

FRIDLEY CITY CODE
SECTION 205.13. C-1 LOCAL BUSINESS DISTRICT REGULATIONS
(Ref 1182, 1209, 1225, 1295)

1. USES PERMITTED

A. Principal Uses.

The following are principal uses in C-1 Districts:

- (1) Art Shops
- (2) Professional Studios
- (3) Convenience stores, grocery stores and services, including laundry, dry cleaning, barber shops, beauty shops, shoe repair, tailoring, locksmith, and other small repair shops related to retail service and catering to neighborhood patronage.
- (4) Retail services, including jewelry, hardware, sporting goods, records and music, variety and notions, drug, appliance and clothing shops and flower shops.
- (5) Professional office facilities including real estate, lawyer, architectural, engineering, financial insurance and other similar office uses. (Ref. 888)
- (6) Health care services including medical, dental, optometrist, chiropractic and counseling clinics. (Ref. 888)
- (7) Class I Restaurants. (Ref. 900)

B. Accessory Uses.

- (1) Off-street parking facilities.
- (2) Off-street loading facilities.
- (3) Storage of merchandise solely intended to be retailed by the principal use
- (4) Solar energy devices as an integral part of the principal structure.
- (5) 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 fees 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).
- (6) 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-1 Districts:

- (1) Theaters, lodges and assembly facilities having a seating capacity of less than 300 persons, but not including outdoor theaters.
- (2) Hospitals, nursing homes, convalescent homes and homes for the elderly.
- (3) Day Care Centers.
 - (a) At least one (1) off-street parking space shall be provided for each 100 square feet of useable day care floor area.
 - (b) Reduction of parking spaces may be allowed when 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 spaces.

- (c) When the provisions for required parking space is inadequate, the city may require additional off-street parking be provided. (Ref. 864)
- (4) Helicopter landing pads for hospitals.
- (5) Liquor stores selling packaged goods.
- (6) Banks or other financial institutions.
- (7) Motor vehicle fuel and oil dispensing service as an accessory use to a convenience store.

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 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.
- (b) 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.
- (c) Any required buffer or screening area will be so constructed as to obstruct headlight beams of motor vehicles on the property from beaming onto adjacent residential property.
- (d) Activities Prohibited:
 - ((1)) Heavy duty repair garages.
 - ((2)) Vehicular parking except that for the owner's and employee's automobiles.
- (8) Wind generators and other tower mounted energy devices.

- (9) Solar energy devices NOT an integral part of the principal structure.
- (10) Exterior storage of materials and equipment.
- (11) Class II Restaurants. (Ref. 900)

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-1 Districts, including, but not limited to: 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. (Ord. 1104)

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.
- (2) The above lot overages will be subject to other considerations, including parking and open 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%).