

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 an 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 chucked 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.