

**ORDINANCE NO. 2022-06**

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 2 SECTION 3 DEFINITIONS; AND AMENDING CHAPTER 2 SECTION 5.10 RURAL TRANSIT CENTER DISTRICT OF THE LENT TOWNSHIP LAND USE REGULATIONS.

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

**Section 1. AMENDMENT.** Chapter 2, Section 3 of the Lent Land Use Regulations is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 3 relative to ordinance definitions.

<u>Coniferous tree</u>	<u>A softwood tree with pine-like needle leaves or seed-producing cones that reaches a height of approximately 20 feet or greater at maturity.</u>
<u>Deciduous tree</u>	<u>A hardwood tree that loses its leaves at the end of the growing season and reaches a height of approximately 20 feet or higher at maturity.</u>
<u>Ornamental tree</u>	<u>Most often a deciduous tree planted primarily for its ornamental value, traditionally of smaller stature and flowers at some point in the calendar year.</u>
<u>Shrub</u>	<u>A perennial woody plant with multiple stems and typically at a height less than 20 feet. Shrubs can be either deciduous or coniferous.</u>

**Section 2. AMENDMENT.** Chapter 2 Section 5.10 of the Lent Land Use Regulations is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 5.10:

5.10 Rural Transit Center District

C. Conditional Uses

18. Mixed use building with a single family residential unit over ground floor commercial.

D. Interim Uses.

1. Farm structures which are accessory or principle to agricultural uses.
2. Farm drainage systems, flood control and watershed structures and erosion control devices meeting all County, State and Soil Conservation Service minimum standards.
3. Keeping, boarding, breeding, feeding, sheltering or training of horses, where the density does not exceed one (1) horse per two and one-half (2 ½) acres.
4. Bed and breakfast establishments as principal or accessory use.

5. Temporary or seasonal roadside stands for sale of agricultural products raised on the premises upon which the stand is located, but not exceed one stand per farm.
6. Greenhouse or nursery.
7. Forestry and sod farming.
8. Home occupations in accordance with Section 4.04.
9. Daycare and residential facilities as required in Minnesota Statutes Chapter 462.
10. Temporary equipment staging, placement and laydown yard for outdoor storage of construction materials for infrastructure projects provided the use of the property for storage does not exceed one (1) year and no more than fifty percent (50%) of the site is utilized for outdoor storage.
11. ~~Asphalt processing operations, storage and staging in accordance with Section 7.2~~
12. ~~Light construction equipment storage areas.~~
13. Other uses as deemed appropriate by the Planning Commission or Town Board.

E. Accessory Uses

1. Outdoor storage of equipment placement and operations in accordance with Section 7.12 which are accessory to a Permitted or Conditional Use and no more than twenty-five percent (25%) of the site is utilized for outdoor storage, where 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.
2. Accessory structures to the principal use that are constructed consistent and complementary to the principal structure in materials and color.

G. Development Standards

1. Principal Structure Exterior Building Materials. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades visible from public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

<u>Classes of Materials</u>		
<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>
<ul style="list-style-type: none"> <li>• <u>Brick</u></li> <li>• <u>Natural Stone</u></li> <li>• <u>Standing seam metal panels attached with concealed fasteners</u></li> <li>• <u>Other similar materials not listed elsewhere as approved by the Town Board</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Masonry Stucco</u></li> <li>• <u>Decorative Concrete Block</u></li> <li>• <u>Decorative Concrete Panels</u></li> <li>• <u>Tile</u></li> <li>• <u>Other similar materials not listed elsewhere as approved by the Town Board</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Industrial grade concrete panels</u></li> <li>• <u>Smooth concrete</u></li> <li>• <u>Scored concrete</u></li> <li>• <u>Ceramic</u></li> <li>• <u>Wood</u></li> <li>• <u>Aluminum or vinyl siding</u></li> <li>• <u>Other similar materials not listed elsewhere as approved by the Town Board</u></li> </ul>

Fifteen percent (15%) of the front building façade must be comprised of glass windows or doors or a combination of both.

1. ~~All exterior wall finishes on any building shall be one of or a combination of the following materials:~~
  - i. ~~Face brick~~
  - ii. ~~Stucco~~
  - iii. ~~Glass~~
  - iv. ~~Wood, provided the surfaces are finished for exterior use~~
  - v. ~~Natural Stone~~
  - vi. ~~Specifically designed pre-cast concrete units with decorative material/texture~~
  - vii. ~~Metal paneling only when paired with one or more of the other approved materials outlined above~~

a. ~~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. In addition, all new building fronts and refacing of existing buildings in the RTC shall include a minimum of three (3) of the following elements:
  - i. Architectural detailing, such as cornice, awning, parapet, or columns;
  - ii. A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;
  - iii. Contrasting, yet complementary material colors;
  - iv. A combination of horizontal and vertical design features;
  - v. Irregular building shapes;
  - vi. Other architectural features in the overall architectural concept as approved by the Town Board

## 3. Parking and Paved Areas

- a. ~~3.~~ There shall be no off-street parking or outside sales and display within 20 feet of any public right of way.
- b. ~~5.~~ All signage shall comply with the sign ordinance as shown in Section 4.14.
- c. ~~6.~~ Customer parking areas, loading areas, driveways, and traffic maneuvering areas shall be surfaced with concrete or blacktop and reflected on an approved site plan. Installation of 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.

- d. Curbing shall be provided between the front line of the building and the front property line.
- e. Grading of the lot to channel water away from structures shall be required for all side and rear property lines.
- f. The Town Engineer shall recommend installation of additional curbing if found necessary for appropriate site drainage.

4. ~~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~~ deciduous and coniferous trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site and in accordance with the Township's Approved Landscaping List. 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. No more than 25% of all trees on site shall be ornamental trees. Compliance with the total number of trees required by ordinance includes the boulevard trees in the total calculation.

Type of Planting	Standard
Deciduous / Coniferous / <u>Ornamental</u> trees	Total tree planting for a site is calculated at 1 per 50 <del>100</del> lineal feet of site perimeter, or 1 tree per 1,000 square feet of building, <u>whichever is greater.</u> Building expansions require 1 additional tree for each 1,000 square feet of additional building area.
Shrubs	1 per 50 feet of site perimeter or 1 per 500 square feet of building footprint area, whichever is greater.
Trees along public right-of-way	For every 50 feet of public road frontage, one deciduous or coniferous <del>overstory</del> tree shall be planted on the private property adjacent to the public road right of way. Trees shall be planted so that at maturity they do not interfere with roadway sight lines.

- d. The City will keep a list of appropriate and prohibited landscape species, as amended from time to time, for new development installation.

**Section 3. 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 4. FINDINGS.** Findings for Amending the Lent Township Land Use Regulations by amending Chapter 2, Section 3 and Chapter 2, Section 5.10. In amending the Lent Township Land Use Regulations, the Town Board of Lent Township finds that the amendment does 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 5. EFFECTIVE DATE.** This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: *rick keller*  
Rick Keller, Chairman

By: *Kelly Wood*  
Kelly Wood, Town Clerk

Passed by the Lent Town Board this 20 day of September, 2022.

Chisago Press  
Published in the NB Post the 6 day of October, 2022  
Review

