

**FRIDLEY CITY CODE**  
**205.23. S-1 HYDE PARK NEIGHBORHOOD DISTRICT REGULATIONS**  
**(Ref 1194, 1217, 1251, 1278, 1295, 1301, 1362, 1368, 1374)**

**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). Only one (1) principal building shall be located on a buildable S-1 lot.

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, whichever is smaller.
- (2) A second garage or accessory building over 200 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 dwelling.

- (d) Accessory structure shall be architecturally compatible with existing home by matching siding, color schemes, roofing materials, roof type and roof pitch.
- (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.

Home occupations shall be allowed in the Hyde Park Neighborhood District, subject to the following criteria.

- (a) Home occupations must be carried on entirely within the dwelling unit.
- (b) Home occupations are not permitted within a detached or attached accessory building or garage.
- (c) The entrance to the space devoted to such occupation shall be within the dwelling. There shall be no separate entrance into the business area.
- (d) Employees are restricted to occupants of the dwelling and a maximum of one (1) non-occupant employee.
- (e) There shall be no internal or external alterations, which involve construction features not customarily found in dwellings.
- (f) Mechanical equipment that is not customarily found in a home may not be installed within the dwelling.
- (g) Exterior storage of equipment or materials used in the home occupation is prohibited.
- (h) Parking of commercial vehicles must follow regulations set forth in Section 506.13 of Fridley City Code.
- (i) There shall be no additional exterior indication of the home occupation, including advertising and/or displays of any kind other than the permitted signage set forth in Chapter 214.
- (j) Parking needs for the home occupation shall not exceed more than two (2) parking spaces at any given time in addition to the spaces required by the occupants.

- (k) A home occupation involving teaching is limited to four (4) or less students at any given time and lessons or classes shall be given within the principal structure only.
- (l) Licensed day care as defined and regulated by state law is considered a permitted accessory use subject to the regulations set forth herein.
- (m) Over the counter retail sales are prohibited except for articles incidental to a permitted commercial service such as shampoo sold by a beautician or barber and sales conducted by mail or the internet.
- (n) No more than three (3) garage sales of no more than three (3) consecutive days per sales event may be conducted on a property in a 12-month period.
- (o) The following activities or those of a similar nature are prohibited:
  - i. Motor vehicle service or repair of any vehicles other than those registered to residents of the property;
  - ii. A commercial food service requiring a State license or inspection by a government entity other than the City;
  - iii. Activities that generate significant amounts of customer traffic to the premises, in excess of ten (10) vehicles per day;
  - iv. Activities that generate significant amounts of truck traffic to the premises in excess of three (3) deliveries or pick-ups per week. Deliveries and pick-ups by semi-truck/trailer shall be prohibited.
- (p) A massage therapy business shall be prohibited. (Ref 1374)
- (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.
- (7) Farmers Market, if located on a parcel of land that has an institution on it.

A Farmers Market, provided it meets the following requirements:

- (a) Shall be a member of the Minnesota Farmers Market Association or other similar recognized association of farmers markets and meet all of their respective requirements;
- (b) Shall identify a market manager that facilitates the requirements of the City;

- (c) Shall have General Liability insurance including Products and Completed Operations coverage with a minimum Limit of Liability of \$1,500,000 per occurrence;
- (d) Shall have applied for and received all required county and state licenses and have complied with all applicable City of Fridley regulations and city codes;
- (e) A majority of the products sold shall be grown or produced in Minnesota;
- (f) The sale of live animals and alcoholic beverages is prohibited;
- (g) Any advertising or directional signs displayed either off premise or on premises shall only be displayed on the day of the event, with the exception of one 4 ft. by 8 ft. sign that can be displayed on the premises for the duration of the farmers market season;
- (h) The location of the event shall have written authorization from the property owner;
- (i) An established schedule shall be submitted as to the dates and times of the market;
- (j) Any temporary structure used for the farmers market shall be erected and removed on the day of the event;
- (k) A site plan shall be submitted showing tent and vendor locations, vehicle circulation and parking prior to commencement of event. Site plan to be approved by the Community Development Director;
- (l) A Farmers Market Event Permit Application shall be completed, approved and on file with the Community Development Director prior to commencement of event; providing proof that all above requirements are being met;
- (m) The City reserves their right to revoke any Farmers Market Event Permit issued for failure of compliance with the above requirements. The City will process any such permit revocation according to the procedures listed in City Code Section 11.08.
- (n) All State Building and Fire Code requirements, including but not limited to, the requirements for assembly use are met for indoor markets.

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 twenty-five (25) feet is required. In no case may a garage extend more than five (5) feet in front of the home.

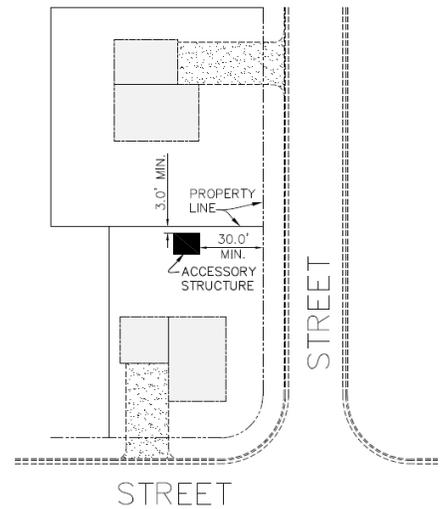
(2) Side Yard:

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 twenty-five (25) 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.

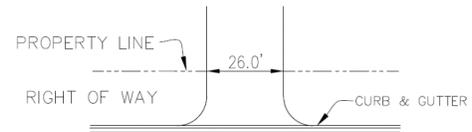
## 7. PERFORMANCE STANDARDS:

### 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 hard surfaced parking space, approved by the City, and set back a minimum of three (3) feet from the side property line.
- (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. Driveways

- (1) Driveways shall be setback thirty-five (35) feet at minimum from the intersection of streets on a corner lot.
- (2) The maximum width of a driveway at curb apron is twenty-six (26) feet.
- (3) Only corner lots may have two driveways, provided each driveway can meet the minimum thirty-five (35) foot corner intersection setback.



### C. Exterior Storage.

- (1) All exterior storage of materials, equipment and vehicles in the S-1 Zoning District is prohibited except as permitted as follows:
  - (a) Split and neatly stacked firewood in the side or rear yard.
  - (b) Private outdoor recreational equipment currently being used or intended for use within the premises.
  - (c) Landscaping materials, and machinery currently being used or intended for use on a current project within the premises.
  - (d) Boats, non-motorized camping trailers, and empty utility trailers in the side or rear yard. Boats, non-motorized camping trailers, and empty utility trailers stored in the front yard are required to be located on a hard surface drive and must be setback at least 15 feet from the back of the street curb.

D. 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.

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 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.

F. 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.
- (6) Two (2) trees shall be required per buildable lot when a new home is constructed. The new trees shall be two (2) different species of trees, planted within six (6) months of issuance of a certificate of occupancy. Deciduous trees must be of minimum 2.5 caliper inch size and conifers at minimum six (6) feet tall. Two (2) ornamental trees of minimum 1.5 caliper inch size may be substituted for one (1) of two (2) trees required.

### 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, 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, rusted, 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.
  - (c) A hole on a surface that is one-inch in diameter or larger.
- (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, rusted, scaled or chalked 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 property shall be properly maintained, groomed and cared for by the abutting property owner.
  - (9) Every exterior stairway of a building and every porch, deck or balcony shall be kept in a safe condition and sound repair. Every exterior stairway, step, stoop, porch, and balcony shall be free of deterioration and/or rotting supports.

H. 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.