide wetland filter strips, landscaping, buffering and wetland restoration, if appropriate.
- i. The City may consider in areas which are not in the public view or adjacent to exiting natural areas or for similar reasons, the use of natural, un-irrigated land cover either pre-existing on the site or installed by the developer or property owner in place of irrigated formal landscaping. The total amount of landscape materials required in 2a) and 2b) above shall be adjusted on a pro-rata basis.

Section 3. Effective Date. This Ordinance shall be in full force and effective immediately following its passage and publication.

Adopted by the Delano City Council on the 16th day of September 2025.

Holly Schrupp, Mayor

Attest: Alisha Ely, City Clerk