

**FRIDLEY CITY CODE**  
**205.23. S-1 HYDE PARK NEIGHBORHOOD DISTRICT REGULATIONS**  
**(Ref 1194, 1217, 1251, 1278)**

**1. TITLE**

This Section shall be referred to as the "Hyde Park Neighborhood District" in short form.

**2. PURPOSE**

The purpose of this special zoning district is to:

- A. Establish a zoning mechanism for the neighborhood that will allow a variety of housing types on lots with reduced lot sizes and setbacks.
- B. Support the residential character of the neighborhood.
- C. Protect the property rights of all landowners, while promoting reinvestment and development in the neighborhood.

**3. DISTRICT BOUNDARIES**

The Hyde Park Neighborhood shall be comprised of all parcels bordered between Main Street on the west, University Avenue (Highway 47) to the east, 61st Avenue to the north and 57th Place to the south.

**4. USES PERMITTED**

A. Principal Uses.

The following are principal uses in the S-1 District:

One-family dwellings, except for those uses as allowed as part of Section 205.23.4.C.(1).

B. Accessory Uses.

- (1) A private garage is the first accessory building. It shall not exceed 100% of the first floor area of the dwelling unit or a maximum of 1,000 square feet.
- (2) A second garage or accessory building over 120 square feet provided the following criteria are met:
  - (a) The combined total floor area of all accessory buildings shall not exceed 1,400 square feet.
  - (b) The maximum height for all accessory buildings shall not exceed fourteen (14) feet above grade at the midspan of roof. Midspan for purposes of this ordinance shall be described as the midpoint between the eave line and the highest point on the buildings roof, as measured at the front elevation of the structure.
  - (c) Accessory building shall not be used for a home occupation or as living area.

- (d) Accessory structure shall be architecturally compatible with existing home by matching siding, color schemes, roofing materials, roof type and roof pitch.
- (e) All drive and parking areas to be hard surfaced.
- (3) Privately owned recreational facilities, including but not limited to, playground equipment and swimming pools which are for the enjoyment and convenience of the residents of the principal use and their guests.
- (4) Home occupations.
- (5) The rental of guest rooms to not more than two (2) persons per dwelling unit.
- (6) Solar energy devices as an integral part of the principal structure.

C. Existing Uses.

- (1) All existing uses will be classified as permitted uses within the zoning district on the present property which they occupy.

D. Uses Excluded.

The following are excluded uses in the S-1 District:

- (1) Radio or television antennas exceeding a height of twenty (20) feet above the dwelling roof.
- (2) Uses which may be dangerous, create annoying odors, noise disturbances or be otherwise detrimental to the general welfare of persons residing or working in the vicinity thereof or may impair the use, enjoyment, or value of any property.

**5. LOT REQUIREMENTS AND SETBACKS**

A. Lot Area

A lot area of not less than 7,500 square feet is required.

B. Lot Width.

- (1) The width of a lot shall not be less than sixty (60) feet at the required setback. Corner lots shall not be less than sixty-five (65) feet at the required setback.

C. Lot Coverage:

Not more than thirty-five percent (35%) of the area of a lot shall be covered by the main building and all accessory buildings. Lot coverage requirements for nonconforming properties will be limited according to statutory provisions.

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

A front yard with a depth of not less than thirty-five (25) feet is required. (Ref 1217)

**(2) Side Yard:**

Two (2) side yards are required, each with a width of not less than seven and one half (7.5) feet, except as follows:

- (a) Where a house is built without an attached garage, a minimum side yard requirement shall be ten (10) feet on one side, and thirteen (13) feet on the other side, so that there is access to the rear yard for a detached and off-street parking area.
- (b) Where a house is built with an attached garage, the side yard adjoining the attached garage or accessory building may be reduced to not less than five (5) feet, provided the height of the garage or accessory building on that side is not more than fourteen (14) feet.

**(3) Corner Lots:**

- (a) The side yard width on a street side of a corner lot shall be not less than seventeen and one-half (17.5) feet. When the lot to the rear has frontage along a side street, no accessory building on the corner lot within twenty-five (25) feet of the common property line shall be closer to said side street than thirty (30) feet; provided however, that this regulation shall not be interpreted as to reduce the buildable width of a corner lot to less than twenty-five (25) feet.
- (b) Any attached or unattached accessory building which opens on the side street, shall be at least twenty-five (25) feet from the property line on a side street.

**(4) Rear Yard:**

A rear yard with a depth of not less than twenty-five percent (25%) of the lot depth is required, with not less than twenty-five (25) feet permitted or more than forty (40) feet required from the main building.

**6. BUILDING REQUIREMENTS****A. Height.**

No building shall hereafter be erected, constructed, reconstructed, altered, enlarged or moved, so as to exceed the building height limit of thirty (30) feet.

**B. Minimum Floor Area.**

A one-family dwelling unit shall have a minimum first floor area of 768 square feet of living space.

## **7. PERFORMANCE STANDARDS:**

### **A. Parking Requirements.**

- (1) At least one (1) off-street parking stall shall be provided for each dwelling unit.
- (2) No parking stall shall be located in any portion of the front yard, except on a driveway or hardsurfaced parking space, approved by the City, and set back a minimum of three (3) feet from the side property line, except as agreed to in writing by adjacent property owners and filed with the City.
- (3) A garage shall satisfy the off-street parking stall requirement.
- (4) All driveways and parking stalls 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 shall be kept in a building or shall be fully screened, so as not to be visible from any public right-of-way except for stacked firewood, boats and trailers placed in the side yard.
- (3) The City shall require a Special Use Permit for any open exterior storage of materials except for B above.

### **C. Refuse.**

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

### **D. 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 comply with the State Building Code requirements.
- (2) The City may specify a minimum finished ground grade for any structures in order to allow proper drainage and connection to City utilities.

E. Landscaping.

The following shall be minimum criteria for landscaping:

- (1) Sodding and landscaping shall extend across the entire front yard and side yards including the boulevard.
- (2) All other open areas of any site, except for areas used for parking, driveways or storage, shall be sodded, seeded or have vegetative cover.
- (3) All uses shall provide water facilities to yard areas for maintenance of landscaping.
- (4) It shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well kept condition.
- (5) All vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk.

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, weather tight and rodent proof and shall be kept in a good state of maintenance and repair.
- (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 chaled 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) Doors, windows, and screens shall be maintained free from extensive dilapidation due to cracks, tears or breaks. All openings intended for windows and doors, shall have windows and doors placed in said openings. A door or window shall be deemed to be out of repair if:
  - (a) More than twenty-five percent (25%) of the area of any plane or surface has paint or stain that is blistered, cracked, flaked, scaled or chaled away, or

- (b) More than twenty-five percent (25%) of the area of any door or window has evident delaminating of wood, discoloration of permanent finish or warping, or
  - (c) Any garage door which fails to close entirely or is missing a panel.
- (4) Roof surfaces of a building shall be maintained in good repair and provide sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this Section, a protective roof surface of a building shall be deemed to be out of repair if the roof surface has more than ten percent (10%) of any plane or surface with broken, torn or missing shingles.
- (5) Eaves and Soffits 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, eaves or soffits 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 surface has paint or stain that is blistered, cracked, flaked, scaled or chalked away, or
  - (b) Pieces of the wood, metal, or other approved protective cover is missing.
- (6) Gutters and downspouts shall be installed properly and shall be maintained so to avoid unsightly appearance by virtue of sagging, collapsed sections, or missing pieces.
- (7) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior developments shall be maintained in an attractive, well kept condition.
- (8) 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.