



Yard Maintenance & Landscape Guide

Our goal is to continue to keep the City of St. Anthony a clean, safe and visually appealing place for residents to live, work, learn and play. We want to achieve voluntary compliance through both reported and discovered code violations all while educating those involved. This document will identify the expectations and serve as a how to guide for Saint Anthony Village residents and business owners.



Although it is a property owner's responsibility to adhere to all aspects of the code, primary requirements for yard maintenance and landscaping, along with examples, are as follows:

150.094 GENERAL REQUIREMENTS

- (C) *Grading and drainage.* Every yard, court, passageway and other portions of the premises must be graded and drained so as to be free of standing water. Draining cannot impact neighboring properties as specified in § 152.177(H).
- (E) *Yard cover.* Every yard of premises on which a dwelling stands must be covered by lawns and/or ground cover of vegetation, gardens, hedges, shrubbery or related decorative materials and must be maintained. Once an area has been converted to turf grass the land owner shall not allow the turf grass to exceed the height of 6 inches or be allowed to go to seed. No land owner may permit or maintain on the land any growth of weeds, grass, brush or other rank vegetation to exceed the height of 6 inches, any accumulation of dead weeds, grass or brush, or any noxious weeds or plants as defined by the Minnesota Department of Agriculture. Gardens (pollinator, vegetable, flower, rock, etc.) are permitted types of yard cover, and must be maintained and not encroach on other property or the right of way.
 - 1) Any natural or native grass vegetation exceeding six (6) inches shall not be any closer to a fire source than twenty-five (25) feet.
 - 2) Setback requirements for surfaces covered by native vegetation and/or pollinator gardens shall be a minimum of three (3) feet from a side yard property line. No vegetative growth greater than twelve (12) inches in height five (5) feet from any public roadway adjacent to the front yard, and for corner houses, a public roadway adjacent to the side yard.
- (F) *Composting.* Composting is permitted only if:
 - 1) It is conducted in enclosed containers not over 5 feet in height with an aggregate volume of not more than 100 cubic feet, made of durable material such as wood, block or sturdy metal fencing located at least 5 feet from lot lines and no closer than 20 feet from any habitable building, other than the residents own home, and no closer than 2 feet from any alley;
 - 2) Only organic yard materials, such as grass clippings, leaves, flowers, weeds, sawdust, wood ash, plant trimmings, straw and commercial composting material, are put in the compost containers;
 - 3) No meat, bones, fat, oils, dairy products or other kitchen wastes, whole branches, logs, plastics, synthetic fibers, human or pet wastes, or diseased plants are put in the containers; and
 - 4) Composting is managed to minimize odor and promote effective composition.



Legal natural/native vegetation



Weeds competing with desired vegetation are not allowed



Grass and/or weeds cannot exceed 6" in height

111.200 YARDS, OPEN SPACE, AND PARKING

Each multiple dwelling is to be maintained so that the yards, open spaces, and parking facilities are kept in a clean, safe, and sanitary condition. Except for paved areas existing on 10-15-1981 and hard surfacing subsequently approved by the city, yards and open spaces must be covered with grass or other suitable ground cover so as to avoid drainage and soil erosion problems.

152.177 ENCROACHMENTS IN YARDS.

(H) Eaves, gutters, and downspouts which project no more than 5 feet into any required yard, which are at least 30 inches from any property line, and which do not drain onto neighboring property;

94.32 WEED CONTROL (Alley or Right-of-Way) Any weeds or grasses, whether noxious as defined by law or not, growing outside the traveled portion of any city street or alley, or growing on private property, to a greater height than 6 inches or which have gone or are about to go to seed must be cut or removed by the owner of the abutting property if within the city right-of-way, and by the owner of the property upon which they are growing if they are outside the right-of-way.

152.182 LANDSCAPING

(C) *Prohibited trees.* It is unlawful to plant any of the following trees in the city:

- (1) All elms (*Ulm* all species);
- (2) Ginkgo/Maiden Hair female (*Ginkgo biloba*);
- (3) All red or black oaks (*Quercus* red species);
- (4) Boxelder (*Acer Negundo*);
- (5) Eastern Cottonwood (*Populus deltoides*); and/or
- (6) Lombardy Poplar (*Populus nigra italica*).

152.184 BOULEVARDS ON CORNER LOTS

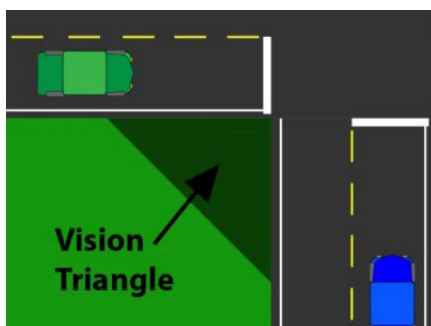
- No new structure, fencing, grade elevation, or planting, in excess of 12 inches above the curb line, is permitted within the boulevard on corner lots in residential districts.

52.09 SPRINKLING REGULATIONS

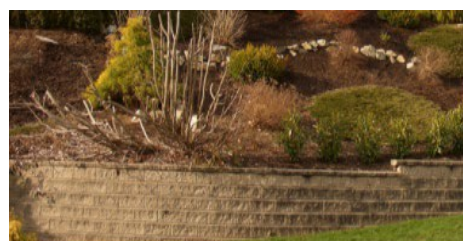
- City Resolution 17-032
 - Watering restrictions shall apply each year between April 15th and November 1st
 - Residents with an odd house number shall water lawns when necessary only on odd-numbered calendar days and those with even-numbered addresses shall water lawns only on even-numbered days.
 - Lawns shall not be watered between the hours of 11 a.m. – 6 p.m.
 - An exception may be granted for recently established lawns.

PATIOS AND WALKWAYS – are considered permitted accessory uses. Each require a Zoning Permit be issued prior to construction.

Corner lot sight lines



4'+ = Building Permit / -4' = Zoning Permit



No planting inside right-of-way





Non-Traditional Yard Cover - Turf

Our goal is to continue to keep the City of St. Anthony a clean, safe and visually appealing place for residents to live, work, learn and play. We want to achieve voluntary compliance through both reported and discovered code violations, all while educating those involved. This document is intended to serve as a reference guide for non-traditional yard cover options.

Although it is a property owner's responsibility to adhere to all aspects of the code, many non-traditional yard cover practices would be considered to be compliant.

Upgrade Your Lawn with Grass that Grows Slowly

Buying no/low mow grass seed: Don't skimp when shopping for seed. You can buy a pre-mixed blend or create your own. It's important to buy named fescue cultivars, such as Windward Chewings Fescue or Spartan II Hard Fescue, for example. These superior strains have better color, and are more robust and disease resistant. Your state cooperative extension service can advise you about fescues that resist locally prevalent turf diseases. Whenever possible, buy endophyte-enhanced seed because it has a natural resistance to pests and diseases. Above all, mix it up: Your final seed blend should contain equal parts hard fescue, chewings fescue, and creeping red fescue—at least two strains of each. Calculate the amount of seed you need by measuring the square footage of the area to be planted. On the seed package, you will find coverage, but most fescues should be applied at 6 to 8 lbs. per 1,000 square feet.

Fine fescues are a group of grasses that include:

- Hard Fescue (*Festuca ovina* spp. *duriuscula*)
- Chewings Fescue (*Festuca rubra* spp. *rubra*)
- Creeping Red Fescue (*Festuca rubra* spp. *Rubra*)

How to Convert Your Lawn

Start in midsummer by watering the lawn several times to encourage new growth and make the grass vulnerable. Then, use a lawn mower (with the blade set very low), or a string trimmer to scalp the grass down to the soil surface. The object of the scalping is to shock the grass and rob it of its strength. Another technique is to smother the lawn with black plastic or pieces of carpet, which can take four to six weeks. The lawn is ready for replanting as soon as you finish scalping it or remove the plastic or carpet. Don't bother removing any dead turf; you can plant right through it and it will serve as a mulch to enhance the germination of the new grasses.

Starting with a Blank Canvas

If you're establishing a new lawn, the technique is different. The key is to remove all existing plants before spreading seed—just as you would when planting any type of grass seed.

5 Tips for Sowing Slow Growing Grass Seed

- 1) The best time to plant the new seed is from late summer to early fall. The weather tends to be cool and relatively moist in most regions of the United States, and annual weeds, such as crabgrass, are less aggressive then.
- 2) Till the soil and rake it smooth.
- 3) Calculate the amount of seed you need and divide it in half.

- 4) To ensure even coverage, spread the seed in a grid pattern. Start with the first half and spread it in rows—going in the same direction. Cover the entire area. Repeat the process with the second batch of seed, but walk in rows that are perpendicular to the first rows. Note: You can also rent a slit seeder, also known as an over-seeder. It looks similar to a lawn mower, but it cuts shallow grooves into the soil surface, sprinkling them with seed as it moves. This ensures good contact between the seed and soil, which is important for successful germination. It's relatively easy to use, especially if you splurge on a self-propelled model.
- 5) After sowing, roll the soil surface with a soil roller to ensure good seed-soil contact. Cover the area lightly with straw and follow the watering routine described below

Watering Your Low-Mow Lawn

For the first three weeks, water lightly in the morning and midafternoon—unless rainfall is abundant. This is essential to good germination. A battery-powered irrigation timer and high-rise sprinklers will make it easy.

Weed Control in a No-Mow Lawn

In spring, weed control is essential. Eradicate invading broadleaf weeds—such as dandelions and plantains—with spot treatments of a chelated-iron herbicide, which is a man-made version of a chemical compound that occurs naturally in the soil. When used according to the label, chelated iron poses little or no risk to wildlife and serves as fertilizer for the turf. Crabgrass may be more troublesome, but it can be forestalled. In early spring—when the forsythias bloom—apply a pre-emergent, low-toxicity crabgrass preventer. By early summer, the fine fescue turf will be weed- and pest-resistant. And you can spend your time playing or picnicking, rather than trudging behind a mower.

Additional Low Growth Ground Cover Alternatives

Microclover - For years, grass seed has benefited from the addition of clover, which fertilizes soil by drawing in nitrogen, resulting in a healthier and greener lawn. Microclover, a relatively new variety, makes an ideal companion to grass, in that it's low-growing and doesn't flower often and the shade it provides to the soil reduces water evaporation. Clover may also be used on its own for a non-traditional lawn with no grass at all. For this purpose, choose white, or Dutch, clover. It can stand up to occasional mowing, doesn't grow tall, tends to crowd out weeds and is virtually impervious to pet urine.

Clover - The benefits of a clover lawn are many. Most notably, it's extremely affordable and a natural soil fertilizer. In fact, clover is often planted by gardeners as a soil conditioner. Its nitrogen-fixing properties provide a constant trickle of fertilizer to surrounding grasses, so planting a patch of clover means your lawn as a whole will be healthier and greener. A clover lawn does best in poor soil, so it's the perfect choice for yards with below-average soil quality. Micro-clover has smaller leaves and can be used to over-seed your lawn mixed with low maintenance turf grasses. Clover needs little to no watering, and mowing can be done at your discretion. You also won't need to fertilize your clover lawn, since it's a natural soil conditioner. In fact, make sure that no one applies a "weed and feed" fertilizer to your lawn or you may lose your beautiful clover.

Creeping Thyme - This common herb may be used, not only in the kitchen, but outside of the home as well—to brighten landscaping. Popular varieties worthy of consideration are spicy orange thyme and creeping lemon thyme. Neither usually exceeds four inches in height, and both produce pink blossoms that, when crushed underfoot, emit a wonderful smell. If bare feet will be on the lawn, woolly thyme is recommended for its delightful, soft texture. Hardy and undemanding, thyme varieties grow well even in poor soil, so as it's well-drained and gets good sun.



Microclover



Clover



Creeping Thyme



Hard Fescue



Chewing Fescue



Creeping Red Fescue