

Brainerd City Code 1415.01 (New 2000)

Section 1415 Green Space

1415.01. Green Space Performance Standards. (a) Coverage Requirements. Subdivision 1. For all new construction and/or new site development in all Commercial and Industrial Districts: at least twelve per cent (12%) of the land area shall be landscaped with grass or an approved ground cover. All areas not designated for buildings shall be graded to provide proper drainage. Storm water retention ponds shall qualify as approved ground cover. Within the Industrial District, this requirement shall be reduced to eight per cent (8%).

Subd. 2. For new construction and/or new site development in Multiple Family Districts: All exposed ground areas surrounding the principal building and accessory buildings which are not driveways, sidewalks, or patios shall be landscaped with grass. At least fifteen per cent (15%) of the land area within multiple family lots shall be green space.

Subd. 3. In recognition of the fact that properties which have already been developed with permanent improvements as of the date of this Ordinance have generally less flexibility in meeting coverage requirements, the percentages applicable in sections 1 and 2 above shall be reduced to four per cent (4%) in the case of remodeling or redevelopment.

Grass and Ground Cover: all open areas of a site not occupied by building, parking, walkways, driveways, or storage shall be covered with grass or approved ground cover. Ground cover shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve months after planting, with proper erosion control during plant establishment period.

Grass shall be planted in species normally grown as permanent lawns except in swales or other areas subject to erosion where solid sod, erosion reducing mat, or suitable mulch shall be used. Nurse grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted in such a manner as to present a finished appearance and ninety per cent (90%) of complete coverage after two complete growing seasons. Variances to these requirements may be applied for and will be handled like any other Zoning Variance with the same filing fees.

In certain cases, ground cover may also consist of wood, mulch, rocks, pebbles and similar materials, if approved by the Zoning Administrator.

(Added by Ord. #1113.)