

FRIDLEY CITY CODE
205.16 CR-1 GENERAL OFFICE DISTRICT REGULATIONS
(Ref Ord 1225)

1. USES PERMITTED

A. Principal Uses.

The following are principal uses in CR-1 Districts:

- (1) Professional office facilities including real estate, lawyer, architectural, engineering, financial, insurance and other similar office uses. (Ref. 888)
- (2) Health care services including medical, dental, optometrist, chiropractic and counseling clinics. (Ref. 888)

B. Accessory Uses.

The following are accessory uses in CR-1 Districts:

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

C. Uses Permitted With A Special Use Permit.

The following are uses permitted with Special Use Permits in CR-1 Districts:

- (1) Wind generators and other tower mounted energy devices.
- (2) Solar energy devices NOT an integral part of the principal structure.
- (3) Exterior storage of materials and equipment.
- (4) 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)

(5) Professional Jewelry Services

(a) All retail sales shall be considered as an accessory use and shall not comprise more than 25 percent of the floor area.

(b) No exterior signage shall be permitted.

(c) A separate exterior entrance shall not be created for the retail sales area. (Ref. 1085)

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 CR-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 by Minnesota State Statute 471.925. (Ord 1104)

3. LOT REQUIREMENTS AND SETBACKS

A. Lot Area.

A lot area of not less than 15,000 square feet is required for one (1) main building.

B. Lot Width.

A lot width of not less than seventy-five (75) feet is required at the required front setback.

C. 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 coverage 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%).

D. Setbacks.

(1) Front Yard:

A minimum front yard setback of thirty-five (35) feet is required for all buildings.

(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, walks, and planting spaces shall not be closer to the boundary line of any adjacent residential district than thirty (30) feet to allow for planting buffers and screening.

4. BUILDING REQUIREMENTS

A. Height.

Building height shall be a maximum of three (3) stories, but not to exceed 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 that 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 except health care services which shall provide one (1) off-street parking space for each 150 square feet of building floor area. (Ref. 888)

(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 area 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 area 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. Ord. 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 un-branched 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 un-branched 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)) A 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 over-story 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. Ord. 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 for any exterior storage of materials.

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 which requires more than four (4) spaces or adjoins 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 general office 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 Council 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 general office property.

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

(4) 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.

(5) 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. Ord. 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 structures 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 premises 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. Ord. 960)