

Section 520 - Zoning: commercial districts

520.01. B-1, Neighborhood commercial district. Subdivision 1. Purpose. A district to provide for the establishment of local centers for convenient, limited retail or services outlets not larger than 5,000 square feet of gross floor area, which deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods only for the surrounding neighborhoods and are not intended to draw customers from the entire community.

Subd. 2. Permitted uses. The following are permitted uses in B-1 districts provided they are less than 2,000 square feet of gross floor area:

- (a) barbershops;
- (b) beauty parlors;
- (c) drug stores;
- (d) essential services;
- (e) grocery stores;
- (f) marine tropical fish sales and service;
- (g) medical and general office excluding counseling or training services, less than 2,000 square feet. (Added, Ord. No. 01-02; Ord. No. 07-06)

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-1 district are:

- (a) commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30% of the floor space or require over 30% of the gross man hours required to conduct the principal use;
- (b) off-street parking as regulated by subsection 510.17 of this code;
- (c) off-street loading as regulated by subsection 510.19 of this code;
- (d) signs as regulated by section 410 of the city code;
- (e) interior storage of merchandise solely intended to be retailed by the principal use;
- (f) solar energy devices that are an integral part of the principal structure;
- (g) bingo as an activity related to a civic celebration or by an organization which conducts four or fewer bingo occasions in a calendar year, subject to approval of city permit.

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based on procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) (Amended, Ord. No. 97-06; Deleted, Ord. No. 11-07)
- (b) General and medical offices excluding counseling or training services greater than 2,000 square feet but less than 5,000 square feet of gross floor area provided that: (Amended, Ord. No. 07-06)
 - (1) the services which are provided are for the local area rather than the community or region;
 - (2) the traffic generated will not raise traffic volumes beyond the capacity of the surrounding streets; and (Amended, Ord. No. 07-06)
 - (3) the architectural appearance of the building housing the office use shall reflect the building character of the area and shall not be so dissimilar as to cause impairment of property values or to constitute a blighting influence within the neighborhood. (Amended, Ord. No. 01-02)
- (c) Sales and installation of mobile electronics and accessories provided that:
 - (1) conformity with the surrounding neighborhood is maintained and required setbacks are met;
 - (2) equipment and materials are completely enclosed in a permanent structure with no outside storage and the architectural appearance of the structure housing the use shall reflect the building character of the area and shall not be so dissimilar as to cause impairment of property values or constitute blighting influence within the neighborhood;
 - (3) the traffic generated will not increase traffic volumes beyond the traffic capacity of surrounding streets;
 - (4) adequate screening from neighboring uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code.
- (d) Grocery stores larger than 2,000 square feet but less than 5,000 square feet provided that:
 - (1) the property is a corner lot;
 - (2) all signs and lighting be subject to city approval.
- (e) Buildings combining residential and permitted or conditional nonresidential uses allowed in this district provided that:

- (1) residential and nonresidential uses shall be in separate rooms and clearly defined spaces;
 - (2) the residential and nonresidential uses shall not conflict in any manner.
 - (3) the residential building standards as outlined in subsection 515.07 of this code are met.
- (f) Limited paperback book and antique sales provided that:
- (1) the retail area be no larger than 1,500 gross square feet;
 - (2) there is no outside storage;
 - (3) adequate screening from neighboring uses and landscaping is provided in accordance with subsection 515.25, subdivision 2 of this code;
 - (4) all parking areas be hard surfaced and have six inch high poured concrete curb and gutter installed around the perimeter.
- (g) On-site retail dry cleaning and shoe repair provided that:
- (1) the dry cleaning and shoe repair operation be no larger than 1,800 gross square feet;
 - (2) there is no outside storage;
 - (3) adequate screening from neighboring uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;
 - (4) all parking areas be hard surfaced and have six inch high poured concrete curb and gutter installed around the perimeter.
- (h) Off-site parking which uses private property to meet the parking requirements of this code.
- (i) Use of public right-of-way to meet the parking requirements of this code.
- (j) Wind generators and other tower mounted energy devices.
- (k) Solar energy devices not an integral part of the principal structure.
- (1) Satellite antennas provided they are located in the rear yard and screened from public view.
- (m) Land reclamation involving 400 cubic yards or more of fill per section 510.21. (Amended, Ord. No. 01-02)

- (n) Coffee house provided that:
 - (1) the coffee house operation be no larger than 1,500 gross square feet;
 - (2) there is no outside storage;
 - (3) adequate screening from residential uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;
 - (4) all parking areas be hard surfaced and have six inch high poured concrete curb and gutter installed around the perimeter;
 - (5) that any live entertainment be licensed per section 1100.07, that said entertainment not use any amplification device of any kind or be audible at the property line;
 - (6) that there be no amusement devices; and
 - (7) that the hours of operation not be before 6:00 a.m. or after 10:00 p.m. (Added, Ord. No. 97-17)
- (o) (Added, Ord. No. 02-01, Sec. 1) Townhouse, cooperative, condominium development per section 515.09, provided that:
 - (1) the development is compatible with existing and planned use of the area and conflicts are not created between commercial and residential use and activities;
 - (2) the development is located adjacent to mass transit service.

Subd. 5. 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.

Subd. 6. Lot and setback requirements. The following minimum requirements shall be observed in a B-1 district subject to additional requirements, exceptions and modifications set forth in this code.

- (a) Lot area: 6,000 square feet. Lot area may be reduced to 1,500 square feet per unit for townhouse, cooperative and condominium development if it is located adjacent to mass transit service. (Amended, Ord. No. 02-01, Sec. 2)
- (b) Lot width: 50 feet. Lot width may be reduced for townhouse, cooperative and condominium development to 20 feet per section 515.09, subdivision 3(d)(8) if adjacent to mass transit service. (Amended, Ord. No. 02-01, Sec. 2)
- (c) Setbacks:

- (1) Front yards:
 - (i) not less than 10 feet; (Amended, Ord. No. 01-02)
 - (ii) in a block where a lot fronts on a side street next to a block which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way).
- (2) Side yards:
 - (i) five feet;
 - (ii) side yards abutting a public right-of-way (street) shall not be less than 15 feet from the right-of-way;
 - (iii) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (iv) a side yard that directly abuts a residential use or residential district shall be increased five additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (v) rear yards: 20% of lot depth and if abutting a residential district, shall be increased five feet and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 7. Building requirements.

- (a) Height. No structure shall exceed two stories or 25 feet except as provided in subsection 510.15, subdivision 1 of this code. Height may be increased to three stories or 30 feet for townhouse, cooperative, or condominium development adjacent to mass transit service. (Amended, Ord. No. 02-01, Sec. 3)
- (b) Exterior materials. The type of building materials used on exterior walls shall be modular brick, natural stone, and/or portland cement stucco. Accent materials may be tile, stone, metal and/or wood. The city council may waive these exterior material requirements for townhouse, cooperative and condominium development provided:
 - (1) the exterior materials are maintenance free and contain ornamental patterns;
 - (2) the development contains other architectural features (i.e. ornamental columns, unique roof lines, special exterior spaces such as porches and decks). (Amended, Ord. No. 02-01, Sec. 3)

Subd. 8. 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) Waiver of parking design, driveway and setback requirements. The city council may waive some of the design, driveway, and setback requirements for parking areas of six or less spaces which are affiliated with a townhouse, cooperative, or condominium development adjacent to mass transit service. (Added, Ord. No. 02-01, Sec. 4)
- (c) 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.
- (d) Parking ratio. At least one off-street parking space shall be provided for each 200 square feet of gross floor area in the B-1 district, except: (Amended, Ord. No. 01-02)
 - (1) at least one off-street parking space shall be provided for each five seats for all theaters, churches, lodges, and other assembly facilities;
 - (2) at least one off-street parking space shall be provided for each 250 square feet of gross floor area for general office use; (Amended, Ord. No. 01-02)
 - (3) at least one off-street parking space shall be provided for each 110 net square feet of gross floor area. (Amended, Ord. No. 01-02)
 - (4) at least one off-street parking stall shall be provided for each 200 square feet of speculative gross floor area; (Amended, Ord. No. 01-02)
 - (5) at least one handicap off-street parking space shall be provided for each 50 spaces or fraction thereof.
 - (6) at least one and one-half off-street parking spaces shall be provided for each dwelling unit of a townhouse, cooperative, or condominium development. (Added, Ord. No. 02-01, Sec. 5)
- (e) Design requirements.
 - (1) Stall sizes:
 - (i) regular parking stalls shall be at least 8 1/2 feet wide and 18 feet long;
 - (ii) compact parking stalls shall be at least 7 1/2 feet wide and 16 feet long;
 - (iii) handicap parking stalls shall be at least 12 feet wide and 18 feet long;
 - (iv) only 25% of the required parking may be compact size.
 - (2) Drainage. All driveways and parking areas, except those for less than four vehicles, shall be graded according to a drainage plan which has been approved by the city.

- (3) Lighting. Any lighting used to illuminate an off-street parking area shall be shielded (concealed light source). (Amended, Ord. No. 02-01, Sec. 6)
 - (4) Curbing. The entire perimeter of all parking areas in excess of four stalls, access driveways, truck loading spaces or other hard surface areas that handle motor vehicle traffic shall be curbed with a poured six inch high concrete curb.
 - (i) curbing shall be required around safety islands;
 - (ii) curb cuts and ramps for the handicapped shall be installed as required by state law;
 - (iii) construction shall be in accordance with curbing specifications on file at the city;
 - (iv) the city may exempt curbing where the parking lot directly abuts a sidewalk which is sufficiently higher than the grade of the parking lot and satisfies the curbing requirements, or where the city has approved future expansion.
- (f) Driveway requirements:
- (1) a maximum driveway width of 35 feet at the curb opening, excluding the entrance radii can be constructed;
 - (2) the parking aisle shall be a minimum of 25 feet in width for two-way traffic and according to Table I, subsection 510.17, subdivision 2(d) of this code, for one-way traffic;
 - (3) the edge of the curb opening shall not be closer to the nearest portion of a street right-of-way intersection than 75 feet or two-thirds of the lot width, whichever is smaller;
 - (4) where a T intersection exists, a driveway may be located opposite the end of the intercepted street;
 - (5) the minimum driveway angle to the street shall be 60 degrees;

- (g) Parking setback requirements. (Amended, Ord. No. 02-01, Sec. 7)
 - (1) no closer than five feet from any street right-of-way. A direct parking access may encroach in this five feet; (Amended, Ord. No. 01-02)
 - (2) no closer than five feet from any side lot line, or one foot if a guard rail approved by the city is installed. A common drive approved by both adjoining property owners may be allowed by the city; (Amended, Ord. No. 01-02)
 - (3) no closer than five feet from any rear lot line. A direct parking access may encroach into the five feet; (Amended, Ord. No. 01-02)
 - (4) no closer than five feet from the main building or one foot if a guard rail approved by the city is installed. (Amended, Ord. No. 01-02).

- (h) Loading docks:
 - (1) outside loading docks shall be located in the rear or side yard and be properly screened;
 - (2) the space needed for the loading docks must be adequate to handle the loading and unloading needs, without obstructing the public right-of-way.

- (i) Off-street parking shall be provided for all vehicles concerned with any use on the lot.

- (j) Parking lots with more than four parking stalls shall be striped.

- (k) Sufficient concrete areas may be required for motorcycle parking in addition to the required vehicle parking stalls.

- (l) 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.

- (m) Safety signs, markings and traffic control devices may be required to promote vehicular and pedestrian safety.

Subd. 9. Landscape requirements:

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

- (b) The landscape plan shall be submitted for approval by the city and indicate the location, size and species, and method and quantity of all proposed plants, including designation of any existing vegetation which is to be removed or which will remain with construction.

- (c) Underground lawn sprinkling systems or other provision for watering shall be provided to maintain the lawns and landscaping within the boulevards, front, and side yard areas.

Subd. 10. 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: All materials and commercial equipment shall be kept in a building and nothing shall be stored outside.
- (c) Refuse: All waste materials, refuse or garbage shall be contained in closed containers as required by section 605 of the city code.
- (d) Screening:
 - (1) All required screening shall be according to subsection 510.25, subdivision 2 of this code.
 - (2) Plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.
 - (3) Screening of off-street parking shall be required for:
 - (i) any off-street parking area requiring more than four spaces or adjoining a residential district;
 - (ii) any driveway to a parking area of four or more spaces within 30 feet of an adjoining residential district.
 - (4) 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.
 - (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. The required screening must be consistent with subsection 510.25, subdivision 2(h). (Amended, Ord. No. 01-02)
- (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: (Amended, Ord. No. 02-01, Sec. 8)
 - (1) the minimum elevation of finished grade shall not be less than one-fourth 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.

- (f) Landscaping: The following shall be minimum criteria for landscaping:
 - (1) it shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well kept condition;
 - (2) all vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk;
 - (3) all uses shall provide water facilities to yard areas for maintenance and landscaping.

- (g) 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 materials 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:
 - (i) more than 25% of the area of any plane or wall on which the protective surface is blistered, cracked, flaked, scaled or chalked away; or
 - (ii) more than 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 developments 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.

- (h) Essential services: (Amended, Ord. No. 01-02)
 - (1) connection is required on each lot served by city sanitary sewer;
 - (2) connection is required on each lot served by city water line.

- (i) Signs. All signs shall comply with section 410 of the city code and consistent with the Downtown Robbinsdale Architectural Design Guidelines. (Added, Ord. No. 02-01, Sec. 9)

520.03. B-2 limited commercial district. Subdivision 1. Purpose. A district to provide for low density, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by street or highway facilities at the edge of residential districts.

Subd. 2. Permitted uses. Permitted uses in a B-2 district are:

- (a) all permitted uses allowed in the B-1 neighborhood commercial district, except as hereinafter modified;
- (b) bakery goods and baking of goods for retail sale on the premises;
- (c) bank or savings institutions;
- (d) candy, ice cream, popcorn, nuts, frozen desserts, and soft drinks, but not of the drive-in or convenience food type of service;
- (e) commercial office space and professional offices;
- (f) delicatessen;
- (g) on-site retail dry cleaning, dry cleaning pick-up stations and laundry pick-up stations including incidental repair and assembly but no fabricating or manufacturing;
- (h) dry goods store;
- (i) florist shop;
- (j) frozen food store but not including locker plant;
- (k) hardware store;
- (l) hobby store including handicraft classes but not to exceed 15 students;
- (m) ice sales with storage not to exceed five ton and coin operated machines;
- (n) liquor (off-sale) stores;
- (o) locksmith;
- (p) meat market, but not including the processing for a locker plant;

- (q) medical and dental clinics;
- (r) newsstand;
- (s) paint and wallpaper sales;
- (t) photographic studios;
- (u) pipe and tobacco shops and sales;
- (v) postal or telegraph substation;
- (w) public utility collection office;
- (x) real estate agencies;
- (y) shoe repair;
- (z) supermarkets;
- (aa) loan offices;
- (bb) travel agency;
- (cc) off-set duplication establishments provided the business neither ships out nor receives supplies or materials in trucks with more than two axels;
- (dd) (Added, Ord. No. 99-02; Deleted, Ord. No. 10-18)
(Amended, Ord. No. 08-03)

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-2 district are:

- (a) all permitted accessory uses allowed in a B-1 district except as hereinafter modified;
- (b) any incidental repair or processing necessary to conduct a permitted principal use shall not exceed 40% of the floor space nor 40% of the man hours required to conduct the principal permitted use;
- (c) off-street parking of trucks in excess of 9,000 pounds gross weight.

Subd. 4. Conditional uses. The uses described in this subsection require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) Multiple family dwellings provided that:
 - (1) development is compatible with existing and planned use of the area and conflicts are not created between commercial and residential use and activities;
 - (2) the lot requirements and setbacks outlines in subsection 515.05, subdivision 5 of this code and building requirements outlined in subsection 515.05, subdivision 6 of this code are complied with;
 - (3) at least 300 square feet of usable open space as defined by subsection 505.09, subdivision 110 of this code is provided for each dwelling unit;
 - (4) adequate off-street parking is provided in compliance with subsection 510.17 of this code;
- (b) Buildings combining residential and nonresidential uses allowed in this district provided that:
 - (1) residential and nonresidential uses shall not be contained on the same floor;
 - (2) the residential and nonresidential uses shall not conflict in any manner;
 - (3) the residential building standards as outlined in subsection 515.07 of this code are met;
- (c) Municipal and public utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
 - (1) conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met;
 - (2) equipment is completely enclosed in a permanent structure with no outside storage;
 - (3) adequate screening from neighboring uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;

- (d) Buildings in excess of three stories or 40 feet provided that:
 - (1) the site is capable of accommodating the increased intensity of the use;
 - (2) the increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets;
 - (3) public utilities and services are adequate;
 - (4) except for senior housing for each additional story over three stories or for each additional ten feet above 40 feet, front and side yard setback requirements shall be increased five feet; (Amended, Ord. No. 08-02)
- (e) Theatres (not of the drive-in type) provided that:
 - (1) adequate off-street parking in compliance with subsection 510.17 of this code is provided;
 - (2) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (3) when abutting a residential use or an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (4) all signing and information or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;
- (f) Commercial planned unit development as regulated by subsection 530.05 of this code.
- (g) Senior housing provided that: (Amended, Ord. No. 08-02)
 - (1) development is compatible with existing and planned use of the area and conflicts are not created between commercial and residential uses and activities;
 - (2) the conditions established in subsection 515.07, subdivision 4(h) of this code are satisfactorily met;
 - (3) the lot and building standards as established in subsection 515.07, subdivisions 5 and 6 of this code are met;

- (h) Schools - music, dance, business, beauty, and barber provided that:
 - (1) development is compatible with the existing and planned uses of the area and conflicts are not created between commercial and residential use and activities;
 - (2) adequate off-street parking in compliance with subsection 510.17 of this code is provided;
 - (3) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (4) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (5) all signing and information or visual communication devices shall be in compliance with section 410 of this city code when directly abutting a residential use or district;
 - (6) adequate screening is provided in conjunction with subsection 510.25, subdivision 2 of this code when directly abutting a residential use or district;
- (i) Day Care accessory to a school or church; (Added, Ord. No. 94-11, Sec. 1)
- (j) Mortuaries - provided that:
 - (1) there is no outside storage;
 - (2) adequate screening from residential uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;
 - (3) all parking areas be hard surfaced and have six inch high poured concrete curb and gutter installed around the perimeter;
 - (4) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (5) vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the city engineer or city planner or both. (Added, Ord. No. 95-03)

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in a B-2 district subject to additional requirements, exceptions and modifications set forth in this code.

- (a) Lot area: 10,000
- (b) Lot width: 60
- (c) Setbacks:
 - (1) Front yards: five feet unless:
 - (i) in a block where a lot fronts on a side street next to a lot which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way).
 - (2) Side yards: zero unless:
 - (i) side yard abutting a public right-of-way (street) shall be not less than 15 feet from the right-of-way except in the case of 40 foot lots, the side yard may be reduced to not less than five feet from the right-of-way;
 - (ii) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (iii) a side yard that directly abuts a residential use or residential district shall be increased ten additional feet over the minimums stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (3) Rear yards. 12 feet and if abutting a residential use or residential district shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height. No structure shall exceed three stories or 30 feet except as provided in subsections 510.15, subdivision 1 and 520.03, subdivision 4(d) of this code.

520.05. B-3, highway commercial district. Subdivision 1. Purpose. A district to provide for the establishment of automobile oriented or dependent commercial and service activities.

Subd. 2. Permitted uses. Permitted uses in a B-3 district are:

- (a) all permitted uses allowed in B-1 and B-2 districts except as hereinafter modified;
- (b) auto accessory store;
- (c) garden, farm and feed supply stores;
- (d) motels, motor hotels, and hotels provided that the site shall contain not less than five hundred square feet of lot area per unit;
- (e) mortuary;
- (f) municipal and public utility buildings and structures;
- (g) restaurant, cafe, tea room, tavern and private clubs serving prepared food and beverages;
- (h) taxi terminals;
- (i) governmentally owned open parking lots and parking ramps.

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-3 district are:

- (a) all accessory uses allowed in B-1 and B-2 districts except as hereinafter modified;
- (b) state licensed bingo in a church or club, limited to three occasions per week. (Amended, Ord. No. 93-16, Sec. 2)
- (c) Food trucks provided that:
 - (1) An application including a site plan and hours of operation is submitted and approved by the city manager;
 - (2) The location shall abut and have access to an arterial or collector street;
 - (3) The use shall not be located within a public right-of-way;
 - (4) The use shall not cause congestion on the site or adjacent streets or block fire lanes;
 - (5) The use shall be on a paved surface and not shall displace required parking needed to support the existing principal use(s) of the site;
 - (6) The use shall be subject to all applicable nuisance and general performance standards in the city code and must be kept free of trash, rubbish, litter and debris;
 - (7) All tents, canopies, awnings or similar items and all water, electrical and lighting facilities shall be in compliance with applicable codes;

- (8) Signs used to advertise the food truck, not permanently affixed to the truck, shall comply with temporary sign standards and permit requirements;
- (9) The food truck shall be licensed by the State of Minnesota, Hennepin County and the City of Robbinsdale, as required;
- (10) The use shall have written permission from the property owner;
- (11) The use shall not be located within 100 feet of the main entrance of any other permanent food establishment; the setback shall be measured from the food truck to the main entrance of the building; and
- (12) The use at any site shall be limited to no more than 3 consecutive days and a total of 10 days in a calendar year unless approved by the city council.

(Added, Ord. No. 15-09)

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1 and B-2 districts except as hereinafter modified.
- (b) Drive-in establishments and convenience food establishments provided that:
 - (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
 - (2) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard island and all islands in the parking lot landscaped or covered;
 - (3) parking areas shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (4) parking areas and driveways shall be curbed with continuous curbs not less than six inches high above the parking lot or driveway grade;
 - (5) all lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with subsection 510.25, subdivision 2 of this code;
 - (6) the entire area shall have a drainage system which is subject to the approval of the city engineer;
 - (7) the entire area other than occupied by buildings or structures or plantings shall be surfaced with a material which will control dust and drainage and which is subject to the approval of the city engineer;
 - (8) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
 - (9) all signing and informational or visual communication devices shall be in compliance with subsection 410 of the city code and shall not impact surrounding or abutting residential uses;
 - (10) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.

- (c) Car washes (drive-through and self-service) provided that:
- (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
 - (2) off-street parking space is constructed to accommodate that number of vehicles which can be washed during a maximum 30 minute period and shall be subject to the approval of the city engineer or city planner, or both;
 - (3) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard island and all islands in the parking lot landscaped or covered;
 - (4) parking or car magazine storage space shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (5) the entire area other than occupied by the building or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the city engineer;
 - (6) the entire area shall have a drainage system which is subject to the approval of the city engineer;
 - (7) all lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with subsection 510.25, subdivision 5 of this code;
 - (8) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
 - (9) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;
 - (10) provisions are made to control and reduce noise;
 - (11) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.

- (d) Motor fuel station, auto repair - minor, and tire and battery stores provided that:
- (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
 - (2) the entire site other than that taken up by a building, structure or planting shall be surfaced with a material to control dust and drainage which is subject to the approval of the city engineer;
 - (3) a drainage system subject to the approval of the city engineer shall be installed;
 - (4) a curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas;
 - (5) the lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with subsection 510.25, subdivision 5 of this code;
 - (6) wherever fuel pumps are to be installed, pump islands shall be installed;
 - (7) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard landscaped;
 - (8) parking or car magazine storage space shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (9) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
 - (10) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code, and shall not impact surrounding or abutting residential uses;
 - (11) provisions are made to control and reduce noise;
 - (12) no outside storage except as allowed in compliance with subsection 520.05, subdivision 4(e) of this code;
 - (13) no outside sale or service except as allowed in compliance with subsection 520.05, subdivision 4(f) of this code.

- (14) all conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions;
 - (15) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.
- (e) open or outdoor storage provided that:
- (1) the area is fenced and screened from view of neighboring residential uses or if abutting an R district in compliance with subsection 510.25, subdivision 2 of this code;
 - (2) storage is screened from view from the public right-of-way in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) storage area is grassed or surfaced to control dust;
 - (4) all lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with subsection 510.25, subdivision 2 of this code;
- (f) Open or outdoor service, sales and equipment rental as an accessory use or area of principal use provided that:
- (1) outside services, sales and equipment rental connected with the principal use is limited to 30% of the floor area of the principal use;
 - (2) outside sales areas are fenced or screened from view of neighboring residential uses or an abutting R district in compliance with subsection 510.25, subdivision 2 of this code;
 - (3) all lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with subsection 510.25, subdivision 5 of this code;
 - (4) sales areas are grassed or surfaced to control dust;

- (g) Restricted production and repair limited to the following: art, needlework, clothing, custom manufacturing and alteration, jewelry from precious metals, watches, dentures and optical lenses, household appliances provided that:
- (1) all activities are totally enclosed within a structure and provisions are made to control and reduce noise. Noise control provisions shall be reviewed by the construction coordinator and are subject to his approval;
 - (2) no outside storage will be allowed;
 - (3) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;
 - (4) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
 - (5) the entire site other than that taken up by a building, structure or planting shall be surfaced with a material to control dust and drainage which is subject to the approval of the city engineer;
 - (6) a drainage system subject to the approval of the city engineer shall be installed;
 - (7) the lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with subsection 510.25, subdivision 5 of this code.
 - (8) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard landscaped;
 - (9) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
 - (10) parking or car magazine storage space shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
 - (11) the location of such use will not encourage traffic through a residential district;
 - (12) adequate off-street parking is provided in compliance with subsection 510.17 of this code;

- (13) no outside sale or service except as allowed in compliance with subsection 520.05, subdivision 4(e) of this code;
 - (14) all conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions;
- (h) Retail fence sales and service provided that:
- (1) no outside storage except as allowed in compliance with subsection 520.05, subdivision 4(e) of this code;
 - (2) no open or outdoor sales or service except as allowed in compliance with subsection 520.05, subdivision 4(f) of this code.
- (i) Privately owned open parking lots as a principal use provided that:
- (1) access is from and onto a collector or arterial street;
 - (2) entrances and exits create a minimum of conflict with through-traffic movement;
 - (3) sufficient magazine space is provided within the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
 - (4) parking spaces and aisle or driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both;
 - (5) the location is at least 60 feet from the boundary of an R-1 or R-2 district;
 - (6) when abutting an R-1 or R-2 district, a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (7) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code;
 - (8) all signing and informational or visual communication devices shall be in compliance with section 410 of the City code and shall not impact surrounding or abutting residential uses;

- (j) Automobile sales showroom provided that:
 - (1) no automobile repair or maintenance activities are conducted upon the site;
 - (2) there shall be no exterior storage or display of either new or used automobiles upon the site;
 - (3) no stock of either new or used automobiles, except for those utilized for display purposes, shall be maintained upon the site.
- (k) Repair, testing and assembly of electrical appliances, apparatuses and related equipment. The above would be restricted to light assembly and limited warehouse activities.
- (l) Shared parking.
- (m) Automobile sales with exterior display of vehicles provided that: (Added, Ord. No. 11-05)
 - (1) the use is accessory to an auto repair (minor) service conditional use;
 - (2) the outdoor display of automobiles occupies less than 30% of the principal building main floor area;
 - (3) the outdoor display and/or storage of vehicles shall not be located within a front yard;
 - (4) the outdoor display and/or storage of vehicles shall not be allowed in the required parking for the auto repair service conditional use;
 - (5) a site plan is required showing the parking spaces designated to the auto sales conditional use consistent with Section 510.17;
 - (6) the use shall be screened from adjacent residential uses in conformance with section 510.25;
 - (7) no vehicles exceeding a gross weight of 9,000 pounds may be displayed or stored outdoors;
 - (8) no inoperable or unregistered vehicles, outdoor storage of parts, tires, or other waste associated with the use, and no outside maintenance or repair of vehicles will be permitted;
 - (9) there shall be no pennants, streamers, string lighting or spotlights allowed. Only indirect lighting shall be permitted;
 - (10) no visual messages or sales information beyond vehicle warranty required by state law may be attached or affixed to vehicles; and

- (11) no public address or paging system is permitted to be audible outside of the building.
 - (n) Small brewery with or without a taproom in compliance with Minnesota Statutes Section 340A.301 and the licensing requirements in city code section 1200 and provided that:
 - (1) 1 parking space per 400 sq. ft. for brewery, processing, production, storage or cooler areas and 1 parking space per 200 sq. ft. for taproom and office areas;
 - (2) All bulk deliveries shall be to the rear of the building and screened from residential uses;
 - (3) There is no outdoor storage of any brewing materials; and
 - (4) Outdoor taproom seating and service areas shall require a conditional use permit and shall be regulated by city code section 1200.03, subd. 5 and 1205.23, subd. 4.
- (Added, Ord. No. 14-21)

Subd. 5. Lot and setback requirements. The following minimum requirements shall be observed in a B-3 district subject to additional requirements, exceptions, and modifications set forth in this ordinance.

- (a) Lot area: no minimum
- (b) Lot width: no minimum
- (c) Setbacks:
 - (1) Front yard: five feet.
 - (2) Side yard: Zero unless
 - (i) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (ii) A side yard that directly abuts a residential use or residential district shall be increased ten additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (3) Rear yard: 12 feet and if abutting a residential use or residential district shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height. No structure shall exceed three stories or 40 feet except as provided in subsections 510.15, subdivision 1 and 520.03, subdivision 4(d) of this code.

520.07. B-4 community business district. Subdivision 1. Purpose. A district provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region.

Subd. 2. Permitted uses. Permitted uses in a B-4 district are:

- (a) all permitted uses allowed in B-1, B-2, and B-3 districts except as hereinafter modified;
- (b) antique and gift shops;
- (c) appliance stores;
- (d) art and school supplies;
- (e) bicycle sales and repair;
- (f) boat and marine including servicing or repair when totally enclosed within a building;
- (g) books and office supplies;
- (h) bowling alleys, billiard rooms, skating rinks;
- (i) carpet and rugs;
- (j) clothing stores;
- (k) coin and philatelic stores;
- (l) costume rentals;
- (m) department stores limited to permitted uses allowed within this district;
- (n) electrical appliance store including incidental repair;
- (o) employment agency;
- (p) florist shop;
- (q) furniture store including upholstery as a secondary use;
- (r) furrier, retail only, plus storage;

- (s) glass, china, or pottery;
- (t) interior decorating studio;
- (u) jewelry store and watch repair;
- (v) leather goods and luggage;
- (w) light fixture and lamps;
- (x) meeting halls;
- (y) musical instrument sales and incidental parts;
- (z) physical culture, health services, reducing salons, public bath, excepting saunas and massage services;
- (aa) picture framing;
- (bb) record shops;
- (cc) restricted production and repair limited to the following: art, needlework, clothing, custom manufacturing and alterations, jewelry from precious metals, watches, dentures and optical lenses, household electrical appliances;
- (dd) schools - music, dance, business, beauty, and barber;
- (ee) sewing machine sale and service;
- (ff) shoe repair;
- (gg) sporting goods;
- (hh) tailor shops;
- (ii) toy store;
- (jj) variety store limited to permitted uses allowed within this district;

- (kk) wearing apparel;
- (ll) off-set duplication.
- (mm) minor dealers as defined by section 530.02, subdivision 3(f). (Added, Ord. No. 98-17)
- (nn) furniture and home decorating consignment house dealers exempted by section 530.02, subdivision 8. (Added, Ord. No. 02-10)

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-4 district are:

- (a) All accessory uses allowed in B-1, B-2, and B-3 districts.

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1, B-2 and B-3 districts.
- (b) Privately owned parking ramps as a principal or accessory use and privately owned open parking lot as a principal use, provided that:
 - (1) access is from and onto a collector or arterial street;
 - (2) entrances and exists create a minimum of conflict with through traffic movement;
 - (3) sufficient magazine space is provided within the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
 - (4) parking spaces and aisle or driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both;
 - (5) the location is at least 60 feet from the boundary of an R-1 or R-2 district;
 - (6) when abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (7) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be maintained as open space, and screening and landscaping shall be provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (8) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;

- (c) Saunas and massage services provided that:
- (1) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (2) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - (3) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (4) adequate utilities, access roads, drainage, and necessary facilities have been or are being provided;
 - (5) the conditional use shall, in all other respects, conform to section 610 of the city code, and to the applicable regulations of the district in which it is located;

- (d) State licensed bingo more than one night per week provided that:
- (1) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (2) the site does not abut any residential district;
 - (3) all signs and information or visual communication devices shall not impact surrounding or abutting residential uses;
 - (4) the site is served by an arterial street;
 - (5) requirements of Minnesota Statutes, chapter 349 and as amended, entitled bingo, gambling devices and video games of chance licensing act, are met;
 - (6) requirements of section 1105 of the city code and as amended, relating to regulation of lawful gambling, are met;
 - (7) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (8) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - (9) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (10) no alcohol is allowed on the premises;
 - (11) no one under age 18 is allowed on the premises;
 - (12) the site is not within 1,000 feet of the site of any other state licensed bingo.
- (e) Veterinary services provided that:
- (1) Must have a separate entrance.
 - (2) If adjacent to residential zoning district, then it must be screened as set forth in section 510.25. (Added, Ord. No. 00-09)
- (f) Counseling or training services subject to the standards specified in section 515.07, subdivision 4 (c). (Added, Ord. No. 07-06)

Subd. 5. Lot requirements and setback requirements. The following minimum requirements shall be observed in a B-4 district subject to additional requirements, exceptions and modifications set forth in this ordinance.

- (a) Lot area: no minimum.
- (b) Lot width: no minimum.
- (c) Setbacks:
 - (i) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (ii) A side yard that directly abuts a residential use or residential district shall be increased ten additional feet over the minimums stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (iii) Rear yard: 12 feet and if abutting a residential use or residential district, shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height: No structure shall exceed three stories or 40 feet except as provided in subsections 510.15, subdivision 1 and 520.03, subdivision 4(d) of this code.

520.09. NG, neighborhood grocery district. Subdivision 1. Purpose. A district to provide for the establishment of local convenient grocery stores which deal directly with the customer for whom the goods or services are furnished. These grocery stores are to provide services and goods only for the immediate neighborhood and not intended to draw customers from the entire community.

Subd. 2. Permitted uses. Grocery stores not more than 2,000 square feet of floor provided that:

- (a) the property is a corner lot;
- (b) the signing and lighting is approved by the city.

Subd. 3. Permitted accessory uses. Permitted accessory uses in an NG; district are:

- (a) off-street parking as regulated by subsection 510.17 of this code;
- (b) off-street loading as regulated by subsection 510.19 of this code;
- (c) signs and bulletin boards as regulated by section 410 of the city code;
- (d) interior storage of merchandise solely intended to be retailed by the principal use;
- (e) solar energy devices that are an integral part of the principal structure.

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based on procedures set forth in and regulated by subsection 535.01 of this code and all the following:

- (a) Grocery stores greater than 2,000 square feet but less than 3,000 square feet provided that:
 - (1) the property is on a corner lot;
 - (2) all signs and lighting be subject to city approval.
- (b) Buildings combining residential and permitted non-residential uses allowed in this district provided that:
 - (1) residential and nonresidential uses shall be in separate rooms and clearly defined spaces and shall not conflict in any manner;
 - (2) the residential building standards as outlined in subsection 515.07, subdivision 6 of this code are met.
- (c) Off-site parking which uses private property to meet the parking requirements of this code.
- (d) Use of public right-of-way to meet the parking requirements of this code.
- (e) Wind generators and other tower-mounted energy devices.
- (f) Solar energy devices not an integral part of the principle structure.
- (g) Satellite antenna.

Subd. 5. Lot and setback requirements.

- (a) Lot area: 10,000 square feet.
- (b) Lot width: 80 feet
- (c) Building setbacks:
 - (1) Front yard: not less than 30 feet, except
 - (i) in a block where a lot fronts on a side street next to a block which has its side facing the same side street the setback on each lot shall be 15 feet from the side street (right-of-way).
 - (2) Side yard: five feet unless:
 - (i) side yard abutting a street right-of-way shall not be less than 15 feet from the right-of-way;
 - (ii) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (iii) a side yard that directly abuts a residential use or residential district shall be increased five additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (3) Rear yards: 20 percent of lot depth and if abutting a residential district shall be increased five feet and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height: No structures shall exceed two stories or 25 feet except as provided in subsection 510.15, subdivision 1 of this code.
- (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.

Subd. 7. 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 off-street parking space shall be provided for each 200 square feet of building floor area.
 - (2) At least one handicap off-street parking space shall be provided for each 50 spaces or fraction thereof.
- (d) Design requirements:
 - (1) Drainage: All driveways and parking areas, except those for less than four 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 stalls, access driveways, truck loading spaces or other hard surface areas that handle motor vehicle traffic shall be curbed with a poured six inch high concrete curb, as follows:
 - (i) curbing shall be required around safety islands;
 - (ii) curb cuts and ramps for the handicapped shall be installed as required by state law;
 - (iii) construction shall be in accordance with curbing specifications on file at the city;
 - (iv) the city may exempt curbing: Where the parking lot directly abuts a sidewalk which is sufficiently higher than the grade of the parking lot and satisfies the curbing requirements.
 - (4) Driveway requirements:
 - (i) A maximum driveway width of 35 feet at the curb opening, excluding the entrances radii can be constructed;
 - (ii) The parking aisle shall be a minimum of 25 feet in width for two-way traffic and according to Table I, subsection 510.17, subdivision 2(d) of this code for one-way traffic;
 - (iii) The edge of the curb opening shall not be closer to the nearest portion of a street right-of-way intersection than 75 feet or two-thirds of the lot width, whichever is smaller;

- (iv) Where a intersection exists, a drive may be located opposite the end of the intercepted street;
 - (v) The minimum driveway angle to the street shall be 60 degrees.
- (5) All parking and hard surface areas shall be:
- (i) no closer than ten feet from any street right-of-way;
 - (ii) no closer than five feet from any side lot line, except for a common drive approved by the adjoining property owners and the city;
 - (iii) no closer than five feet from any rear lot line unless adjacent to an alley, then the setback shall be increased to ten feet;
 - (iv) no closer than five feet from the main building;
 - (v) curbed with minimum driveway access radii of ten feet to match the existing street curb or sidewalk.
- (6) Loading docks:
- (i) outside loading docks shall be located in the rear or side yard and be properly screened;
 - (ii) 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 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.

Subd. 8. Landscape requirements:

- (a) all open areas of any site, except for areas used for parking, driveways or storage shall be landscaped and be incorporated in a landscape plan;
- (b) the landscape plan shall be submitted for approval by the city and indicate the location, size and species, and method and quantity of all proposed plants including designation of any existing vegetation which is to be removed or which will remain with construction;
- (c) underground lawn sprinkling systems, or other provision for watering, shall be provided to maintain the lawns and landscaping within the boulevards, front and side yard areas.

Subd. 9. 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: All materials and commercial equipment shall be kept in a building and nothing shall be stored outside.
- (c) Refuse: All waste materials, refuse or garbage shall be contained in closed containers as required by section 605 of the city code.
- (d) Screening:
 - (1) all required screening shall be according to subsection 510.25, subdivision 2 of this code.
 - (2) plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.
 - (3) Screening of off-street parking shall be required for:
 - (i) any off-street parking area requiring more than four spaces or adjoining a residential district;
 - (ii) any driveway to a parking area of four or more spaces within 30 feet of an adjoining residential district.
 - (4) 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.
 - (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.

- (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 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.
- (f) Landscaping: The following shall be minimum criteria for landscaping:
 - (1) it shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well kept condition;
 - (2) all vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk;
 - (3) all uses shall provide water facilities to yard areas for maintenance and landscaping.
- (g) 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 materials 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:
 - (i) more than 25% of the area of any plane or wall on which the protective surface is blistered, cracked, flaked, scaled or chalked away; or
 - (ii) more than 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 developments 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.
- (h) Essential services:
 - (1) connection is required on each lot served by city sanitary sewer;
 - (2) connection is required on each lot served by city water line.