



D E P A R T M E N T O F
Community Development

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Landscaping Requirements for Single Family Homes

City Code Section 152.270

The purpose of establishing minimum landscape standards is to enhance the City's environmental and visual character and to promote high quality development. To achieve these goals, all newly constructed homes are required to comply with the following landscaping requirements:

Topsoil

Prior to sodding, all single-family lots must have a minimum of 3-inches of black dirt as topsoil, covering all areas that are to be sodded or that will be landscaped beds. Black soils retain water better and reduces the need for excessive irrigation.

Ground Covering

Lots must be covered with sod from curb(s) to all interior property lines. Seeding is not permitted. Rock and mulch may be substituted for sod in landscaped planting beds and along the perimeter of the building (not to exceed 25% of total yard area). No rock or mulch is permitted within 6 feet of the curb. Exposed soil is permitted for vegetable gardens. Dense wooded areas or perimeters of wetlands do not need to be sodded.

Shrubs

Ten shrubs at a minimum of 3 gallons or 18 inches in size are required to be placed anywhere on the lot.

Trees

All lots must have the minimum of five trees, meeting the following requirements:

(Existing healthy trees may be credited towards these requirements; ask Planning Staff for details.)

TYPE	SIZE	REQUIREMENT
<u>Overstory Deciduous</u> <i>Maple, Oaks, Lindens & other shade trees.</i>	Balled & Burlapped <i>2" Caliper (Diameter)</i>	5 Trees Minimum Total <i>2 located in front yard, one must be within one foot of the front property line. 3 located elsewhere on lot.</i>
<u>Coniferous</u> <i>Spruce, Pine, Fir and other Evergreen Trees.</i>	Balled & Burlapped <i>6' Tall</i>	May be substituted for any of the overstory deciduous trees, except at the front property line.
<u>Ornamental Deciduous</u> <i>Flowering or fruit trees such as flowering crab, tree lilacs, or apple trees.</i>	Balled & Burlapped <i>2" Caliper (Diameter)</i>	May be substituted for one overstory deciduous tree, except at the front property line. <i>(Two 1.5" Caliper trees may be substituted for one overstory deciduous tree – except at front property line.)</i>

Note: Junipers, clump lilacs, and arborvitae are considered shrubs, regardless of the shape or height.

Wetlands or Ponds

Areas around wetlands should be kept natural. Do not place rock or sod around the edges.

Berms or Buffers

If your property includes berms or buffers with trees or shrubs installed by the developer, they will not count towards your landscaping requirements. These trees or shrubs were installed as a part of a development plan for the entire neighborhood.

Driveways

All driveways must be completely paved with a continuous impervious surface, such as asphalt or concrete. The width at the surmountable curb can be no more than 30 feet wide. Rock along driveways must contain shrubs and trees to be considered landscaped planting beds.

Neighborhood Covenants

Some neighborhoods have covenants that specify landscape materials. Landscaping specified by covenants must also conform to City standards.

Before You Dig

A few days before you dig, call Gopher One Call at 651-454-0002 to locate underground utilities (it's a free service.)

All homes constructed after December 2000 must adhere to these landscaping regulations within 90 days of occupancy or shall be completed by August 15th for structures occupied between October 1st and May 15th.

**If you have any questions, please call the City of Brooklyn Park
Planning Department at 763-493-8082.**