

ORDINANCE NO. ____
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

**ORDINANCE AMENDING ARTICLE III OF BUILDING AND BUILDING
REGULATIONS - DWELLING APPEARANCE STANDARDS OF THE CHAMPLIN
CITY CODE**

ARTICLE III. DWELLING APPEARANCE STANDARDS

(a) For the purpose of creating a desirable neighborhood appearance, not more than two dwellings with the same exterior configuration shall be erected in the R-1 and R-2 resident districts on any five abutting, contiguous, successive or adjoining lots starting at any point, leading in any direction or around any corner and fronting on the same or two intersecting streets.

(b) It is the declared purpose of this section to:

- (1) Preserve a desirable neighborhood appearance and builders shall be encouraged to vary a portion of the front setback line slightly so as to eliminate row design;
- (2) Utilize varying amounts of brick trim on dwellings;
- (3) Use planters to define front entrances;
- (4) Install shutters on houses where appropriate;
- (5) Use exterior colors compatible with those on neighboring dwellings;
- (6) Utilize hip roofs and gable roofs;
- (7) Vary the placement of garages; and
- (8) Utilize built-out or extended entrances.

(c) The addition of an attached or detached garage shall not be construed to alter the type of the house as to change the exterior configuration.

(Code 1977, § 14-401)

There shall be an attached or detached garage at least 20 feet by 20 feet in dimension.

(Code 1977, § 14-402)

In the front yard, there shall be at least one tree two inches in diameter or two trees one inch in diameter of a kind approved by the city, except when the lot has existing living trees in the front yard.

(Code 1977, § 14-404)

(a) Sod shall be laid in the area of the lot as follows:

- (1) For any new lot platted after November 30, 1990, sod shall be laid in the area of the lot from the back of the curb or edge of bituminous (whichever is applicable) of a public street to the rear wall of the principle structure. In the case of a corner lot, all

side and front yards shall be sodded. The developer of said plat shall place securities in the amount set forth in chapter 22 to guarantee said sodding;

(2) For any lot platted prior to November 30, 1990, with a signed purchase agreement that has been executed prior to December 30, 1990, sod shall be laid in the area of the lot within 15 feet from the back of the curb or edge of bituminous (whichever is applicable) of a public street prior to occupancy or an escrow deposit shall be submitted to the city in the amount set forth in chapter 22 to guarantee the required sodding; or

(3) For any lot platted prior to November 30, 1990, with a signed purchase agreement that has not been executed prior to December 30, 1990, sod shall be laid in the area of the lot from the back of the curb or edge of bituminous (whichever is applicable) of a public street to the rear wall of the principle structure. In the case of a corner lot, all side and front yards shall be sodded. The required sodding shall be placed prior to occupancy or an escrow deposit shall be submitted to the city in the amount set forth in chapter 22 to guarantee the required sodding.

(b) The boulevard areas of city-owned rights-of-way adjacent to single- and two-family properties shall be maintained by the adjacent property owners. Such maintenance shall meet the following requirements:

(1) The ground cover on front yard/side yard boulevard areas shall be similar to the majority of the front yard area; and

(2) The ground cover on the rear yard boulevard of a front yard/rear yard boulevard shall be vegetation chosen from the following list:

- a. Grass (similar to the majority of the vegetation in the front yard area, no higher than eight inches at any time);
- b. Shrubs (maintained so as not to encroach into the street area);
- c. Flowers and wild flowers; and
- d. Ground cover approved by city staff.

(c) Failure to follow the provisions of this section shall give the city the right to perform the needed improvements and/or maintenance and charge the costs of such improvements and/or maintenance back to the adjacent properties, after due notice to the property owner.

(Code 1977, § 14-405)

Sec. 106-56. Driveways.

There shall be a bituminous or concrete surface driveway leading from the public street to the garage. Design standards for driveways shall reference section 126-421.

Sec. 106-5657. Deposit or letter of credit.

The city may require the property owner to deposit cash, a letter of credit or proof of escrow with another governmental agency in order to guarantee the provisions of this article, per the fees set forth in chapter 22.

(Code 1977, § 14-406)

Additions: Add

Deletions: Delete

This ordinance shall become effective following its passage and publication as required by law.