

City of Brooklyn Center Landscape Point System



1. Landscape Plantings will be provided on the site based on the point system indicated below:

Planting Type	Minimum Size	Points/Planting	Max. % of Points
Shade trees (Deciduous, Maple, Linden, Ash, Oak, Locust, etc.)	2 ½" diameter	10	50
Coniferous Trees (Pine, Spruce, Cedar)	5' height	6	40
Decorative Trees (Russian Olives, Radiant Crab, Canada Red Cherry, etc.)	1" diameter	1.5	35
Shrubs (Dogwood, Spirea, Mockorange, Juniper, Arborvitae, etc.)	12" diameter	.5	25

Points Required Per Acre

The following schedule will be used to determine the required number of points for a given site. The schedule is cumulative so that the first two acres of any site will require points on the basis of the column headed "0-2"; the next eight acres will be computed on the basis of the column headed "2-10"; and, area over ten acres will be computed on the basis of the column headed "10+".

Type of Development	Land Area of Site in Acres		
	0-2	2-10	10+
Office	100	80	60
Restaurant/Retail/Service/Entertainment/Hotels	80	60	40
Light Industrial	75	60	50
Heavy Industrial	60	50	40
Office/Industrial (Over 25% office)	90	70	50
Multi-Family Residential	90	75	60

Examples

Six acre office site = 2 acres @100 plus 4 acres @ 80 = 520 points

Fifteen acre retail/restaurant = 2 acres @ 80 plus 8 acres @ 60 plus 5 acres @ 40 = 840 points

2. The above point system in no way substitutes for the screening and buffer requirements set forth in the Zoning Ordinance. Plantings used for screening purposes will be accorded points, but fulfilling the point requirements will not obviate the requirements for screening.
3. Mature existing trees will be accorded points on the basis of the above point schedule. A bonus equal up to the full value of a given planting may be granted by the Commission for the preservation of large existing plantings.
4. All green areas on a site will be sodded except in areas where viable turf exists and is totally undisturbed by construction. The burden will be on the developer to prove at the time of a site inspection that such viable turf, in fact, exists and has been properly maintained.
5. All green strips adjacent to an interior property line will be a minimum of 5 ft. in width except in cases where special buffer provisions apply.