

FRIDLEY CITY CODE
SECTION 205.14. C-2 GENERAL BUSINESS DISTRICT REGULATIONS
(Ref 1182, 1208, 1209, 1225, 1265, 1295, 1374)

1. USES PERMITTED

A. Principal Uses.

The following are principal uses in C-2 Districts:

- (1) All uses allowed under C-1 Principal Uses and CR-1 Principal Uses of this Chapter.
- (2) Office facilities, including general business offices, corporate headquarter facilities and major employment offices.
- (3) Fraternal organizations, assembly facilities and theaters, not including drive-in theaters.
- (4) Commercial recreation, pool halls, bowling alleys health & fitness centers and massage therapy businesses.
- (5) Class 1, 11 and III Restaurants. (Ref. 900)
- (6) Vocational trade schools, business schools, colleges or universities.
- (7) Mortuaries.
- (8) Offices.
- (9) Day care centers.
- (10) Hotels and motels.
- (11) Museums and art galleries.
- (12) Department stores and variety stores.
- (13) Other retail, wholesale or service activities which deal directly with the customer for whom the goods or services are furnished and are similar to those specifically allowed above.
- (14) Hospitals, clinics, nursing homes as defined in Section 205.03.54, convalescent homes, and homes for the elderly as defined:
 - (a) Independent Living Facilities: Residential living facilities for the elderly which provide limited services; i.e., beauty salons, limited dining, and medical assistance, etc.

- (b) Assisted Living Facilities: A residential living facility for the elderly with more intensive assistance to residents.
- (15) Liquor stores, selling package goods .
- (16) Banks or other financial institutions.
- (17) Sexually oriented businesses as defined and regulated in Chapter 127 of the Fridley City Code. (Ref. 966)
- (18) Pawn shops, pawn brokers as regulated by Chapter 31 of the Fridley City Code, and secondhand goods dealers as defined in Minnesota State Statute 471.925.

B. Accessory Uses.

The following are accessory uses in C-2 Districts:

- (1) Signs.
- (2) Off-street parking facilities.
- (3) Off-street loading facilities.
- (4) Laboratories, such as medical, dental or optical, and other nonoffensive laboratories accessory to permitted uses on the property.
- (5) Storage of merchandise, solely intended to be retailed by the principal use.
- (6) Solar energy devices as an integral part of the principal structure.
- (7) Weekly seasonal outdoor food sales occurring less than three consecutive weeks subject to the following standards: (Ref. 1032)
 - (a) Sale area shall not exceed 200 square feet of area.
 - (b) Sale area shall be located within 20 feet of the major entrance of the principal building.
 - (c) Sale area shall not be located within the 20 foot parking setback or in the public right-of-way.
 - (d) Sale area shall not interfere with parking or traffic patterns.
 - (e) The pedestrian waiting area shall be clearly defined, signed, and shall be protected and separated from vehicular traffic.

- (f) Sale equipment shall meet all applicable building, fire, and electrical codes, and any requirements of the Anoka County Health Department and the Minnesota Department of Agriculture.
 - (g) Prior to conducting sales activities, a license shall be obtained from all appropriate agencies, including, but not limited to, the Anoka County Health Department, the Minnesota Department of Agriculture, and the City of Fridley, in accordance with the requirements of Chapter 32 of the Fridley City Code.
 - (h) No more than two (2) outdoor food establishments shall be located on one property during the same time frame.
- (8) Special event outdoor food sales subject to the following standards: (Ref. 1032)
- (a) Sale area shall not exceed 200 square feet of area.
 - (b) Sale area shall be located within 20 feet of the major entrance of the principal building.
 - (c) Sale area shall not be located within the 20 foot parking setback or in the public right-of-way.
 - (d) Sale area shall not interfere with parking or traffic patterns.
 - (e) The pedestrian waiting area shall be clearly defined, signed, and shall be protected and separated from vehicular traffic.
 - (f) Sale equipment shall meet all applicable building, fire, and electrical codes, and any requirements of the Anoka County Health Department and the Minnesota Department of Agriculture.
 - (g) Prior to conducting sales activities, a license shall be obtained from all appropriate agencies, including, but not limited to, the Anoka County Health Department, the Minnesota Department of Agriculture, and the City of Fridley, in accordance with the requirements of Chapter 32 of the Fridley City Code.
 - (h) No more than two (2) outdoor food establishments shall be located on one property during the same time frame.

- (9) Temporary Outdoor Display, Sales, or Promotion of Merchandise subject to the following conditions:
- (a) The property owner shall obtain a Temporary Outdoor Display License from the City at least one week prior to starting the event. The property owner shall submit the information required on the license application. The city shall approve the license prior to commencement of the event.
 - (b) A Temporary Outdoor Display License is required whether merchandise is sold for profit or given away as part of a promotion.
 - (c) Only items associated with the principal use may be displayed.
 - (d) Three events per year are permitted, and shall occur no closer than 20 days apart.
 - (e) Six events per year are permitted for multi-tenant developments, and shall occur no closer than 20 days apart.
 - (f) The duration of each event shall be no longer than 10 consecutive days.
 - (g) The merchandise shall be displayed in a manner that does not impede vehicular traffic or otherwise cause unsafe traffic conditions.
 - (h) The merchandise shall not be displayed in the boulevard or on any landscaped area.
 - (i) If a tent is to be used, the property owner shall obtain a building permit and comply with the requirements of the Uniform Building Code related to tents. Fees for tents shall be as established by the Uniform Building Code.
 - (j) The property owner shall pay the fee as established in Chapter 11 of the City Code.
 - (k) Signage for temporary promotions must meet the temporary sign definition with the exception that they may be displayed only during the ten-day event (214).
- (10) Temporary Outdoor Storage Containers are allowed by permit subject to the following conditions: (Ref Ord 1208)
- (a) The storage container shall be located on a paved surface.
 - (b) The storage container shall be screened from view from any public right-of-way, residence, or park.
 - (c) Screening shall be architecturally compatible with the main business structure.

- (d) The business shall still have adequate parking to meet its minimum parking requirements and have safe drive aisle circulation throughout their site during the time of storage.
 - (e) Outdoor storage containers may be used only once per year for a maximum duration of ninety (90) days.
 - (f) No more than three permits will be issued per year for multi-tenant developments.
 - (g) The storage container shall comply with all State Fire and Safety Code regulations and requirements, as well as any other requirements imposed by City Ordinances.
- (11) Farmers Market, provided it meets the following requirements:
- (a) Shall be a member of the Minnesota Farmers Market Association or other similar recognized association of farmers markets and meet all of their respective requirements;
 - (b) Shall identify a market manager that facilitates the requirements of the City;
 - (c) Shall have General Liability insurance including Products and Completed Operations coverage with a minimum Limit of Liability of \$1,500,000 per occurrence;
 - (d) Shall have applied for and received all required county and state licenses and have complied with all applicable City of Fridley regulations and city codes;
 - (e) A majority of the products sold shall be grown or produced in Minnesota;
 - (f) The sale of live animals and alcoholic beverages is prohibited;
 - (g) Any advertising or directional signs displayed either off premise or on premises shall only be displayed on the day of the event, with the exception of one 4 ft. by 8 ft. sign that can be displayed on the premises for the duration of the farmers market season;
 - (h) The location of the event shall have written authorization from the property owner;
 - (i) An established schedule shall be submitted as to the dates and times of the market;
 - (j) Any temporary structure used for the farmers market shall be erected and removed on the day of the event;
 - (k) A site plan shall be submitted showing tent and vendor locations, vehicle circulation and parking prior to commencement of event. Site plan to be approved by the Community Development Director;
 - (l) A Farmers Market Event Permit Application shall be completed, approved and on file with the Community Development Director prior to commencement of event; providing proof that all above requirements are being met;
 - (m) The City reserves their right to revoke any Farmers Market Event Permit issued for failure of compliance with the above requirements. The City will process any such permit revocation according to the procedures listed in City Code Section 11.08.
 - (n) All State Building Code requirements, including but not limited to, the requirements for assembly use are met for indoor markets.

C. Uses Permitted With A Special Use Permit.

The following are uses permitted with a Special Use Permit in C-2 Districts:

- (1) Bus and taxi terminals.
- (2) Automobile agencies selling or displaying new and/or used vehicles.
- (3) Agencies selling or displaying recreational vehicles, boats and marine equipment, machinery, manufactured homes, or other similar enterprises having merchandise in the open and not within an enclosed structure.
- (4) Repair garages.
- (5) Automobile service stations and motor vehicle fuel and oil dispensing services.

If a Special Use Permit is granted, the following minimum conditions must be met in order to protect the public health, safety and general welfare. Because of traffic hazards, noise, light glare at night, outdoor storage of merchandise, indiscriminate advertising and other characteristics of this type of business which are potentially detrimental to the community, these minimum standards shall be considered, along with any other recommendations the City may determine necessary to eliminate the particular problems in achieving compatibility with abutting and adjacent land uses.

- (a) The Special Use Permit for an automobile service station is only for uses noted in the definition.
- (b) The use shall not provide for the outdoor operation of lubrication equipment, hydraulic lifts or service pits; or the outdoor display of merchandise. The display of merchandise within four (4) feet of the front of the station building is permitted. No storage of any type shall be permitted unless it is within four (4) feet in front of the station building. Cages for exchangeable propane tanks not larger than a 20-pound cylinder may be located in conformance with applicable Fire Codes and City approval prior to installation.

- (c) The property shall not be used as a place of storage or depository of wrecked, abandoned or junked motor vehicles or the sale or display of used motor vehicles.
- (d) Any required buffer or screening area shall be so constructed as to obstruct headlight beams of motor vehicles on the station property from beaming onto adjacent residential property.
- (e) Activities Prohibited:
 - ((1)) Heavy duty repair garages.
 - ((2)) Vehicular parking except for the owner's and employee's automobiles and a maximum of three (3) service vehicles. Automobiles being serviced may be parked for a maximum period of forty-eight (48) hours at any one (1) time.
- (6) Motor vehicle wash establishments.
- (7) Establishments of the "drive-in" type, selling, serving or offering goods or services directly to the customers either waiting in parked motor vehicles or to customers who return to their vehicles to consume or use the goods or services while on the premises.
- (8) Unscreened exterior storage of materials and equipment.
- (9) Commercial laundries and dry cleaning establishments.
- (10) Animal clinics, veterinary clinics, animal hospitals, public kennels, obedience schools and training services, provided the following conditions are met in order to eliminate offensive noise and odors.
 - (a) All windows in the area of the building housing animals shall be double glazed with a fixed sash.
 - (b) Any ventilation system shall be designed so that no odors or organism will spread between wards or to the outside air.
 - (c) There are no outside pens or holding areas.
- (11) Arcades.
- (12) Garden centers or nurseries which require outside display or storage of merchandise according to the following requirements:
 - (a.) Materials are stored inside a permanent structure, attached to and architecturally compatible with the principal structure;

- (b.) Products containing chemical fertilizers, pesticides, or herbicides must be stored in a roofed and contained area where water runoff cannot reach the exterior landscape or storm sewer.
 - (c.) Floor drainage for garden center/nursery must protect storm and ground water sources by following Stormwater Best Management Practices (BMP's), including a stormwater pollution prevention plan.
 - (d.) No merchandise can be sold or displayed outside the garden center walls.
 - (e.) No off-season storage can occur in the outdoor sale area unless specified in the special use permit.
 - (f.) No intercom system shall be used in the garden center area if site is directly adjacent to residentially zoned property.
 - (g.) Creation of the garden center shall not disrupt safe traffic flow through the site.
- (14) Structures exceeding six (6) stories or sixty-five (65) feet in height.
- (15) Wind generators and other tower mounted energy devices.
- (16) Solar energy devices NOT an integral part of the principal structure.
- (17) Helicopter landing pads for hospitals.
- (18) Daily seasonal outdoor food sales subject to the following standards: (Ref. 1032)
- (a) Sale area shall not exceed 200 square feet of area.
 - (b) Sale area shall be located within 20 feet of the major entrance of the principal building.
 - (c) Sale area shall not be located within the 20 foot parking setback or in the public right-of-way.
 - (d) Sale area shall not interfere with parking or traffic patterns.
 - (e) The pedestrian waiting area shall be clearly defined, signed, and shall be protected and separated from vehicular traffic.
 - (f) Sale equipment shall meet all applicable building, fire, and electrical codes, and any requirements of the Anoka County Health Department and the Minnesota Department of Agriculture.
 - (g) Prior to conducting sales activities, a license shall be obtained from all appropriate agencies, including, but not limited to, the Anoka County Health Department, the Minnesota Department of Agriculture, and the City of Fridley, in accordance with the requirements of Chapter 32 of the Fridley City Code.
 - (h) No more than two (2) outdoor food establishments shall be located on one property during the same time frame.

- (19) Weekly seasonal outdoor food sales occurring for more than three consecutive weeks, subject to the following standards: (Ref. 1032)
- (a) Sale area shall not exceed 200 square feet of area.
 - (b) Sale area shall be located within 20 feet of the major entrance of the principal building.
 - (c) Sale area shall not be located within the 20 foot parking setback or in the public right-of-way.
 - (d) Sale area shall not interfere with parking or traffic patterns.
 - (e) The pedestrian waiting area shall be clearly defined, signed, and shall be protected and separated from vehicular traffic.
 - (f) Sale equipment shall meet all applicable building, fire, and electrical codes, and any requirements of the Anoka County Health Department and the Minnesota Department of Agriculture.
 - (g) Prior to conducting sales activities, a license shall be obtained from all appropriate agencies, including, but not limited to, the Anoka County Health Department, the Minnesota Department of Agriculture, and the City of Fridley, in accordance with the requirements of Chapter 32 of the Fridley City Code.
 - (h) No more than two (2) outdoor food establishments shall be located on one property during the same time frame.

D. Additional Restrictions.

For uses, other than principal uses, requirements as to lot size, setbacks, building, parking, landscaping, screening, etc. shall be at least comparable to similar uses in other districts, but also subject to additional provisions as provided by the City.

2. USES EXCLUDED

Any use allowed or excluded in any other district unless specifically allowed under Uses Permitted of this district are excluded in C-2 Districts.

3. LOT REQUIREMENTS AND SETBACKS

A Lot Area.

A minimum lot area of 20,000 square feet is required.

B. Lot Coverage.

- (1) The maximum percent of the area of a lot allowed to be covered by the main building and all accessory buildings is as follows:
 - (a) One (1) Story - forty percent (40%) maximum.
 - (b) Two (2) Story - thirty-five percent (35%) maximum.
 - (c) Three (3) Story - thirty percent (30%) maximum.
 - (d) Four (4) Story twenty-five percent (25%) maximum.
 - (e) Five (5) Story twenty percent (20%) maximum.
 - (f) Six (6) Story fifteen percent (15%) maximum.
- (2) The above lot coverage will be subject to other considerations, including parking and green space requirements, use of facilities, and proximity to other districts, which may decrease the maximum lot coverage.
- (3) The lot coverage may be reduced by the City if and when there is provision for underground parking within the main structure provided that the lot coverage shall not be more than thirty percent (30%).

C. Setbacks.**(1) Front Yard:**

Permitted buildings and uses, except automobile parking and loading spaces, driveways, essential service walks and planting spaces, shall not be closer to any public right-of-way than thirty-five (35) feet.

(2) Side Yard:

Two (2) side yards are required, each with a width of not less than fifteen (15) feet except:

- (a) Where a driveway is to be provided in the side yard, the minimum required side yard increases to thirty (30) feet.
- (b) Where a side yard abuts a street of a corner lot, the side yard requirement increases to a minimum of thirty-five (35) feet.
- (c) No side yard is required where a common wall is provided between two (2) buildings which meet the requirements of the Building Code.

(3) Rear Yard:

A rear yard of not less than twenty-five (25) feet is required.

(4) Additional Setback Restrictions:

Permitted buildings and uses, except automobile parking and loading spaces, driveways, essential services, walk and planting spaces shall not be closer to the boundary line of any adjacent residential district than fifty (50) feet to allow for planting buffers and screening.

4. BUILDING REQUIREMENTS

A. Height.

Building height shall be a maximum of six (6) stories not exceeding sixty-five (65) feet provided that no building shall be erected to a height exceeding forty-five (45) feet within fifty (50) feet of any R-1 or R-2 residential district unless one (1) additional foot of setback can be provided for each one (1) foot of building height or portion thereof exceeding forty-five (45) feet.

B. Exterior Materials.

The type of building materials used on exterior walls shall be face brick, natural stone, specifically designed precast concrete, factory fabricated and finished metal frame paneling, glass or other materials approved by the City.

5. PARKING REQUIREMENTS

A. Reduction Of Parking.

Reduction of parking stalls may be allowed when the provision of space required for parking stalls, due to the particular nature of the proposed use or other considerations, would be an unnecessary hardship. Adequate open space shall be provided to satisfy the total number of required parking stalls.

B. Additional Parking.

When the provisions for parking space required for specific district uses is inadequate, the City may require additional off-street parking be provided.

C. Parking Ratio

(1) At least one (1) off-street parking space shall be provided for each 250 square feet of building floor area in the C-2 District except: (Ref Ord 1209)

(a) At least one (1) off-street parking space shall be provided for each 100 square feet of building floor area for all restaurants, theaters, lodges and assembly facilities.

- (b) At least one (1) off-street parking space shall be provided for each lodging room of a hotel or motel, plus one (1) additional space for each four (4) units of a hotel or motel complex.
 - (c) For nursing homes and homes for the elderly, parking shall be provided at the following rates:
 - ((1)) Nursing Homes: One space for every four (4) beds and three (3) spaces for every four (4) employees on the largest shift.
 - ((2)) Independent Living Facilities: One space per dwelling unit, with 50% of the stalls enclosed. If the building is convertible to market rate, the number of stalls provided shall be as in Section 205.09.05.C.(1).
 - ((3)) Assisted Living Facilities: One-half (1/2) space per unit.
 - (d) At least one (1) off-street parking space shall be provided for each 400 square feet of building floor area for furniture sales use.
- (2) Accessible parking spaces will be provided in accordance with Minnesota Rules, Chapter 1341. (Ref. Ord. 1155)

D. Design Requirements.

(1) Drainage:

All driveways and parking areas, except those for less than four (4) vehicles, shall be graded according to a drainage plan which has been approved by the City.

(2) Lighting:

Any lighting used to illuminate an off-street parking area shall be shaded or diffused to reflect the light away from the adjoining property and traffic.

(3) Curbing:

The entire perimeter of all parking areas in excess of four (4) stalls, access driveways, truck loading spaces or other hard surface areas that handle motor vehicle traffic shall be curbed with a poured six (6) inch high concrete curb and gutter.

(a) Curbing shall be required around safety islands.

(b) Curb cuts and ramps for the handicapped shall be installed as required by State law.

(c) Construction shall be in accordance with curbing specifications on file at the City.

(d) The City may exempt curbing:

- ((1)) Where the parking lot directly abuts a sidewalk which is sufficiently higher than the grade of the parking lot and satisfies the curbing requirements.
- ((2)) Where the City has approved future expansion.
- ((3)) Where the City has approved storm water features like natural swales or rain gardens. (Ref 1225)

(4) Driveway Requirements:

- (a) A maximum driveway width of thirty-two (32) feet at the curb opening, excluding the entrance radii can be constructed.
- (b) The parking aisle shall be a minimum of twenty-five (25) feet in width for two-way traffic and eighteen (18) feet in width for one-way traffic.
- (c) The edge of the curb opening shall not be closer to the nearest portion of a street right-of-way intersection than seventy-five (75) feet, or two-thirds (2/3) of the lot width whichever is smaller.
- (d) Where a "T" intersection exists, a drive may be located opposite the end of the intercepted street.
- (e) The minimum driveway angle to the street shall be sixty (60) degrees.

(5) All parking and hard surface areas shall be:

- (a) No closer than twenty (20) feet from any street right-of-way.
- (b) No closer than five (5) feet from any side lot line, except for a common drive approved by the adjoining property owners and the City.
- (c) No closer than five (5) feet from any rear lot line unless adjacent to an alley, then the setback shall be increased to fifteen (15) feet.
- (d) No closer than five (5) feet from the main building.
- (e) Curbed with minimum driveway access radii of ten (10) feet to match the existing street curb.

(6) Loading Docks:

- (a) Outside loading docks shall be located in the rear or side yard and be properly screened.
- (b) The space, needed for the loading docks must be adequate to handle the loading and unloading needs, without obstructing the public right-.of-way.

- (7) Off-street parking shall be provided for all vehicles concerned with any use on the lot.
- (8) Parking lots with more than four (4) parking stalls shall be striped.
- (9) Sufficient concrete areas may be required for motorcycle parking in addition to the required vehicle parking stalls.
- (10) Bike racks may be required by the City in an area that is convenient to each major building entrance and will not disrupt pedestrian or vehicular traffic or fire lanes.
- (11) Safety signs, markings and traffic control devices may be required to promote vehicular and pedestrian safety. (Ref. 960)

6. LANDSCAPE REQUIREMENTS

A. Scope.

All open areas of any site, except for areas used for parking, driveways, or storage shall be landscaped and incorporated in a landscape plan.

- (1) All new developments requiring a building permit shall comply with the requirements of this section.
- (2) Existing developments shall comply with the requirements of this section if one or more of the following applies:
 - (a) At the time of a building expansion or alteration which dictates the necessity for additional parking or hardsurface areas in excess of four (4) stalls.
 - (b) Building alterations which dictate a change in use such that the parking area must be expanded in excess of four (4) stalls.
 - (c) Construction of additional loading docks.
 - (d) Construction of new parking areas in excess of four (4) stalls.
- (3) If full compliance cannot be achieved due to site constraints, partial compliance as determined by the City shall be enforced.
- (4) The requirements of this section shall not be required for building alterations which do not affect the exterior portions of the site.

B. Bonding Requirement

The City shall retain a performance bond, cash or letter of credit, as required in Section 205.05.06.A.(3) of the zoning code for one growing season after the installation of landscape materials is completed.

C. Plan Submission and Approval.

(1) A landscape plan shall be submitted to and approved by the City prior to issuance of a building permit or prior to approval of outside improvements not related to building improvements. A plan shall not be required for routine replacement of existing materials or the installation of new materials when not associated with a building project.

(2) The following items shall appear on the landscape plan:

(a) General

- ((1)) Name and address of owner/developer
- ((2)) Name and address of architect/designer
- ((3)) Date of plan preparation
- ((4)) Dates and description of all revisions
- ((5)) Name of project or development
- ((6)) Scale of plan (engineering scale only) at no smaller than 1 inch equals 50 feet
- ((7)) North point indication

(b) Landscape Data

- ((1)) Planting schedule (table) containing:
 - ((a)) Symbols
 - ((b)) Quantities
 - ((c)) Common names
 - ((d)) Botanical names
 - ((e)) Sizes of plant material at time of planting
 - ((f)) Root specification (B. R., B & B, potted, etc.
 - ((g)) Special planting instructions
- ((2)) Existing tree and shrubbery, locations, common names and approximate size

- ((3)) Planting detail (show all species to scale at normal mature crown diameter, or spread for local hardiness zone)
- ((4)) Typical sections in detail of fences, tie walls, planter boxes, tot lots, picnic areas, berms, and other similar features.
- ((5)) Typical sections of landscape islands and planter beds with identification of materials used.
- ((6)) Details of planting beds and foundation plantings.
- ((7)) Note indicating how disturbed soil areas will be restored through the use of sodding, seeding, or other techniques.
- ((8)) Delineation of both sodded and seeded areas with total areas provided in square feet, and slope information.
- ((9)) Coverage plan for underground irrigation system, if any.
- ((10)) Statement or symbols, to describe exterior lighting plan concept.

(c) Special Conditions:

Where landscape or man-made materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided through the site and adjacent properties to show property elevation, existing buildings and screening in scale.

D. Landscaping Materials; Definitions.

All plant materials shall be living plants. Artificial plants are prohibited.

(1) Grass and ground cover.

- (a) Ground cover shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve (12) months after planting, with proper erosion control during plant establishment period. Exception to this is undisturbed areas containing natural vegetation which can be maintained free of foreign and noxious materials.
- (b) Accepted ground covers are sod, seed, or other organic material. The use of rock and bark mulch shall be limited to areas around other vegetation (i.e. shrubs) and shall be contained by edging.

(2) Trees.

- (a) Over-story Deciduous.

((1)) A woody plant, which at maturity is thirty (30) feet or more in height, with a single trunk unbranched for several feet above the ground, having a defined crown which loses leaves annually.

((2)) Such trees shall have a 2 1/2 inch caliper minimum at planting.

(b) Ornamental.

((1)) A woody plant, which at maturity is less than thirty (30) feet in height, with a single trunk unbranched for several feet above the ground, having a defined crown which loses leaves annually.

((2)) Such trees shall have a 1 1/2 inch caliper minimum at planting.

(c) Coniferous.

((1)) A woody plant, which a maturity is at least thirty (30) feet or more in height, with a single trunk fully branched to the ground, having foliage on the outermost portion of the branches year-round.

((2)) Such trees shall be six (6) feet in height at planting.

(3) Shrubs.

(a) Deciduous or evergreen plant material, which at maturity is fifteen (15) feet in height or less. Such materials may be used for the formation of hedges. Such materials shall meet the following minimum standards at time of planting:

((1)) Dwarf deciduous shrubs shall be eighteen (18) inches tall.

((2)) Deciduous shrubs shall be twenty-four (24) inches tall, except as in Section D below.

((3)) Evergreen shrubs shall be of the eighteen (18) inch classification.

(4) Vines.

Vines shall be at least twelve (12) inches high at planting, and are generally used in conjunction with walls or fences.

(5) Slopes and Berms.

(a) Final slope grades steeper than 3:1 will not be permitted without special approval or treatment such as terracing or retaining walls.

(b) Earth berm screening parking lots and other open areas shall not have slopes exceeding 3:1. A minimum three (3) foot berm is required.

E. Perimeter Landscaping; Standards.

- (1) In order to achieve landscaping which is appropriate in scale with the size of a building and site, the minimum standards apply:
 - (a) One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater. A minimum of thirty (30) percent of the trees required will be coniferous.
 - (b) Two (2) ornamental trees can be substituted for every one (1) over-story deciduous shade tree. In no case shall ornamental trees exceed fifty (50) percent of the required number of trees.
 - (c) Parking and driving areas between the building and frontage street shall be screened in the following manner:
 - ((1)) A continuous mass of plant materials; minimum of three (3) feet in height at time of planting; or
 - ((2)) A continuous earth berm with slopes no greater than 3:1 and a minimum of three (3) feet in height; or
 - ((3)) Combination of earth berms and plant materials such that a minimum of three (3) feet of continuous screening is achieved.

F. Interior Parking Lot Landscaping Standards

- (1) All parking areas containing over one hundred (100) stalls shall include unpaved, landscaped islands that are reasonably distributed throughout the parking area to break up the expanses of paved areas. Landscaped islands shall be provided every two hundred fifty (250) feet or more of uninterrupted parking stalls.
- (2) All landscaped islands shall contain a minimum of one hundred eighty (180) square feet with a minimum width of five (5) feet and shall be provided with deciduous shade trees, or ornamental, or evergreen trees, plus ground cover, mulch, and/or shrubbery, in addition to the minimum landscape requirements of this ordinance. Parking area landscaping shall be contained in planting beds bordered by a six (6) inch raised concrete curb.
- (3) Trees shall be provided at the rate of one tree for each fifteen (15) surface parking spaces provided or a fraction thereof.

G. Screening and Buffering Standards

- (1) Where the parcel abuts park or residentially zoned property, there shall be provided a landscaped buffer which shall be constructed in the following manner:

- (a) A screening fence or wall shall be constructed within a five (5) foot strip along the property line(s) abutting the park or residentially zoned property. Said fence or wall shall be constructed of attractive, permanent finished materials, compatible with those used in the principal structure, and shall be a minimum of six (6) feet high and a maximum of eight (8) feet high. Chain link fences shall have non-wooden slats when used for screening purposes; or
 - (b) A planting screen shall be constructed in a fifteen (15) foot strip and shall consist of healthy, fully hardy plant materials and shall be designed to provide a minimum year-round opaqueness of eighty (80) percent at the time of maturity. The plant material shall be of sufficient height to achieve the required screening. Planting screens shall be maintained in a neat and healthful condition. Dead vegetation shall be promptly replaced.
 - (c) If the existing topography, natural growth of vegetation, permanent buildings or other barriers meet the standards for screening as approved by the City, they may be substituted for all or part of the screening fence or planting screen.
- (2) All loading docks must be located in the rear or side yards and be screened with a six (6) foot high minimum_solid screening fence if visible from a public right-of-way or if within thirty (30) feet of a residential districts.
 - (3) All external loading and service areas accessory to buildings shall be completely screened from the ground level view from contiguous residential properties and adjacent streets, except at access points.

H. Credit for Large Trees

The total number of required over-story trees may be reduced by one-half (1/2) tree for each new deciduous tree measuring three (3) inches or more in diameter, or each new coniferous tree measuring eight (8) feet or more in height. In no event, however, shall the reduction be greater than twenty-five (25) percent of the total number of trees required.

I. Credit for Existing Trees

The total number of required new over-story trees may be reduced by the retention of existing over-story trees provided that the following conditions are satisfied:

- (1) Such trees are four (4) inches or greater in caliper measured six (6) inches from soil level.
- (2) For each existing tree meeting the requirement, two trees as required in section D above may be deleted.
- (3) Proper precautions to protect trees during development shall be indicated on grading plans submitted for plan review. Such precautions are outlined in section J. These precautions shall be included in the landscape surety.

J. Irrigation.

Underground irrigation shall be required to maintain all landscaped, boulevard, front and side yard areas.

K. Installation.

(1) The following standards shall be met when installing the required landscaping:

- (a) Plant materials shall be located to provide reasonable access to all utilities.
- (b) All required screening or buffering shall be located on the lot occupied by the use, building, facility or structures to be screened. No screening or buffering shall be located on any public right-of-way.
- (c) Sodded areas on slopes shall be staked.
- (d) Seeded areas shall be mulched with straw to prevent erosion. Hydro mulching is acceptable.
- (e) Oak trees shall be surrounded by snow fence or other means at their drip line to prevent compaction of their root systems.
- (f) Plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.
- (g) No plant materials reaching a mature height of twenty (20) feet or more shall be planted within a twenty-five (25) foot lineal path of the centerline of an overhead power line.

(2) The applicant shall install all landscape materials within one year; but shall have three (3) years within which to install the required landscaping if the following minimum standards are met:

(a) First year

- ((1)) All grading is completed, including installation of berms.
- ((2)) The required irrigation system is installed.
- ((3)) Areas to be seeded and/or sodded are installed.
- ((4)) Screening for adjacent residential areas is installed, if required.
- ((5)) Twenty-five (25) percent of the required overstory trees are installed.
- ((6)) Twenty-five (25) percent of the perimeter landscaping is installed.

(b) Second year

- ((1)) The remainder of the perimeter landscaping is installed.
- ((2)) Interior landscaping is installed.
- ((3)) Fifty (50) percent of the remaining required over-story trees are installed.

(c) Third year

Any remaining landscaping shall be installed.

L. Maintenance.

- (1) The property owner shall be responsible for replacement of any dead trees, shrubs, ground covers, and sodding. If any plant materials are not maintained or replaced, the property owner shall have, upon written notification from the City, one growing season to replace said materials before the City shall maintain or replace said plant materials and assess the property for the costs thereof. Plant materials need not be replaced specie for specie; however, in no case shall the number of plant materials be reduced from the minimum that is required by this section when replacing dead plant materials.
- (2) Screen fences and walls which are in disrepair shall be repaired.
- (3) All vacant lots, tracts, or parcels shall be properly maintained in an orderly manner free of litter and junk. (Ref. 960)

7. PERFORMANCE STANDARDS

A. Parking Facilities.

All driveways, parking areas and loading docks shall be surfaced with blacktop, concrete or other hard surface material approved by the City.

B. Exterior Storage.

- (1) Nothing shall be stored in the required front yard.
- (2) All materials and commercial equipment shall be kept in a building or shall be fully screened, so as not to be visible from any public right-of way or adjoining property of a different district.
- (3) The City shall require a Special Use Permit or a Temporary Outdoor Storage Permit in accordance with Section 205.14.1.B.(10) of this code for any exterior storage of materials. (Ref Ord 1208)

C. Refuse.

All waste materials, refuse or garbage shall be contained in closed containers as required under the Chapter entitled "Waste Disposal" of the Fridley City Code.

D. Screening.

(1) Screening of off-street parking shall be required for:

- (a) Any off-street parking area requiring more than four (4) spaces or adjoining a residential district.
- (b) Any driveway to a parking area of four (4) or more spaces is within thirty (30) feet of an adjoining residential district.

(2) Where any commercial district is adjacent to a public right-of-way or across from any residential district, the following requirements must be met:

- (a) There shall be a five (5) foot sidewalk easement provided along the property line.

The City may allow the applicant to delay the installation of the sidewalk, if the applicant signs an agreement that it will be constructed when the City requires the installation.

- (b) There shall be a fifteen (15) foot planting strip located behind the required sidewalk that is substantial enough to create a physical separation between the public right-of-way and the commercial property.

(3) All trash or garbage storage receptacles must be located in the rear or side yard and be totally screened from view from any public right-of-way. Provisions must be taken to protect screening from vehicle damage.

(4) All raw materials, supplies, finished or semi-finished products and equipment, not including motor vehicles, shall be stored within an enclosed building or be screened on all sides from view from a public right-of-way or an adjoining property by a fence or other approved screen which extends two (2) feet above the highest item to be stored with the height of the fence not to exceed eight (8) feet except where:

- (a) A Special Use Permit has been issued for open sales or display.

- (b) Materials and equipment are being used for construction on premises.

(5) Motor vehicles necessary to the operation of the principal use may be stored without screening only within the permitted rear yard area, if they are not readily visible from a public right-of-way.

- (6) All roof equipment, except alternate energy devices, must be screened from public view unless the equipment is designed as an integral part of the building and is compatible with the lines of the building, as determined by the City. (Ref. 960)

E. Drainage and Grade Requirements.

A finished ground grade shall be established such that natural drainage away from all buildings is provided. The following minimum criteria shall apply:

- (1) The minimum elevation of finished grade shall not be less than one-fourth (1/4) inch rise per horizontal foot of setback measured from curb grade.
- (2) The City may specify a minimum finished ground grade for any structure in order to allow proper drainage and connection to City utilities.
- (3) Grading shall meet all other requirements of Chapter 208, Stormwater Management and Erosion Control. (Ref 1225)

F. Maintenance.

It shall be the responsibility of the property owner to ensure that:

- (1) Every exterior wall, foundation and roof of any building or structure shall be reasonably watertight, weathertight and rodentproof and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears or breaks of deteriorated plaster, stucco, brick, wood or other material that gives evidence of long neglect.
- (2) The protective surface on exterior walls of a building shall be maintained in good repair and provide a sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this Section, a protective surface of a building shall be deemed to be out of repair if:
 - (a) More than twenty-five percent (25%) of the area of any plane or wall on which the protective surface is paint is blistered, cracked, flaked, scaled or chalked away, or
 - (b) More than twenty-five percent (25%) of the pointing of any brick or stone wall is loose or has fallen out.
- (3) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior development shall be maintained in an attractive, well kept condition.
- (4) The boulevard area of a premise shall be properly maintained, groomed and cared for by the abutting property owner.

G. Essential Services.

- (1) Connection is required on each lot served by City sanitary sewer.
- (2) Connection is required on each lot served by a City water line. (Ref. 960)