

General Performance Standards

Subdivision 1. Purpose. The purpose of this section is to establish general development performance standards intended to assure compatibility of uses; prevent urban blight, deterioration and decay; and enhance the health, safety and general welfare of the residents of the community.

Subd. 2. Number of Principal Structures Per Lot. Except in the Planned Development District, not more than one principal structure may be located on a lot.

Subd. 3. Lighting. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residential property or from public streets. Direct or sky-reflected glare from floodlights or from high temperature processes such as combustion or welding shall not be directed onto any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed 1 foot candle (meter reading) as measured from the lot line abutting said street. Any light or combination of lights which cast light on residential property shall not exceed 0.4 foot candle (meter reading) as measured from lot line of abutting said property.

Subd. 4. Visibility.

- a) Intersections. A 25 foot sight triangle is hereby established at each corner of any intersection of two public streets, and at each corner of any intersection of a public street and a railroad. Said sight triangle shall be measured along each lot line to a point 25 feet back from the corner, with the third side being a straight line connecting these two points. In the event that the street right-of-way is enlarged to include part of what would typically be within the required sight triangle, then the 25 foot measurement shall be made from the hypothetical intersection of the two lot lines projected into street the right-of-way. Within the sight triangle, no trees, shrubs, plants, or structures including fences in excess of 30 inches high may be planted, erected or maintained, except that trees with no branches or foliage between 30 inches and 72 inches in height may be permitted if they do not negatively impact visibility at the intersection. The height shall be measured from the center line of the abutting street.
- b) Driveways. A ten foot sight triangle is hereby established at each corner where a driveway intersects a public street, sidewalk or other traveled way. Said sight triangle shall be measured along the street, sidewalk or other traveled way to a point ten feet from the driveway, and along the driveway to a point ten feet from the edge of the street, sidewalk or other traveled way, with the third side being a straight line connecting these two points. Within the sight triangle, no trees, shrubs, plants, or structures including fences in excess of 30 inches high may be planted, erected or maintained, except that trees with no branches or foliage between 30 inches and 72 inches in height may be permitted if they do not negatively impact visibility at the driveway. The height shall be measured from the center line of the driveway. In instances where any portion of the sight triangle is within the public right-of-way, the provisions of Section 800 of the city code shall also apply to that portion of the sight triangle. The planting of live plant material or the placement of landscape material such that it poses an obstruction to visibility at the intersection of a driveway and public street, sidewalk or other traveled way within the public right-of-way is prohibited under section 800.20 of the city code.

Subd. 5. Drainage. No land shall be developed and no use shall be permitted that results in water run-off causing flooding, erosion, or deposit of minerals on adjacent properties. Such run-off shall be properly channeled into a storm drain, watercourse, pond area, or other public facilities. Any change in grade affecting water run-off onto adjacent property must be approved by the city engineer.

Subd. 6. Landscaping. Any lot area remaining after providing parking, sidewalks, driveways, building, site or other permitted improvements shall be planted and maintained in turf or other acceptable landscaping material.

Subd. 7. Fences and Walls.

- a) No fence or wall shall exceed four feet high in the front yard, or six feet high in any other portion of the lot, except as follows:
 - 1) On corner lots the property owner may erect a fence or wall up to six feet high in the front yard, provided that no fence shall exceed four feet high in the area between the side street lot line and the principal structure extended across the full depth of the lot from the front lot line to the rear lot line.
 - 2) Fences may exceed six feet high when approved as part of a screening and buffering plan between incompatible land uses if approved by the city council under section 520 (site plan review) or as a conditional use in accordance with section 515.05 Subd. 3. In such cases no fence or wall shall exceed eight feet in height.
- b) In the case of grade separation such as the division of properties by a wall, the maximum permitted height shall be measured from the average point between the highest and lowest grade.
- c) In the case of the grade being changed where the fence is to be located, for example by adding fill or creating a berm, the maximum fence height shall be measured from the grade at the principal structure or the property line, whichever is closer to the proposed fence.

Subd. 8. Dwelling Unit Restriction.

- a) No basement, garage, tent or accessory building shall at anytime be used as an independent residence or dwelling unit, temporarily or permanently.
- b) Basements may be used as living quarters and rooms as a portion of residential dwellings but not as a separate household or dwelling unit, unless the use of the property for more than a single dwelling unit is permitted or lawfully nonconforming.
- c) Tents, play houses or similar structures may be used for play or recreational purposes.

Subd. 9. Lot Survey Required to Improve Property.

- a) Any person desiring to improve property shall submit to the building official a survey of said premises showing the location and dimensions of existing and proposed buildings, structures or other improvements; location of easements crossing the property;

encroachments; and any other information which may be necessary to insure compliance with city codes.

- b) All improvements shall be so placed so that they will not obstruct future streets which may be constructed by the city in conformity with existing streets and according to the system and standards employed by the city.
- c) The zoning administrator shall review the lot survey to determine if the division and creation of the property was in compliance with the statutes and regulations applicable at the time of said division. If the zoning administrator finds that the division of the property was in compliance with legal requirements applicable at the time of the division, the lot shall be recognized and development of the property shall be allowed in conformance to the building and zoning regulations of the city. If the zoning administrator finds that the division of the property was not in compliance with legal requirements applicable at the time of the division, the lot shall not be recognized and current standards and procedures for platting shall be imposed.

Subd. 10. Required Screening. When required by this code, screening shall consist of a vegetation screen, landscaped berms, sight-obscuring fence, wall, or a combination of these items. Such screening shall be of sufficient height, width and density to provide an effective screen, provided that if a fence or wall is used it is in compliance with subsection 515.13, subdivision 7. The design and materials used in constructing the required screening shall be subject to the approval of the zoning administrator.

Subd. 11. Exterior Storage. All materials and equipment shall be stored within a building unless specifically permitted elsewhere in this Code.

Subd. 12. Garage Floors. Any building used for the parking or storage of motor vehicles, such as a garage or a carport, shall have a floor constructed of poured concrete in accordance with construction standards approved by the city engineer and building official.

Subd. 13. Airspace Protection. Notice to the Federal Aviation Administration using FAA form 7460-1 is required prior to the following:

- a) Any construction or alteration of more than 200 feet in height.
- b) Any construction or alteration of greater height than the imaginary surface extending outward and upward at a slope of 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of the Crystal Airport.