

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.
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- (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.
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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.