

Screening/bufferyard standards:

#### Grand Forks

##### *Requirements.*

(A) Bufferyards/landscaping required with construction of any commercial, industrial, institutional, or multi-family building(s) with three (3) or more units or an accessory building for any of the above uses

(B) Bufferyards/landscaping required when the installation or expansion of parking areas by five (5) or more off-street parking spaces.

(C) Bufferyards/landscaping required when a change in the use of the property that requires rezoning to a more intensive zoning classification or a conditional use permit.

(D) Bufferyards/landscaping required when a change in use of existing property that involves existing or proposed outdoor storage shall comply with this section to provide screening for all outdoor storage areas.

(E) Determination of required bufferyard is based on the principal use for which the lot is developed between, adjacent to, or across the street from differing or similar uses as specified in the matrix of Appendix A. Illustrations of each bufferyard including planting schedule, fencing, and required widths of the various bufferyards required are depicted within Appendix B.

(F) Bufferyards shall be used solely for landscaping requirements. No proposed building, building addition, parking area, trash enclosure, or any other type of physical land improvement (other than landscape features, walls, fences, or pedestrian connections) may be located in a required buffer yard.

Additional requirements in commercial districts (B-1, B-2, and B-3):

- (A) *Exterior storage.* All storage, service, or repairs shall be conducted wholly within an enclosed building or behind an opaque fence or wall not less than six (6) feet high, except outdoor storage of merchandise during business hours on an appropriate pedestrian walkway located contiguous to the principal building. This requirement shall not apply to the outdoor storage and display of new or used boats, cars, and building materials and equipment being used for construction on the premises.

#### Minneapolis

The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section [550.530](#), provided one (1) or more of the following exists:

(1) The proposal will allow a site plan of exceptional design that includes amenities such as public seating, an outdoor plaza or transit shelter that will enhance the area or that is more consistent with the design of the site or the surrounding area.

(2) The proposal will allow a site plan that is more consistent with the character of the area.

(3) Existing plant materials, walls, fences or the topography of the site and its surroundings make the required landscaping or screening less necessary.

(4) The required landscaping or screening will hinder truck access and service necessary to the operation of the use.

(5) The required landscaping and screening may obstruct views of traffic or reduce natural surveillance of the site.

All nonconforming uses and all conforming uses in nonconforming structures shall at all times maintain compliance with all general performance **standards** and with all landscaping, **screening**, and curbing requirements applicable in the district in which the use is located, or applicable in the most restrictive district in which the use is first allowed, whichever has the greater requirement. **Upon determination by the zoning administrator that strict compliance with applicable standards would be practically or economically infeasible, the zoning administrator shall require compliance with such portion of applicable standards as is practically and economically feasible.**

Spokane

#### Outdoor Storage Areas

1. Outdoor storage areas are not permitted in the O and OR zones.
2. Outdoor storage areas in NR and NMU zones are limited to forty percent of lot area or one thousand five hundred square feet, whichever is less.
3. Outdoor storage areas are permitted in the CB and GC zones except for uses in the industrial categories.
4. There is no limitation on the size of a permitted outdoor storage area in CB and GC zones.