

## Ordinance No. 1434

### Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions and Subdivision Procedures

The City Council of the City of Fridley does ordain, after review, examination and staff recommendation that the City of Fridley Zoning and Subdivision Ordinance be amended as follows:

#### **Section 1**

The following definitions under Section 601.03 Use Definitions are amended to read as follows:

Care Facility. A facility licensed by the state which serves individuals who are handicapped, aged or disabled, or are undergoing rehabilitation, and are provided services to meet their needs. This category provides primarily in-patient care, treatment, and/or rehabilitation services for persons who do not require hospitalization. provides meals, lodging, and services on a regular basis, such as personal services, 24-hour supervision, social activities, and/or nursing care to two or more individuals who require assistance. Care facilities include facilities such as assisted living, nursing homes, rest homes, and convalescent care. This use does not include in-home residential care facilities or hospitals.

Care Facility, Residential. An in-home ~~residential~~ facility in a residential zoning district that is licensed by the state which provides primarily nonmedical care to individuals who are in need of personal assistance to manage the activities of daily life or for the protection of the individual. The number of people allowed in each facility is dictated by state statute with either groups of six or few persons or groups between seven – 16 persons.

Hospital. An institution or establishment open to the public and/or owned and operated by a unit of government, providing acute primary health services and medical, psychiatric, or surgical care to persons, primarily inpatients, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, training facilities, or medical offices.

Public Building or Use. A building or use which is owned or managed by a public entity to serve the community. Schools and hospitals are a separate use as otherwise defined.

#### **Section 2**

Paragraph 2 of Section 612.05 District Standards is amended to read as follows:

2. P Public Facilities District

(a) The P District includes such land areas, waterways and water areas which are owned, controlled, regulated, used or proposed to be used by the City of Fridley or other governmental body.

(b) Land within the P District is automatically designated at the time of land acquisition by the City of Fridley for the principal public uses set forth in this Chapter. Land may be designated P District under the Ordinance Amendment procedures of this title.

~~(c) Upon removal of public use, land within the P District automatically reverts back to the original zoning that was on the property prior to the acquisition for such use.~~

~~(d)(c)~~ All lot requirements and setbacks for uses in this District must be comparable to other similar uses that are allowed in other districts.

~~(e)(d)~~ Building Requirements

(1) All building requirements for uses in this District will be comparable to other similar uses that are allowed in other districts.

**Section 3**

Section 612.03 Non-Residential District Principal Uses

Table 1 is amended as follows:

Principal Use Type	Commercial		Industrial				Public	Use Standards Reference
	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
<b>Residential</b>								
<b>Group Living</b>								
Care facility	PS-C	PS C						See Chapter 620
Continuum of care facility	C	C						
<b>Lodging</b>								
Hotel or motel		PS						See Chapter 620
<b>Community Services</b>								
Clinic	P	P						
Daycare center	PS	PS						See Chapter 620
Funeral home	PS	PS						See Chapter 620

Principal Use Type	Commercial		Industrial				Public	Use Standards Reference
	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
Hospital	C	C					C	See Chapter 620
Museum/art gallery	P	P					P	
Place of assembly	PS	PS						See Chapter 620
Public use	C	C	C	C	C	C	PS	See Chapter 620
Sacred community	PS	PS						See Chapter 620
School, college/ vocational/ business		P						
Public school, elementary, middle, or secondary	P	P					P	
Private school, elementary, middle, or secondary	P	P						

**Section 4**

Section 620 Principal Use Standards is hereby amended as follows:

620.17 Care Facility

1. Any care facility must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.
3. The site must contain a minimum of 150 square feet of usable open space per resident, consisting of outdoor seating areas, gardens or recreational facilities. ~~Public parks or plazas within 300 feet of the site may be used to meet this requirement.~~

620.26 Motor Vehicle Sales or Rental

1. Minimum lot size is one acre.

2. An on-site administrative office for the use is required. A minimum building floor area of 20 percent of the ~~lot~~ property's buildable area must be devoted to the related motor vehicle sales or rental use.
3. On lots with multi-tenant buildings, the individual parking demand of all uses must be met. The spots for the motor vehicle sales or rental use must be shown on a parking plan and identified with signage on site.
4. A fire lane must be maintained around the perimeter of the entire building.
5. The outdoor sales or display area must not interfere with circulation in any required parking, loading, maneuvering or pedestrian area.
6. The outdoor sales or display area must conform to the principal building setback requirements of the applicable zoning district.
7. Junk vehicles are prohibited.

#### 620.37 Hospital

1. Any hospital must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.
3. The use must provide proof of all applicable state, federal, and other governmental licensing agency approvals.

#### 620.38 Public Use

1. The use must serve the community.
2. The use must be in conformance with the Comprehensive Plan.
3. The use must conform with the surrounding neighborhood.
4. Adequate screening from neighboring uses and landscaping must be provided in accordance with the Screening chapter of this code.

### **Section 5**

Section 650.04 Subdivision Procedures of the Fridley City Code is hereby amended to read as follows:

9. Final Plat

- (a) Applicability. After approval of a preliminary plat, the applicant shall prepare a final plat together with all required accompanying materials on forms furnished by the City.
- (b) Application Review
  - (1) The applicant shall submit the final plat together with all required accompanying material on forms furnished by the City.
  - (2) The final plat shall conform to the preliminary plat as tentatively approved or conditionally approved, including any required modifications and any additional requirements of law.
  - (3) The application shall be processed in accordance with the Section 650.01. While a public hearing is not needed, the Planning Commission shall review and provide a recommendation to the City Council.
- (c) Actions after Approval
  - (1) Survey. After approval of the final plat, the subdivider shall cause the subdivision to be surveyed, staked and monumented by a registered surveyor in accordance with the requirements herein, with statutory requirements and with any requirements of the County Platting Authority.
  - (2) Recording
    - ((a)) After approval, the final plat shall be recorded among the records of the County within 180 days after the date of Council approval unless a longer period is granted at the time of approval.
    - ((b)) A plat not recorded within a period of 180 days or the approved extension time, is deemed to be one that is not approved and such plat is not entitled to be recorded; and the same shall not thereafter be recorded except and unless it shall have again been presented to the Planning Commission and Council and approved for recording.
    - ((c)) A time extension for recording a plat shall be requested in writing and filed with the City at least 20 days before the expiration of the original approval. The request for extension shall state facts showing a good faith attempt to record the plat. In evaluating a request for an extension, the Council can consider among other things any changes in zoning, sizing of lots, location of streets and utilities in the lands within or adjacent to said plat and other factors deemed material, and is not limited thereto.

- (3) No plat of a subdivision shall be filed with the Registrar of Deeds or accepted for filing unless signed by the Mayor and Manager or City Clerk and unless approved as to survey and engineering accuracy by the County Platting authorities.

**Passed and adopted by the City Council of the City of Fridley on this XX day of [Month], 2025.**

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Dave Ostwald - Mayor

Attest:

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Melissa Moore - City Clerk

First reading: October 13, 2025

Second reading:

Publication:

Effective Date: